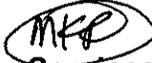


**TOWN OF FAIRFAX
STAFF REPORT**

TO: Mayor, Members of the Town Council

FROM: Michael Rock, Town Manager 
Jim Moore, Planning and Building Services Director

DATE: June 2, 2010

SUBJECT: Review and Discussion of the Draft Open Space Element and Report on the Status of the General Plan Update

DISCUSSION

The Town Council has now received, reviewed and commented on three draft elements of the Town's General Plan update process. These are the **Town Center Element**, the **Circulation Element** and the **Safety Element**. Overall progress to date on each of the remaining five individual elements of Town's General Plan is as follows:

- The Planning Commission has completed reviewing and editing the draft **Open Space Element**. This draft element is now being forwarded to the Town Council by the Planning Commission via Resolution #10-05 as a part of this report (attached). Please note that this element, along with the other three elements previously forwarded to Council, will still need finishing touches as articulated below.
- The Planning Commission will be reviewing the draft **Land Use Element** at their General Plan update "workshop" on June 3rd.
- The GPAC commenced their review of the draft **Noise Element** on May 27th.
- The GPAC ad-hoc subcommittee continues production of a draft **Conservation Element** and is meeting at an accelerated pace to complete this draft element. The subcommittee is comprised of members of the Planning Commission, GPAC and Open Space - in order to expedite subsequent review on this important element.
- The prime consultant and staff are nearing completion of updating the draft 2006 **Housing Element**. The affordable housing strategies in this element have been developed in close collaboration with the Affordable Housing Sub-Committee.

Please note: Subsequent to all five remaining elements having been reviewed by the Town Council, all eight drafted elements of the updated General Plan will be "packaged" for Council's final review and adoption pending environmental review.

Staff is recommending that the final "packaging" be conducted by a special "super committee" comprised of the Mayor and Vice Mayor, Chair and Vice Chair of the Planning Commission, Chair and Vice Chair of the GPAC, and the Chair of the Open Space Committee (and/or their appointees) at a special multi-day retreat in late Summer 2010. Staff anticipates that the balance of outside consulting fees budgeted for the upcoming fiscal year will be applied toward completing the environmental review of the updated General Plan.

Town of Fairfax General Plan

Open Space Element

Residents of the Town of Fairfax deeply value the open space areas within and around the Town, for a wide variety of esthetic, cultural and recreational reasons. In 2004, the Town Council created a standing Open Space Committee to further long-term goals to acquire and maintain open space lands in the Fairfax Planning Area.

This Open Space Element establishes a series of programs in support of these goals. The Open Space Committee, with the support of the Town, is directed by this Element to create an inventory of underdeveloped and undeveloped land parcels that have intrinsic open space value. The Committee will further evaluate and prioritize the parcels in this inventory based on established criteria, and become involved in the formal review of any development projects concerning these parcels.

Other programs support the identification of Visually Distinctive Areas that characterize the appearance of the town, and establish design guidelines for development within these areas, to ensure that future generations enjoy our current level of access to open space, and a sensory experience of Fairfax as a town encircled by natural hillsides and ridgelines.

Introduction

Fairfax is a town defined by open space. Open space not only exists within the town; it abuts most town boundaries and defines the views from town center, from most neighborhoods and throughout the Fairfax Planning Area. The location of Fairfax within the Ross Valley, surrounded by undeveloped hillsides and ridges, gives the town a very distinctive look and feel. Oak and redwood forest, diverse wildlife, streams, a variety of microclimates, and hiking, bicycling and horse trails are all characteristic of the open space in the Planning Area. Fairfax residents are strongly attached to the visibility of open space from most areas within and around the Town, and many of the town's residents frequently take advantage of nearby open space for recreation and other outdoor activities.

Therefore, the Open Space Element of the General Plan plays a major role in maintaining the character of Fairfax, and shaping the future of the town.

Open space tends to vanish over time unless it is protected. This document outlines ways for the Town of Fairfax and its residents to consider existing open space areas, protect them from development, and expand them in the future.

State Requirements

The Open Space Element is one of seven elements required by the State of California for the Town's general plan. Once adopted, all future development must be consistent with the Open Space Element. Section 65567 of the State Government Code states that:

“No building permit may be issued, no subdivision map approved, and no open space zoning ordinance adopted, unless the proposed construction, subdivision or ordinance is consistent with the local open space plan.”

The state also requires the preparation and adoption of an “open space zoning ordinance” (Section 65910), which provides a set of requirements designed to protect the Town’s open space resources.

Setting

The Fairfax Planning Area (FPA) is visually and geographically defined by prominent ridgelines that separate it from adjacent communities in Marin County. The total FPA encompasses slightly less than ten square miles, of which about 15% is currently developed. The undeveloped areas are predominantly steep slopes, covered primarily by grassland and by several types of woodlands. The Town itself is located in two valleys traversed by the San Anselmo and Fairfax Creeks, with the commercial core situated at the confluence of these two watercourses.

There are three “gateways” to the Town and FPA, which provide physical and perceptible entrances to the FPA defining the views that make Fairfax visually distinctive. These three gateways are located at: Sir Francis Drake Boulevard and Center Boulevard at the San Anselmo/Fairfax town limits, Sir Francis Drake Boulevard at the base of Loma Alta, and Bolinas Road at the Meadow Club. Figure 1 presents a map of Visually Distinctive Areas,

including a variety of ridges, hillsides, and forests that are highly visible from the three gateways and throughout the FPA.

The FPA is located in the headwaters of the Ross Valley watershed. As a result, decisions made by the Town of Fairfax concerning the maintenance, protection and enhancement of open space and the local ecology have an impact upon downstream communities, and ultimately the ecology of San Francisco Bay.

(Figure 1: Map of Visually Distinctive Areas)

Solving the Open Space Challenge

Fairfax presently conveys an image that is in marked contrast to that of most communities in the Bay Area, where natural barriers between towns have repeatedly been violated by urban inroads. The open spaces between many Marin communities have been developed to the point that natural boundaries no longer exist. Loss of existing open space in the FPA, whether formally preserved or not, will alter the fundamental and unique character of the Town.

Multiple points of view arise and must be weighed and addressed when open space issues are considered:

- Town residents value the qualities of the town defined by open space, and often fundamentally oppose development activities;

- Property owners have the right to develop their properties according to Town Code and zoning ordinances;
- Ecological issues must be understood and addressed to preserve natural resources for future generations; and
- Safety issues, such as those associated with the wildfire/urban interface, flood-prone areas, and slope stability and erosion must be addressed.

