

NOTICE OF EXEMPTION



FILING REQUESTED BY AND WHEN FILED, RETURN TO:

Marin County Parks and Open Space District
1600 Los Gatos Drive, Suite 275, San Rafael, CA 94903
www.parks.marincounty.gov
(415) 473-6387

FILED

7/14/2026

SHELLY SCOTT
MARIN COUNTY CLERK
By **O. Lobato, Deputy**
21 - 2026 - 125

To: Marin County Clerk
3501 Civic Center Drive, Suite 234
San Rafael, CA 94903

Date: July 14, 2026

Project Title: KING MOUNTAIN PROPERTY DONATION AND STEWARDSHIP FUND

Project Location: King Mountain Open Space Preserve, Kentfield, Marin County, California

Assessor's Parcel: 075-181-70, 71, 72, 73, 76 and 075-280-11

Description of Nature, Purpose, and Beneficiaries of the Project: The purposes of the proposed project are for the Marin County Open Space District (MCOSD) to accept the donation of the approximately 161-acre King Mountain Summit Property, accept a \$2,000,000 restricted stewardship fund from the Shelby Cullom Davis Charitable Fund (SCDCF) through Marin Open Space Trust (MOST); and implement initial improvements to provide public access on the property.

Background: The MCOSD currently owns and manages approximately 108 acres of land surrounding the privately owned 161-acre King Mountain Summit Property as part of the existing King Mountain Open Space Preserve. The MCOSD also holds a scenic easement over approximately 129 acres of the Summit Property, including a public trail loop connecting existing preserve lands on either side of the property. While the public has historically had limited trail access through portions of the Summit Property, the approximately 32-acre summit area has remained private and inaccessible. The proposed donation of the privately owned 161-acre King Mountain Summit Property would secure public ownership and conservation of the property including approximately 32 acres that have historically remained inaccessible to the public. Under existing conditions, these 32 acres are vested for a single, very large residential estate with extensive supporting infrastructure.

The property has long been recognized for its significant scenic, recreational, and natural resource values and has been the subject of longstanding community interest and advocacy for permanent protection and public ownership. Neighboring Larkspur residents and members of the community-led King Mountain Open Space Association have supported preservation of the property for decades, including efforts to prevent development of the summit and expand open space protections. Although the property has been vested with entitlements for a very large estate residence since the 1990s, the residence was never constructed, and ownership changed several times over the ensuing decades. Despite longstanding community interest and advocacy for complete and permanent protection of the property in its entirety, acquisition of the property has historically been financially infeasible. The deed restrictions included in the proposed Donation Agreement would limit future use of the property to open-space and conservation purposes, consistent with MCOSD's land-conservation objectives and public-trust responsibilities.

Proposed Project: The proposed charitable property donation would be facilitated by Marin Open Space Trust (MOST) and funded by the Shelby Cullom Davis Charitable Fund (SCDCF). Acquisition of the donated 161-acre private estate would bring the size of the completed King Mountain Open Space Preserve to 269 acres. The proposed charitable property donation would effectively close the gap at King Mountain Open Space Preserve and serve as a gift to the people of Marin County.

In addition to facilitating acquisition of the property, SCDCF has offered a restricted \$2 million stewardship fund to support long term maintenance, restoration and improvement of the property, which would be governed by a Stewardship Agreement. The following improvements would be implemented in Fiscal Year 2026-2027 and are included in this Notice of Exemption:

- Management of French broom
- Removal of fencing that currently blocks public access to the summit
- Removal of obsolete infrastructure including wells and guardhouse
- Installation of signage acknowledging SCDCF and MOST, and public entrance gate improvements consistent with MCOSD standards
- Installing high quality, rustic site furnishings that would include two picnic tables near the summit in areas previously disturbed by grading and other development activities, per the donor's requirements
- Inventory and assessment of the existing road and trail network to inform future management and accessibility improvements, consistent with the MCOSD Road and Trail Management Plan, which would be evaluated in a future CEQA document(s)

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The proposed property acquisition would expand permanent public ownership and long-term public access opportunities within an iconic and highly visible Marin County landscape. Preservation of the property as open space will ensure continued recreational and scenic benefits for residents and visitors regardless of income or neighborhood of residence. The proposed acquisition and stewardship arrangements are consistent with MCOSD's mission to preserve and manage open space lands for natural resource protection, scenic preservation, and public access. The MCOSD Board of Directors approved the recommendation to accept the property donation and stewardship fund, amongst other related actions, on July 14, 2026.

