

**REVISED IMPLEMENTATION PLAN**

**Property Disposition Plan  
for  
Parcel -07 of Bel Marin Keys Unit V Property  
Administered by the State Coastal Conservancy**

**February 2013**

On April 24, 2008, the State Coastal Conservancy adopted a plan to dispose of the 8-acre portion of State-owned property at Bel Marin Keys Unit V designated as Marin County Assessor's Parcel Number 157-171-07 ("Parcel 07"). The adopted Implementation Plan provided for the sale of Parcel -07 by public auction. This Revised Implementation Plan, approved by the Conservancy on February 14, 2013, provides for a transfer of Parcel 07 to Marin County for use as open space, habitat and public access.

Parcel 07 is located in Marin County, near the city of Novato and is part of the State-owned 1,600-acre Bel Marin Keys Unit V (BMKV) property that is under the control and jurisdiction of the Conservancy. Parcel 07 is shown in **Attachment 1**.

**I. Background**

The Conservancy acquired BMKV in 2001 for the expansion of the adjacent Hamilton Wetland Restoration Project. BMKV consists of Parcel 07 as well as APNs 157-172-06, -07, -08, -35, -36, -37, & -38, and 157-570-09. Parcel 07 is physically separated from the remainder of the BMKV property by Bel Marin Keys Boulevard, which was constructed in the 1960s, when the Bel Marin Keys residential community was built.

In 2003 the Conservancy completed a Supplemental Environmental Impact Report for the Hamilton/Bel Marin Keys Wetlands Restoration Project. (The plan is available on the project's website, <http://hamiltonwetlands.scc.ca.gov/>.) Based upon the Supplemental EIR, the Conservancy determined that Parcel 07 would not be part of the restoration project because its physical separation from the remainder of BMKV makes it unsuitable for restoration.

Because Parcel 07 is unnecessary for the restoration project, it presents an unnecessary management cost and on-going liability. Accordingly, on April 24, 2008, the Conservancy adopted the Implementation Plan authorizing disposition of Parcel 07 by sale. The plan provides for the Conservancy to retain an easement for public access.

In June 2008, the Conservancy commissioned an appraisal that estimated Parcel 07's market value at \$350,000. Subsequently, on February 14, 2013, the Conservancy determined that Parcel 07 should be preserved for open space, upland habitat and public access due to its natural features and suitability for a segment of the San Francisco Bay Trail.

## **II. Transfer to Marin County**

Parcel 07 shall be disposed of through transfer to Marin County at no cost except for any closing costs. The grant deed for the transfer shall include deed restrictions to protect the property for open space, habitat conservation and public access. The Conservancy shall retain an easement across the eastern portion of Parcel 07 for construction and operation of a segment of the San Francisco Bay Trail. The location of the easement shall enable a Bay Trail segment that connects with the planned Bay Trail segment along the Hamilton Wetland Restoration Project. In addition, the grant deed shall protect the public interest in Parcel 07 through establishment of a reversionary interest in the Conservancy.