In accordance with the California General Plan Guidelines, Chapter 4, this element establishes goals for four relevant issues. These are:

- Open space for the preservation of natural resources
- Open space used for the managed production of resources
- Open space for outdoor recreation
- Open space for public health and safety

Terminology

Open Space

California Government Code section 65560 defines open space as follows: "Open-space land" is any parcel or area of land or water that is essentially unimproved and devoted to an open-space use as defined in this section, and that is designated on a local, regional or state open-space plan as any of the following:

(1) Open space for the preservation of natural resources including, but not limited to, areas required for the preservation of plant and animal life, including habitat for fish and wildlife species; areas required for ecologic and other scientific study purposes; rivers, streams, bays and estuaries; and coastal beaches, lakeshores, banks of rivers and streams, and watershed lands.

(2) Open space used for the managed production of resources, including but not limited to, forest lands, rangeland, agricultural lands and areas of economic importance for the production of food or fiber; areas required for recharge of groundwater basins; bays, estuaries, marshes, rivers and streams which are important for the management of commercial fisheries; and areas containing major mineral deposits, including those in short supply.

(3) Open space for outdoor recreation, including but not limited to, areas of outstanding scenic, historic and cultural value; areas particularly suited for park and recreation purposes, including access to lakeshores, beaches, and rivers and streams; and areas which serve as links

between major recreation and open-space reservations, including utility easements, banks of rivers and streams, trails, and scenic highway corridors.

(4) Open space for public health and safety, including, but not limited to, areas which require special management or regulation because of hazardous or special conditions such as earthquake fault zones, unstable soil areas, flood plains, watersheds, areas presenting high fire risks, areas required for the protection of water quality and water reservoirs and areas required for the protection and enhancement of air quality.

(5) Open space in support of the mission of military installations that comprises areas adjacent to military installations, military training routes, and underlying restricted airspace that can provide additional buffer zones to military activities and complement the resource values of the military lands.

(6) Open space for the protection of places, features, and objects described in Sections 5097.9 and 5097.993 of the Public Resources Code.

Subsections (1), (3), (4) and (6) of this definition are particularly relevant to the FPA open lands. Within the FPA, there are few open space areas used for the managed production of resources (subsection 2) and no military installations (subsection 5).

Designated Open Space

Designated Open Space is real property that is protected from development and preserved in perpetuity as open space, through a formal instrument, or agreement or other legally

binding method. This designation may be established in several ways, including but not limited to:

- Land or interests in land that are owned by the Town of Fairfax, and are designated for open space purposes
- Land or interests in land that are owned by other public agencies, such as the Marin Open Space District, and that are dedicated to open space purposes
- Land or interests in land that are owned by private non-profit organizations, such as the Nature Conservancy or Greenbelt Alliance and are protected as open space

Interests in land that preserve property for open space may also be in the form of a conservation, public access or open space easement, or may arise from binding restrictions on privately-held land that prevent the development of the land

Designated Open Space does not have to be publicly accessible or available to the public for recreational purposes. For example the Marin Islands east of San Rafael are owned by various federal and state agencies, with restricted access to protect endangered species. As another example, the San Francisco Public Utilities Commission owns large tracts of open space watershed around the San Andreas Reservoir system west of San Mateo, California that are not publicly accessible. For the purposes of this document, land areas that are protected from future development are considered Designated Open Space.

Much of what appears to be undeveloped or underdeveloped open space land within the Fairfax Planning Area is, in fact, privately –held land that is not restricted to open space use. Much of this land may be assumed to be “designated open space” by the general public, when it is not. Even if development on those lands is constrained now, changes in technology, or the political or economic environment in the future may create opportunity for development that would affect the open space character of these lands.

Goals, Objectives, Policies and Programs

The four goals of this element are:

- Protect and preserve open space lands and native biotic resources within the Fairfax Planning Area
- Manage, enhance and restore open space to ensure long-term vitality and viability
- Preserve the sensory qualities of open space for recreational, cultural, educational and spiritual experiences
- Balance the interests of public health and safety with the preservation of open space

Goal OS-1: Protect and preserve open space lands and native biotic resources within the Fairfax Planning Area

Existing open space must be preserved in a natural state to encourage an ecology that will thrive for decades and millennia. Some aspects of preservation are covered by the Conservation Element, especially issues relating to water management and native species preservation. This goal focuses on the practical planning decisions that will support the ecology and beauty of both designated and undesignated open space.

This goal is similar to and aligned with Goal LU-1 of the Land Use Element, where policies are established that preserve the scenic and natural resources of lands adjacent to town boundaries.

Objective OS-1.1: Codify Open Space Committee by Town Ordinance to assist in the implementation of the Objectives, Policies, and Programs of this Element.

Responsibility: Town Council

Schedule: Immediately after approval

Objective OS-1.1: Create an inventory of undeveloped and underdeveloped lands within the Fairfax Planning Area.

Appendix B presents an initial list of approximately 30 known parcels within the Fairfax Planning Area that are undeveloped or underdeveloped. This inventory shall not be considered inclusive of all open space. The inventory exists to identify lands where the Town and its residents may have an interest in future development plans.

Policy OS-1.1.1: Identify all significant undeveloped and underdeveloped parcels within the Fairfax Planning Area.

Program OS-1.1.1.1: Create an inventory of undeveloped and underdeveloped land parcels within the FPA, and make the inventory publicly accessible. This inventory shall take the form of a map and a list, with specific information as described below. The inventory shall include parcels within the FPA that have open space qualities or

conservation issues, parcels that are undeveloped or underdeveloped, parcels that are currently a town asset through acquisition or dedication, and parcels that may contribute significantly to General Plan goals for conservation, land use and open space as well as parcels that tie into the open space goals of the county, adjacent municipalities or larger green belts.

Each parcel or group of parcels shall be described in sufficient detail that the precise parcel(s) can be easily identified, by common name, address, and/or parcel number. The description of each parcel or group of parcels shall identify:

- APN Numbers
- Size in acres
- Location within or outside of the Town of Fairfax boundary
- Whether it is undeveloped or underdeveloped
- Ownership, current use, easements, and zoning and the Town and/or Marin county general plan designation
- Connection to existing open space, or potential for connection to open space
- Existing trails and access

- A brief description and inventory of flora, fauna, habitat, visibility within the planning area, wildlife corridors, and water resources
- A brief description of potential liability issues, particularly concerning fire risk, falling trees, and landslides
- Possible significance of the site in the event of an emergency or natural disaster

This inventory shall become part of the General Plan, replacing Appendix B, and shall be updated as necessary.

- ◊ Responsibility: Planning and Building Services, Planning Commission, Open Space Committee, Town Council
Schedule: within six months of the approval of the Open Space Element

Program OS-1.1.1.2: Notify the owners of all the parcels in the inventory that their parcel is in an inventory in the Fairfax General Plan, maintained by the Town of Fairfax. This notification should include:

- A statement that their parcel is valued by the Town of Fairfax for its open space and/or conservation potential
- A copy of the approved Open Space Element
- A request that they notify the Town of Fairfax if and when their property is ever offered for sale.