Public Agency Approving Project: Marin County Open Space District

Name of Person or Agency Carrying Out the Project: Chris Chamberlain, General Manager

Reasons for Exemption: Marin County Open Space District has reviewed the project along with its environmental setting and has determined it to be categorically exempt from the California Environmental Quality Act under the following section of the California Administrative Code:

Section 15316: Transfer of Ownership of Land in Order to Create Parks. The proposed project consists of the acquisition of the 161-acre Summit Property to establish a park where the land is in a natural condition and a management plan for the park has not been prepared. The proposed property acquisition would not result in environmental impacts on sensitive resources, cumulative impacts, significant impacts on the environment due to unusual circumstances, or affect the significance of historical resources. The property is not located within an officially designated scenic highway or on a hazardous waste site pursuant to Government Code Section 65962.5.

15301: Existing Facilities and 15304: Minor Alterations to Land: The proposed project includes implementation of the following actions in Fiscal Year 2026-2027: invasive species management; removal of an existing chain link fence that currently blocks public access to the summit; minor trail improvements such as filling holes that are currently a public safety hazard; decommissioning obsolete existing wells; installing signage and gate improvements consistent with MCOSD standards and donor requirements; and installing two picnic tables near the summit in areas previously disturbed by grading and other development activities, per the donor's requirements and would be funded through a restricted \$2 million stewardship fund which would be administered by the SCDCE. These actions consist of the operation, repair, maintenance, and minor alteration of existing public or private structures, facilities, mechanical equipment, and topographical features, involving negligible or no expansion of use beyond that existing at the time of this determination and do not involve removal of healthy, mature, scenic trees.

Implementation of the proposed project, including property acquisition and the initial actions that would support restoration, invasive species management, maintenance, public access improvements, and long-term conservation of the property, would not impact an environmental resource of hazardous or critical concern where designated, precisely mapped, and officially adopted pursuant to law by federal, state, or local agencies; would not result in cumulative impacts of successive projects of the same type in the same place over time; result in a significant effect on the environment due to unusual circumstances; result in damage to scenic resources, including but not limited to trees, historic buildings, rock outcroppings, or similar resources within a highway officially designated as a state scenic highway; or result in a substantial adverse change in the significance of a historical resource. The proposed project is not located on a site which is included on any list compiled pursuant to Section 65962.5 of the Government Code.

Implementation of the proposed project, including property acquisition and the initial actions that would support restoration, invasive species management, maintenance, public access improvements, and long-term conservation of the property, would advance MCOSD goals related to habitat conservation, scenic resource protection, public access, climate resilience, and long-term stewardship of open space lands, which are beneficial effects of the proposed project.

15306: Information Collection: A portion of the restricted \$2 million stewardship fund which would be administered by the SCDCE is designated for the MCOSD's inventory and assessment of the existing road and trail network to inform future management and accessibility improvements, consistent with the MCOSD Road and Trail Management Plan. These actions would consist of basic data collection, research, experimental management, and resource evaluation activities which would not result in a serious or major disturbance to an environmental resource and would be strictly for information gathering purposes, or as part of a study leading to an action which a public agency has not yet approved, adopted, or funded.

15004: Time of Preparation: Proposed future improvements informed by the MCOSD's inventory and assessment of the existing road and trail network, which are not known and could not be known at this time, would be subject to additional CEQA review and other regulatory compliance requirements.

Lead Agency Contact Person:

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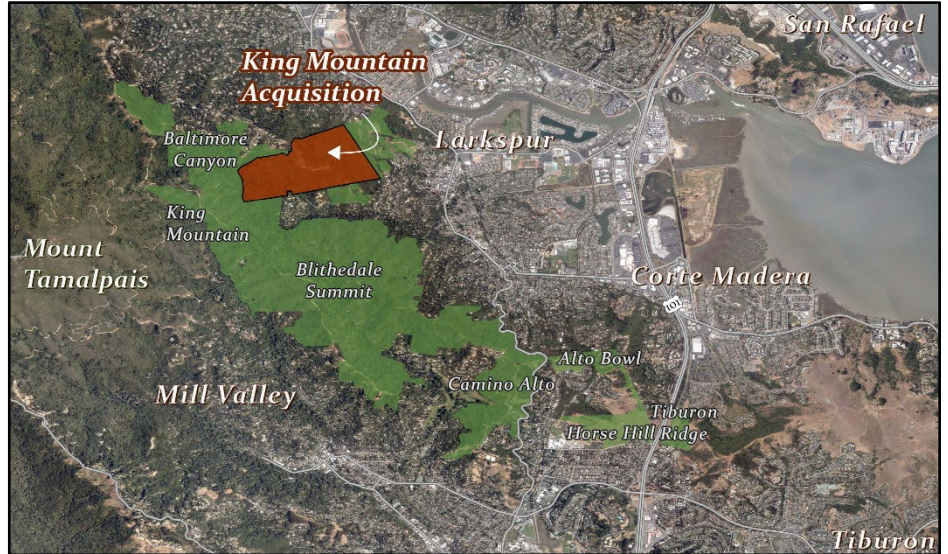
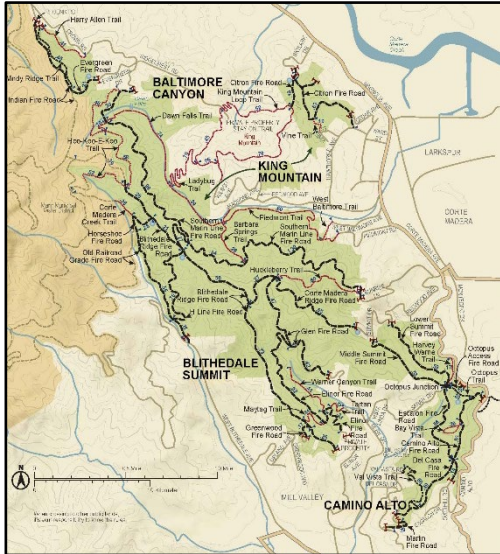