Policy OS-1.1.2: Educate the residents of Fairfax about the inventory of potential open space parcels in the Fairfax General Plan.

Program OS-1.1.2.1: Publish the inventory of undeveloped/underdeveloped parcels on the Town of Fairfax website, <http://townoffairfax.org>.

Responsibility: Town Manager

Schedule: within the first year after completion of the open space inventory

Policy OS-1.1.3: Educate the residents of Fairfax about ways that they can help create and preserve designed open space, by donating lands or granting easements to the town.

Program OS-1.1.3.1: Create and publish information on the Town of Fairfax website <http://townoffairfax.org>, and the Open Space Committee website, about donations, easements, wills and trusts, and other methods by which Designated Open Space might be created.

Responsibility: Open Space Committee, Town Manager

Schedule: within the first year after approval of the General Plan

Objective OS-1.2: Prioritize the inventory of undeveloped and underdeveloped lands to identify parcels that connect or expand existing open space, create wildlife corridors, preserve endangered species, and/or contribute significantly to other objectives in the General Plan.

The intent of this policy is to identify the special beauty or value of each parcel in the inventory, whether it is accessible by road or trail, whether it has special value from a conservation or ecological or recreational viewpoint, and whether it is inside one of the Visually Distinctive Areas shown on the Fairfax Visual Resources Map.

Policy OS-1.2.1: Evaluate each item in the inventory to identify the parcels that contribute the most to General Plan goals.

Program OS-1.2.1.1: Organize the inventory created by Policy OS-1.1.1, so that the parcels that most significantly contribute to the objectives of the Open Space, Conservation and Land Use elements are easily identified. The evaluation shall be based on the information gathered for each parcel in **Program OS-1.1.1.1:** A qualitative description for each parcel will be provided for each item in the inventory, explaining the reason(s) that each parcel does or does not contribute to the objectives of the General Plan.

Responsibility: Open Space Committee

Schedule: within six months of the completion of OS-1.1.1.

Objective OS-1.3: Protect undeveloped and underdeveloped lands according to the list and priorities established by Objective OS-1.1 and OS-1.2 by converting them to Designated Open Space

Policy OS-1.3.4: Any proposed development of a parcel in the inventory shall be reviewed by the Fairfax Open Space Committee, and in the event that the Open Space Committee does not exist, the Planning Commission.

Program OS-1.3.1.1: Fairfax Planning and Building Services shall inform applicants proposing development of parcels in the inventory that their application will be reviewed by the Open Space Committee. Planning and Building Services will further encourage the applicant to contact the Open Space Committee before submitting their application and the Open Space Committee shall make a good faith attempt to meet with the applicant to discuss their application.

Responsibility: Planning and Building Services, Open Space Committee
Schedule: Ongoing

Program OS-1.3.1.2: The Fairfax Open Space Committee shall review each application for development of parcels in the inventory, and provide a written evaluation to the appropriate Planning and Building Services department. The evaluation shall be delivered before the end of the Planning Department's 30-day response window.

Responsibility: Planning and Building Services, Open Space Committee
Schedule: Ongoing

Policy OS-1.3.5: Encourage the creation of open space through clustered development on parcels in this inventory.

Program OS-1.3.2.1: If development plans are presented to the Planning Commission for parcels on the inventory list, the commission should encourage clustered development on a small segment of the parcel, with provision of an easement on the undeveloped portion to create Designated Open Space.

Responsibility: Planning and Building Services, Planning Commission, Town Council
Schedule: Ongoing

Policy OS-1.3.1: Acquire parcels in this inventory if they become available for purchase.

Program OS-1.3.3.1: If high-priority parcels on the inventory list come up for sale or auction, the Town Council shall consider allocation of funds from any available sources to acquire the property and create additional Designated Open Space.

Responsibility: Planning and Building Services, Planning Commission, Town Council
Schedule: Ongoing

Policy OS-1.3.2: Acquire and encourage the acquisition of appropriate easements on parcels in this inventory, if possible.

Program OS-1.3.4.1: Conservation and open space easements acquire development rights for the public, for all or part of a property, while ownership is retained by the property owner. If purchase is not feasible, the Town of Fairfax shall approach the

owners of these properties to investigate the possibility of creating Designated Open Space through acquisition of an appropriate easement.

Responsibility: Planning and Building Services, Planning Commission, Town Council
Schedule: Ongoing

Policy OS-1.3.3: Dedicate all or part of privately owned parcels in the inventory for use as open space, whenever possible.

Program OS-1.3.5.1: When legally permitted, property owners should be required to set aside land dedicated to open space as a condition to development of parcels in the inventory. While access to these open space lands may be restricted, the preservation of open space land in its natural state is valuable.

Responsibility: Planning and Building Services, Planning Commission, Town Council
Schedule: Ongoing

Program OS-1.3.5.2: Identify opportunities early in the planning process for transferring development rights between parcels to create dedicated open space.

In some cases, mutual benefit can occur by transferring development rights from open space parcels to other parcels. This has the effect of creating or preserving open space while allowing for development elsewhere.

Responsibility: Planning and Building Services, Open Space Committee
Schedule: Ongoing

Goal OS-2: Manage, enhance and restore open space to ensure long-term vitality and viability.

Objective OS-2.1: Assess the status of Fairfax-Designated Open Space on an annual basis.

Policy OS-2.1.1: Periodically update the assessment of each Fairfax-Designated Open Space parcel at least once every five years, as it appears in the inventory established by Objective OS-1.1.

Program OS-2.1.1.1: Review each parcel in the inventory that is Fairfax-Designated Open Space, updating the description and inventory of flora, fauna, including any special status species, safety issues, native and non-native species, habitat, and wildlife corridors, at least once every five years.

Responsibility: Town Manager, Open Space Committee
Schedule: every five years after approval of the General Plan

Program OS-2.1.1.2: Identify any appropriate management practices for each parcel in the inventory that is Fairfax-Designated Open Space, based on the information obtained by Program OS-2.1.1.1.

Responsibility: Town Manager, Open Space Committee
Schedule: every five years after approval of the General Plan

Objective OS-2.2: Where native resources may be impaired, undertake the restoration of Fairfax-Designated Open Space.

Policy OS-2.2.1: Implement the management programs for Fairfax-Designated Open Space, identified by Program OS-2.1.1.2.

Program OS-2.2.1.1: Under the direction of the Town Manager, the Public Works Director shall implement the management programs for Fairfax-Designated Open Space, as identified by Program OS-2.1.1.2.

Responsibility: Town Manager, Public Works Director
Schedule: ongoing

Objective OS-2.3: Educate both residents and visitors about maintenance concerns associated with Fairfax-Designated Open Space.

Policy OS-2.3.1: Identify educational materials about maintaining open space appropriate for the Fairfax Planning Area.

Program OS-2.3.1.1: Create an inventory of existing educational materials on open space maintenance, including pamphlets, presentations, events, resources, web sites, and other publications.

Responsibility: Town Manager
Schedule: within the first year after approval of the General Plan

Policy OS-2.3.2: Provide public access to educational materials to residents of the Town of Fairfax.

Program OS-2.3.2.1: Add links to the Town of Fairfax website, <http://townoffairfax.org>, connecting to the materials identified by OS-2.3.1.1.

Responsibility: Town Manager

Schedule: within the first year after approval of the General Plan

Program OS-2.3.2.2: Work with Fairfax schools to develop appropriate educational programs concerning open space maintenance.

Responsibility: Town Manager

Schedule: within the first year after approval of the General Plan

Program OS-2.3.2.3: Identify and explore other educational means to communicate information to the residents of Fairfax concerning open space maintenance, for example, signage appropriate for specific parcels.

Responsibility: Town Manager, Open Space Committee

Schedule: within the first year after approval of the General Plan

Objective OS-2.4: Encourage the removal of non-native species that are detrimental to the environment.

Policy OS-2.4.1: Identify existing educational materials about non-native species in the Fairfax Planning Area.

Program OS-2.4.1.1: Create an inventory of existing educational materials on these species, including pamphlets, presentations, events, resources, web sites, and other publications.

Responsibility: Town Manager

Schedule: within the first year after approval of the General Plan

Policy OS-2.4.2: Provide public access to educational materials to residents of the Town of Fairfax.

Program OS-2.4.2.1: Add links to the Town of Fairfax website, <http://townoffairfax.org>, connecting to the materials identified by OS-2.4.1.1.

Responsibility: Town Manager

Schedule: within the first year after approval of the General Plan

Program OS-2.4.2.2: Work with Fairfax schools to develop appropriate educational programs concerning native and non-native species in the FPA.

Responsibility: Town Manager

Schedule: within the first year after approval of the General Plan

Program OS-2.4.2.3: Identify and explore other educational means to communicate information to the residents of Fairfax concerning the removal of detrimental non-native species in the FPA.

Responsibility: Town Manager, Open Space Committee

Schedule: within the first year after approval of the General Plan

Goal OS-3: Preserve the sensory qualities of open space for recreational, cultural, educational and spiritual experiences.

Objective OS-3.1: Provide and maintain a system of recreational trails that will create access amongst and between downtown Fairfax, neighborhoods of Fairfax, and open space in the Fairfax Planning Area.

Policy OS-3.1.1: Identify and map the existing recreational trails in and between open space lands in the Fairfax Planning Area. This inventory will include trails that have been historically used by the public for recreation since 1950 and continue to be used.

Program OS-3.1.1.1: Update the inventory of public trails, lanes, pathways and public rights-of-way identified in Appendix D to include trails throughout the Fairfax Planning Area, and maintain the contents as appropriate.

Responsibility: Town Manager, Planning and Building Services, with the assistance of Fairfax Volunteers and/or the Open Space Committee

Schedule: within the first three years after approval of the General Plan; ongoing

Program OS-3.1.1.2: Update the existing Fairfax Recreational Trail Map created by the Fairfax Volunteers, enhance the map to include trails throughout the Fairfax Planning Area, and update the contents as appropriate.

Responsibility: Town Manager, Planning and Building Services, with the assistance of Fairfax Volunteers and/or the Open Space Committee

Schedule: within the first three years after approval of the General Plan; ongoing

Policy OS-3.1.2: Make the Fairfax Recreational Trail Map publicly available to the residents of Fairfax.

Program OS-3.1.2.1: Add a link to the Town of Fairfax website, <http://townoffairfax.org> providing access to the Fairfax Recreational Trail Map.

Responsibility: Town Manager

Schedule: within the first three years after approval of the General Plan

Program OS-3.1.2.2: Work with Fairfax schools to develop appropriate educational programs concerning recreational trails.

Responsibility: Town Manager

Schedule: within the first four years after approval of the General Plan

Program OS-3.1.2.3: Identify and explore other means to make the Fairfax Recreational Trail Map available to the residents of Fairfax.

Responsibility: Town Manager

Schedule: within the first five years after approval of the General Plan

Policy OS-3.1.3: Maintain the trails on the Fairfax Recreational Trail Map by marking and improving the trails as appropriate.

Program OS-3.1.3.1: Provide signage at the ends of trails identified on the Fairfax Recreational Trail Map.

Responsibility: Public Works and Fairfax Volunteers

Schedule: within the first five years after approval of the General Plan

Program OS-3.1.3.2: Improve the trails identified on the Fairfax Recreational Trail Map as appropriate.

Responsibility: Public Works and Fairfax Volunteers

Schedule: within the first five years after approval of the General Plan

Objective: OS-3.2 Preserve the visual appeal of the natural landscape in the Fairfax Planning Area.

Policy OS-3.2.1: Maintain the Visual Resources Map.

Program OS-3.2.1.1: Review the contents of the Visual Resources Map, at least once every five years, and update the contents as appropriate.

Responsibility: Planning and Building Services

Schedule: every five years after approval of the General Plan

Policy OS-3.2.3: Prohibit development of any man-made structure on the ridgelines and within the ridge zones within the Fairfax Planning Area.

Program OS-3.2.3.1: Update Fairfax Ordinance 17.060 to clarify conditions surrounding development near ridgelines, and encourage the County of Marin to align the Marin County Ridgeline Ordinance, as it exists as of the date of approval of this General Plan, with the Fairfax Ordinance 17.060

Responsibility: Planning Commission, Town Council
Schedule: every five years after approval of the General Plan

Policy OS-3.2.4: Prevent development from blocking or impairing existing views of Visually Distinctive Areas identified in Figure 1, the Fairfax Visual Resources Map.

Program OS-3.2.4.1: Review development applications along the scenic highways to ensure that views of Visually Distinctive Areas are not negatively impacted.

Responsibility: Planning and Building Services, Planning Commission
Schedule: ongoing

Objective OS-3.3: Constrain anthropogenic sound levels in and around open space areas so that natural sounds of flora and fauna are audible.

Policy OS-3.3.1: Constrain noise levels in Fairfax-Designated Open Space.

Program OS-3.3.1.1: Revise Fairfax Town Code Chapter 8.20 to establish noise level restrictions for Designated Open Space at or below the restrictions for Zone A (Residential) areas.

Responsibility: Planning and Building Services, Planning Commission,
Town Council

Schedule: within three years of approval of the General Plan

Goal OS-4: Balance the interests of public health and safety with the preservation of open space

Objective OS-4.1: Create and preserve Designated Open Space to mitigate the threat of natural hazards.

Policy OS-4.1.1: Areas that are prone to landslides must remain as open space, or be developed with adequate engineering to mitigate the hazard.