Marin County Parks and Open Space District

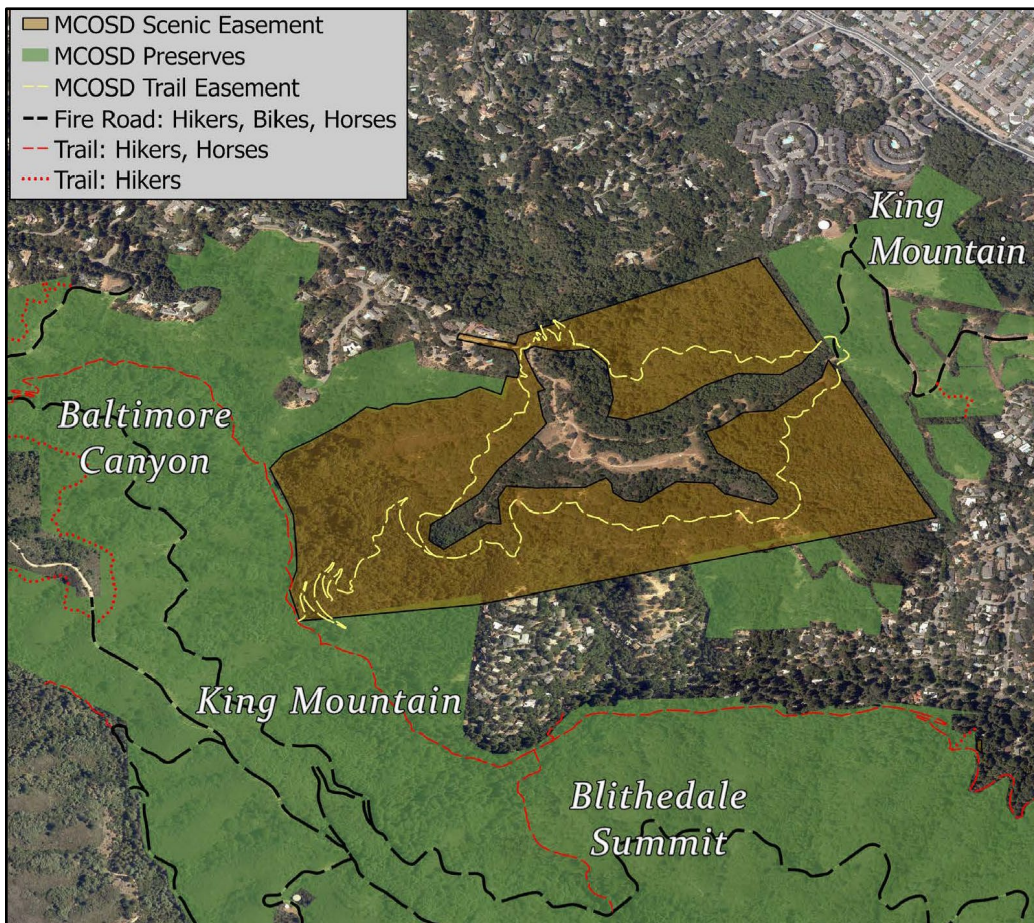
NOTICE OF EXEMPTION – PROJECT LOCATION

KING MOUNTAIN PROPERTY DONATION AND STEWARDSHIP FUND

July 14, 2026



Existing Conditions on 161-acre Privately-Owned Property for Proposed Donation



MCOSD Scenic Easement: 129 acres
 Developable (no public access): 32 acres
 MCOSD Trail Easement: 2.72 miles