Program OS-4.1.1.1: Identify the areas that are prone to landslides that are in existing open space, and/or in the inventory established by OS-1.1.1.

Responsibility: Planning and Building Services, Open Space Committee

Schedule: within the first year after approval of the General Plan

Policy OS-4.1.2: Designated Open Space along creek channels and in flood-prone areas should be created whenever possible to mitigate flood hazards.

Program OS-4.1.2.1: Identify the areas within the flood-prone areas that are in existing open space, or in the inventory established by OS-1.1.1.

Responsibility: Planning and Building Services, Open Space Committee

Schedule: within the first year after approval of the General Plan

Policy OS-4.1.3: Mitigate extreme wildfire hazard in open space areas by reducing fire risk and removing invasive non-native species.

Program OS-4.1.3.1: Identify the areas that are at high risk of wildfires that are in existing open space, or in the inventory established by OS-1.1.1.

Responsibility: Planning and Building Services, Open Space Committee

Schedule: within the first year after approval of the General Plan

Objective OS-4.2: Minimize the visual and auditory impact of construction in open space areas.

Policy OS-4.2.1: Discourage utility structures in open space areas.

Program OS-4.2.1.1: Require that the design, location and construction of utilities, in existing open space or parcels in the inventory established by OS-1.1.1, minimize harm to the area's environmental and visual qualities.

Responsibility: Planning and Building Services

Schedule: ongoing

Appendix A: Glossary

Adjacent. Having a common border, as in "two adjacent parcels".

Agency. A governmental entity, department, office, or administrative unit responsible for carrying out regulations. The Town is an agency.

Anthropogenic: Effects, processes or materials are those that are derived from human activities, as opposed to those occurring in natural environments without human influence (see <http://wikipedia.org>).

Applicant. Any person, firm, partnership, joint venture, corporation, association, or any entity, or combination of entities, which seeks Town permits, entitlements or approvals.

Approval. An official action by the Town that includes both approval and approval with conditions.

Arborist. An arborist is 1) a person currently certified by the Western Chapter of the International Society of Arboriculture as an expert on the care of trees; 2) a consulting arborist who satisfies the requirements of the American Society of Consulting Arborists; or 3) as defined by the Town's Tree Ordinance.

Biotic Community. A group of living organisms characterized by a distinctive combination of both animal and plant species in a particular habitat. The oak woodland found in the hills around the Town is a biotic community.

Buffer. A land area that is designed to block or absorb unwanted impacts to the area beyond the buffer. Buffers generally allow for some flexibility of use within the designated area, with restrictions increasing closer to the protected resource. Creek setbacks are a form of buffer.

County. Upper case "C" refers to the County of Marin. Lower case "c" refers to the physical county.

Critical Habitat. An area designated for the survival and recovery of federally listed threatened or endangered species. Wetlands can be critical habitats.

Dedication. A donation by an owner, or someone with control, of private land for public use and the acceptance of land for such use by the Town.

Deed Restricted. A Deed of Trust recorded against the title of a property, usually required as a condition of approval or purchase, specifying the terms of use, level of affordability, or other agreed conditions of a property. The undeveloped remnant of a parcel may be held as permanent open space by a deed restriction.

Developable Land. Land that is suitable as a location for structures and that can be developed free of hazards to and without disruption of a significant impact on natural resource areas.

Development Application. A request for approval of a project requiring discretionary action, including but not limited to Master Plans, Precise Development Plans, Tentative Maps and Subdivisions, Design Review, Use Permits, Variances and Tideland Permits.

Development applications do not include ministerial permits and actions such as building permits.

Development or Project. Any activity occurring on land and in or under water including placement or construction of any solid material or structure; construction of roadways and other infrastructure; discharge or disposal of dredged material or any other waste material; grading, dredging, or mining, subdivision or change in the density or intensity of use of land; change in the intensity of use of water; construction, reconstruction, demolition, or alteration to the size of any structure, public or private; and the removal or harvesting of vegetation for other than agricultural purpose but excluding routine repair and maintenance activities.

Development Rights. The right to develop land by a landowner who maintains a fee-simple ownership over the land, or a party other than the owner who has obtained the rights to develop from the owner. Such rights are usually expressed in terms of density or intensity allowed under existing zoning. For example, one development right may equal one unit of housing on a certain number of acres, or may equal a specific number of square feet of gross floor area in one or more specified zoning district.

Easement. The right to use property owned by another for specific purposes or to gain access to another property. For example, utility providers, such as PG&E or MMWD, often have easements on private property allowing the company to install and maintain their facilities.

Easement, Conservation. A contractual agreement between a property owner and a regulatory, government or non-profit entity that restricts the use of the land in perpetuity.

Under such an agreement, the land may be used for specific purposes, such as recreation or grazing, or may be restrictive to protect sensitive plant or animal species. The holder of the easement is responsible for the maintenance of the land.

Easement, Scenic. A contractual agreement between a property owner and a public agency that allows the agency to use the land for scenic enhancement, such as roadside landscaping or view preservation.

Ecology. The interrelationship of living things to one another and to their environment, or the study of these interrelationships.

Endangered Species. A species of plant or animal is considered to be endangered when its prospects for survival and reproduction are in immediate jeopardy from one or more causes.

Environmentally Sensitive Area. Any area in which plant or animal life or habitats are either rare or especially valuable because of their special nature or role in an ecosystem, and that could be easily disturbed or degraded by human activities.

Fairfax-Designated Open Space. Designated Open Space owned by the Town of Fairfax, or Designated Open Space where an easement creating open space is held by the Town of Fairfax.

Fairfax Planning Area. The area occupied by the Town of Fairfax and its Sphere of Influence, as defined on the Planning Map shown in Figure xxxtdc.

Gateways. The physical, and/or visual entrance to the Town. The gateways are at the Town boundaries at Sir Francis Drake Boulevard from both San Anselmo and West Marin, Center Boulevard from San Anselmo, and Bolinas Road from West Marin.

Goal. An expression of community values and desired outcomes; a sought-after end state that is not quantifiable or time dependent.

Groundwater Recharge. The natural process of infiltration and percolation of rainwater from land areas or streams through permeable soils into water-holding rocks that provide underground storage (aquifers).

Habitat. The physical location or type of environment in which an organism or biological population lives or occurs.

Hydrology. A science dealing with the properties, distribution, and circulation of water on the surface of the land, in the soil and underlying rocks, and in the atmosphere.

Implementation. Actions, procedures, programs, or techniques that carry out policies.

New and Renewed Development

Non-Native Species. A species of plant or animal that is not indigenous, or native, to the area of Fairfax. Eucalyptus trees are a non-native species.

Objective. An objective is a specified end, condition, or state that is an intermediate step toward goal attainment. It should be achievable and, when possible, measurable and time-specific.

Open Space Committee. An eleven-member committee of community members, appointed by the Town Council, for the purpose of surveying the lands within, and adjacent to, the Town in order to determine the availability of unique, threatened, or environmentally sensitive land parcels that may be appropriate to acquire to hold in perpetuity as dedicated open space for the public. The Committee also has the responsibility for consideration of long term planning of open space, for the generation of community support and for fund raising necessary to implement the plan.

Planning and Building Services. The Town's governmental department responsible for current and advanced planning, building inspection and code enforcement. The department staff provides support functions for the Town Council and the Planning Commission, and the appointed boards and citizen committees.

Planning Commission. Appointed by the Council, the seven member body serves four year terms, and is primarily responsible for hearing and resolving issues and requests dealing with land use within the Town. The Planning Commission is responsible for maintaining and implementing the Town's General Plan and Zoning Ordinance.

Policy. A policy is a specific statement that guides decision-making. A policy indicates a commitment by the Town to a particular course of action. Policies are based on and help implement the Town's General Plan.

Program. A program is an implementation measure, an action, procedure or technique that carries out the General Plan. Each policy must have at least one implementation program.

Recreational Trails. Public areas that include pedestrian trails, bikeways, equestrian trails. In Fairfax, the recreational trails include the paths, lanes and steps that connect the neighborhoods and the commercial areas.

Ridgeline. A line connecting the highest points along a ridge and separating drainage basins or small-scale drainage systems from one another.

Right-of-Way. A strip of land occupied or intended to be occupied by certain transportation and public use facilities, such as roadways, railroads, and utility lines.

Second Units

Sensitive Resources. Plants and animals that are officially designated as rare, threatened, or endangered, or as a species of special concern, pursuant to federal or state law, and sensitive wildlife habitats.

Scenic Wildlife Habitats. Areas designated, precisely mapped, and officially adopted, pursuant to federal, state, or local law, that are essential to maintenance of native wildlife populations, providing breeding habitat, protective cover, and/or movement opportunities for dispersal, retreat, or foraging activities. Sensitive wildlife habitats include but are not limited to riparian corridors, estuaries, marshes, and other wetlands, nesting and roosting locations, and overwintering areas for migratory species.

Special Status Species. A species of plant or animal that is 1) listed in Title 50, Code of Federal Regulations, Section 17.11 or section 17.2, pursuant to the Federal Endangered Species Act designating species as rare, threatened, or endangered; 2) listed in Section 670.2 or 670.5, Title 14, California Administrative Code, or 3) considered rare or endangered under Section 15380 of the CEQA Guidelines.

Town Center Area

Town Council. The five member Town Council is the policy making legislative body of the Town and is ultimately responsible to the community for the implementation of all programs and services provided by the Town. The Council is elected at large.

Underdeveloped Land. From an open space perspective, underdeveloped land is mostly in a natural undeveloped state with few man-made structures. This is a qualitative term, subject to opinion.

Urban Service Area Boundary

View Corridor. The line of sight-identified as the height, width, and distance-of an observer looking toward an object of significance to the community; the route that directs the viewer's attention.

Viewshed. The area within view from a defined observation point.

Visually Distinctive Area

Walkable Distance. Generally defined as one-quarter mile by urban planning policy.

Watercourse. Natural or once-natural flowing water, including rivers, streams, and creeks. Includes natural waterways that have been channelized but does not include ditches, culverts, or other above- or below-ground conduits constructed for storm drainage function and sewage systems.

Watershed. The total area above a given point on a watercourse that contributes water to the flow of the watercourse; the entire region drained by a watercourse.

Wildlife Corridors. A continuous land area or natural feature such as a stream, shoreline, or ridgeline used for wildlife movement.

Wildland/Urban Interface. The transition zone between the built environment and the natural or near-natural environment. In Fairfax, such an interface would exist where the rear or side of a residential lot meets the open space beyond.

Zoning Ordinance. An ordinance authorized by Section 65850 of the California Government Code. Areas within the Town are identified where certain uses of the land and structures are permitted, and regulations are specified by the Town Code.

Appendix B: Parcel Inventory for General Plan Objectives

- 1. Loma Alta Open Space**
- 2. Circle V Ranch**
- 3. Redwood Park**
- 4. Peri Park**
- 5. Bald Mountain**
- 6. Sky Ranch/Sky Oaks**
- 7. Grass-covered ridge portions of Wall Property**
- 8. Hall Property behind Delano's Grocery**

- 9. Buon Gusto Tract (Library)**
- 10. Upper Space behind Canyon Village**
- 11. Ridge between Canyon Village and Glen Drive**
- 12. Ben Ross Property - end of Toyon**
- 13. Lots by upper Ridgeway, next to Fairfax Park, adjacent to Hawthorn Canyon
open space belonging to San Anselmo**
- 14. Willow Avenue, upper part on right side, adjacent to Hawthorn Canyon**
- 15. 130 Ridgeway, near Wall Property**
- 16. Baywood Canyon**
- 17. Bothin Park**
- 18. West side of Oak Manor (farm at top of hill)**

19. South side of Iron Springs Road, next to Bothin Park (Next to Boy Scout Camp)

20. Marin Town and Country Club

21. Crest Road southeast corner of town, east side

22. Deer Park

23. Williams Property, adjacent to San Anselmo

24. Stafford Property, next to Sky Ranch adjacent to San Anselmo

25. Raker Property, adjacent to Egger Preserve

26. Evelyn David Parcel, contiguous to Ben Ross

Appendix C: Potential Funding Sources for Open Space acquisition

Federal

Department of Interior, Bureau of Outdoor Recreation, Land and Water Conservation Fund

US Department of Housing and Urban Development's Open Space Land Program

State

County of Marin

Property Sales Tax

Retail Sales Tax

Town of Fairfax

Property Sales Tax

Retail Sales Tax

Special Assessment Districts

Marin Open Space District

Private Donation

Marin Agricultural Land Trust

Marin Community Foundation

Marin Conservation League

Marin Open Space Trust

Nature Conservancy

Tides Foundation

The Trust for Public Land

Appendix D: Inventory of Recreational Trails, Paths and Rights of Way in the Fairfax Planning Area

Here is a list of historical easements and rights-of-way within the Town of Fairfax, designated by name and by location between the lower elevation and upper elevation ends. Status is "red" (impassable), "yellow" (passable with difficulty), or "green".

Trail	Name	Neighborhood	Bottom street	Top street	Status	Notes
1		Scenic Hill	5 Acacia	40 Bay	Y/R	Parking blocks top of trail. Garden also established over trail. Bottom neighbor (7 Acacia) very interested in opening trail, with steps and/or funicular as combined access for house
2		Scenic Hill	20 Berry Trail	211 Tamalpais	R	Fence blocking trail. Needs steps.

Trai l	Name	Neighborhood	Bottom street	Top street	Status	Notes
3		Scenic Hill	224 Bolinas	91 Frustuck	Y/R	Landscaping and fence block bottom. Fence midway. Top is steep but open. Needs steps.
4		Scenic Hill	74 Frustuck	51 Manzanita Court	B/Y/R	Private property at top. Fence at bottom.
5		Scenic Hill	84 Frustuck	53 Manzanita Court	Y/R	Dead-end. Fence at bottom.
6		Scenic Hill	206 Frustuck	66 Manzanita Ave	Y/R	Fences top and middle. Needs steps.
7	Holly Road	Scenic Hill	34 Holly	Tamarancho	R	Locked gate. Needs some neighbor negotiation.
8		Scenic Hill	14 Manzanita Ave	18 Mountain View	G/Y	Needs steps.

Trail	Name	Neighborhood	Bottom street	Top street	Status	Notes
9		Scenic Hill	2 Medway	291 Scenic	Y	Trail open at bottom. Some steps and slide control installed, needs more steps. Top of trail passes very near renter's window. Needs steps.
10		Scenic Hill	36 Midway	140 Tamalpais	Y	Brush, needs clearing.
11		Scenic Hill	41 Redwood	450 Ridge	G/Y	Needs steps.
12		Scenic Hill	101 Redwood	540 Scenic	G/Y	Needs steps.
13		Scenic Hill	99 Ridge	Open space	R	Steep
14		Scenic Hill	121 Ridge	Open space	R	Steep
15		Scenic Hill	155 Ridge	Tamarancho	G	
16	Scenic Trail	Scenic Hill	176 Scenic	144 Redwood	G/Y	Creek in trail. Needs steps.

Town of Fairfax

Open Space Element

Trail	Name	Neighborhood	Bottom street	Top street	Status	Notes
17	Fir Trail	Scenic Hill	202 Scenic	126 Redwood	G	
18		Scenic Hill	290 Scenic	438 Scenic	Y/R	Parking blocks bottom of trail. Fence at top of trail. Needs steps.
19		Scenic Hill	377 Scenic	90 Ridge	R	Structure built over right-of-way.
20		Scenic Hill	377 Scenic	92 Ridge	B	Private property. Available for emergency egress.
21		Scenic Hill	399 Scenic	30 Park Lane	G	
22		Scenic Hill	429 Scenic	20 Park Lane	G	
23		Scenic Hill	501 Scenic	Ridge	B	Private property. Alternative egress from holly Road gate. Needs clearing, steps.
24		Scenic Hill	89 Spruce	41 Berry	R	Slide zone. Needs

Trail	Name	Neighborhood	Bottom street	Top street	Status	Notes
				Trail		steps.
25		Scenic Hill	101 Spruce	181 Tamalpais	R	Structure built over right of way.
26		Scenic Hill	45 Tamalpais	141 Tamalpais	G	
27		Scenic Hill	140 Tamalpais	267 Scenic	G/Y	Needs steps.
28		Scenic Hill	64 Valley Road	Toyon Fire Road	B/Y	Brush and broom. Not currently on color map!
29		Scenic Hill	49 Wreden	23 Manzanita Ave	Y/R	Fences top and bottom. Needs steps.
30	Berry Trail	Scenic Hill	82 Wreden	191 Tamalpais	G/B	Private property at Wreden end. Historic use (probable prescriptive easement)

Trail	Name	Neighborhood	Bottom street	Top street	Status	Notes
31		Scenic Hill	90 Wreden	Undeveloped lot	Y	Dead end.
32		Willow/Ridgeway	12 Upper Ridgeway	Open space	R	Brush and trees blocking parts of trail. Adjacent trail is used.
33		Willow/Ridgeway	12 Upper Ridgeway	Open space	G/B	Private Property (undeveloped). Active route.
34		Willow/Ridgeway	13 Upper Ridgeway	Ridgeway Fire Road	G/Y	Trail building needed around property
35		Willow/Ridgeway	82 Maple	141 Willow	G	
36		Willow/Ridgeway	130 Ridgeway	Ridgeway Fire Road	G	Access to open space and Wall property
37		Willow/Ridgeway	55 Maple	29 Chester	Y	Steep near top, needs steps

Town of Fairfax

Open Space Element

Trail	Name	Neighborhood	Bottom street	Top street	Status	Notes
38	Parker Lane	Willow/Ridge way	113 Taylor	Open space / Wall Property	G/Y	Brush. Needs trail building, steps
39	Parker Lane	Willow/Ridge way	5 Parker Lane	Open space	R	Brush, steep, claimed as Driveway
40		Willow/Ridge way	46 Rocca	95 Rocca	G/Y	Dead end, open at street
41		Willow/Ridge way	55 Taylor	Town lot, Wall Property	G	Some scotch broom, trail open
42		Willow/Ridge way	2042 Sir Francis Drake	53 Taylor	G/B	IGA to Bennett House
43	Lower Rocca Steps	Willow/Ridge way	4 Rocca	69 Rocca	G	
44		Willow/Ridge way	8 Taylor	alley	G	6 feet short of Rocca

Traill	Name	Neighborhood	Bottom street	Top street	Status	Notes
45	Upper Rocca steps	Willow/Ridgeway	44 Rocca	96 Rocca	G/Y	Steps at top end rotted, otherwise good.
46		Willow/Ridgeway	144 Live Oak	Upper Rocca steps	B	Access between neighborhoods, private property. Active route.
47		Willow/Ridgeway	134 Live Oak	212 Ridgeway	B	Access between neighborhoods, private property. Active route.
48		Willow/Ridgeway	36 Rocca	135 Live Oak	B	Access between neighborhoods, private property. Active route.
49		Willow/Ridgeway	1790 Sir Francis Drake	141 Live Oak	Y	Stream, brush. Needs steps and trail construction.

Trajectory	Name	Neighborhood	Bottom street	Top street	Status	Notes
50		Willow/Ridgeway	1770 Sir Francis Drake	99 Live Oak	B	Access between neighborhoods, private property. Active route.
51		Willow/Ridgeway	1750.4 Sir Francis Drake	94.5 Live Oak	Y	Needs steps, people use alternate routes on Private Property
52		Downtown (W/R)	22 Napa	88 Mono Lane	G	
53	School St Bridge	Downtown (W/R)	Women's Cub	Ball Field	R	Bridge out
54		Downtown (W/R)	8 School	Pavilion	G	around Ball Field
55	Playground Bridge	Downtown (W/R)	18 Park Road	Pavilion	R	Bridge out
56		Cascades	78.2 Cypress	99 Hickory	G	
57	Cypress	Cascades	130 Cypress	260 Cypress	G	

Town of Fairfax

Open Space Element

Trail	Name	Neighborhood	Bottom street	Top street	Status	Notes
58	Trail	Cascades	130 Cypress	126 Madrone	G	
59		Cascades	Cypress trail	Toyon Trail	Y	Small slides, brush. Needs steps and trail construction.
60	Toyon Trail	Cascades	190 Toyon	Toyon Fire Road	G	Broom
61		Cascades	280 Cypress	180 Toyon	R	ends at 180 Toyon (private lot). Blocked
62		Cascades	139 Madrone	285 Cypress	Y	Steep at bottom. Alternate trail follows slope to connect at bottom. Neighbor has removed trail markers and contests location, has posted no trespassing signs, but says that

Trail	Name	Neighborhood	Bottom street	Top street	Status	Notes
						neighbors using trail are no problem. Worried about "tourists"
63		Cascades	140 Cascade	85 Cypress	Y	Brush, steep. Needs steps.
64		Cascades	140 Cascade- 85 Cypress	130 Madrone	R	Blocked by Swimming pool across right-of-way (140 Madrone). Alternate location exists for right-of-way, down slope from pool.
65		Cascades	19 Madrone Court	64 Madrone Road	G	

Trail	Name	Neighborhood	Bottom street	Top street	Status	Notes
66		Cascades	57 Madrone Road	335 Cypress	Y/R	Signed as private at top. Needs steps, brush clearing at bottom.
67		Cascades	338 Cypress	86 Oak	G/Y	Bottom is steep, adjacent to house access. Top 90% along driveway and very passable. Needs steps at Cypress.
68		Cascades	89 Oak	122 Toyon	R	Fenced by neighbors top and bottom.
69		Cascades	25 Woodland Court	70 F88Toyon	G	Open Space Access. Needs steps.
70		Cascades	21 Woodland Court	Laurel Ct (fire road)	Y	Brush. Needs trail construction.
71		Cascades	292 Cascade	81 Laurel	Y	House on old right of way. Access down

Trail	Name	Neighborhood	Bottom street	Top street	Status	Notes
						slope?
72		Cascades	50 Pine	191 Laurel	Y/R	Steep, especially at bottom. Needs steps. Top is flat and passable. Middle is steep, needs steps. Bottom is very steep. Alternate route over private driveway?
73		Cascades	98 Pine	3 Woodland	R/Y/ G	Needs steps, trail construction. Trail leading to water tank, then fire road to open space. Partially renovated with switchbacks at bottom. Above this is a lot of brush, but passable. Trail is partly on private
74		Cascades	3 Woodland	Laurel Court	G	

Town of Fairfax

Open Space Element

Trail	Name	Neighborhood	Bottom street	Top street	Status	Notes
						property.
75		Cascades	144 Pine	Laurel Ct (fire road)	R	Very steep
76		Cascades	200 Pine	Laurel	R	Very steep
77		Cascades	530 Cascade	201 Pine	G/Y	Somewhat steep in sections, good trail for end of Pine. Needs trail construction.
78		Cascades	612 Cascade		R	Dead end at private lot
79		Cascades	652 Cascade	Pine trail, Open Space fire road	G	Barrier at junction with fire road to discourage use by Bicycles.

Town of Fairfax

Open Space Element

Trail	Name	Neighborhood	Bottom street	Top street	Status	Notes
80		Cascades	270 Pine	Open space	G	Trail off of end of Pine, leads to end of Town, Open Space, Fire Road. Needs maintenance.
81		Cascades	205 Canyon	Open space	G	to Elliot Preserve
82		Cascades	169.5 Canyon	Open space	Y	Steep, leads to end of town limit on steep hill
83		Cascades	123 Canyon	Open space	Y	Steep, leads to end of town limit on steep hill
84		Cascades	Near Meadow Way	606 Bolinas	R	Leads from rear of property on Meadow Way, up to Bolinas Rd @ Fawn Ridge
85		Deer Park/Hillside	134 Wood Lane	0.5 Fawn Ridge	G	Leads from end of Wood Lane to Fawn Ridge/Bolinas

Traill	Name	Neighborhood	Bottom street	Top street	Status	Notes
						intersection. Needs steps.
86		Deer Park/Hillside	80 Porteous	Open space	R	Steep uphill , blocked
87		Deer Park/Hillside	129 Porteous	178 Meernaa	G	
88		Deer Park/Hillside	113 Porteous	106.8 Meernaa	G	
89		Deer Park/Hillside	105 Meernaa	25 Hillside	Y	Steep
90		Deer Park/Hillside	10 Spring Lane	90 Spring Lane	Y	Steep
91		Deer Park/Hillside	30 Spring Lane	70 Spring Lane	Y	Steep
92		Deer Park/Hillside	21 Deer Park Dr	70 Crest	G	Steep

Town of Fairfax

Open Space Element

Traill	Name	Neighborhood	Bottom street	Top street	Status	Notes
93		Deer Park/Hillside	67 Meernaa	57 Hillside	R	Blocked
94		Deer Park/Hillside	37 Meernaa	61 Hillside	G	
95		Deer Park/Hillside	38 Creek	389 Forrest Terrace	R	Blocked
96	Forrest steps	Deer Park/Hillside	15 Forrest Terrace	155 Hillside	G	to Crest, open space
97	Bumpy Alley	Deer Park/Hillside	147 Bolinas	120.2 Dominga	G	
98		Deer Park/Hillside	101 Dominga	310 Forrest	B	Private Property, with Bridge
99	Creek Footbridge	Deer Park/Hillside	10 Bridge Ct	290 Forrest	G	Bridge and steps
100	Power Lane	Deer Park/Hillside	295 Forrest	213 Hillside	G/B	Bottom has access on Private Driveway.

Town of Fairfax

Open Space Element

Trajectory	Name	Neighborhood	Bottom street	Top street	Status	Notes
101		Deer Park/Hillside	Marin Town and Country Club	274 Forrest	R	Top is used as steps to 276 Forrest only
102		Deer Park/Hillside	239 Forrest		Y	Leads to private lot, 233 Hillside
103		Deer Park/Hillside	Marin Town and Country Club	210 Forrest	Y	Steep
104		Deer Park/Hillside	Marin Town and Country Club	184 Forrest	Y	Steep
105		Deer Park/Hillside	Marin Town and Country Club	130 Forrest	Y	
106		Deer Park/Hillside	Marin Town and Country Club	Marin Town and Country Club	Y	Runs along bottom of field at MTCC, no outlet except up to Forrest

Traill	Name	Neighborhood	Bottom street	Top street	Status	Notes
107		Deer Park/Hillside	157 Forrest	152 Francis	Y	Francis originates in San Anselmo
108		Deer Park/Hillside	141 Forrest		R	Dead end @134 Francis
109		Deer Park/Hillside	107 Forrest		R	Dead end @ 100 Francis
110		Deer Park/Hillside	235 Hillside	155 Francis	Y	Gated on Hillside
111		Cascades	446 Cascade	155 Pine	G/Y	Steep at top. Needs steps.