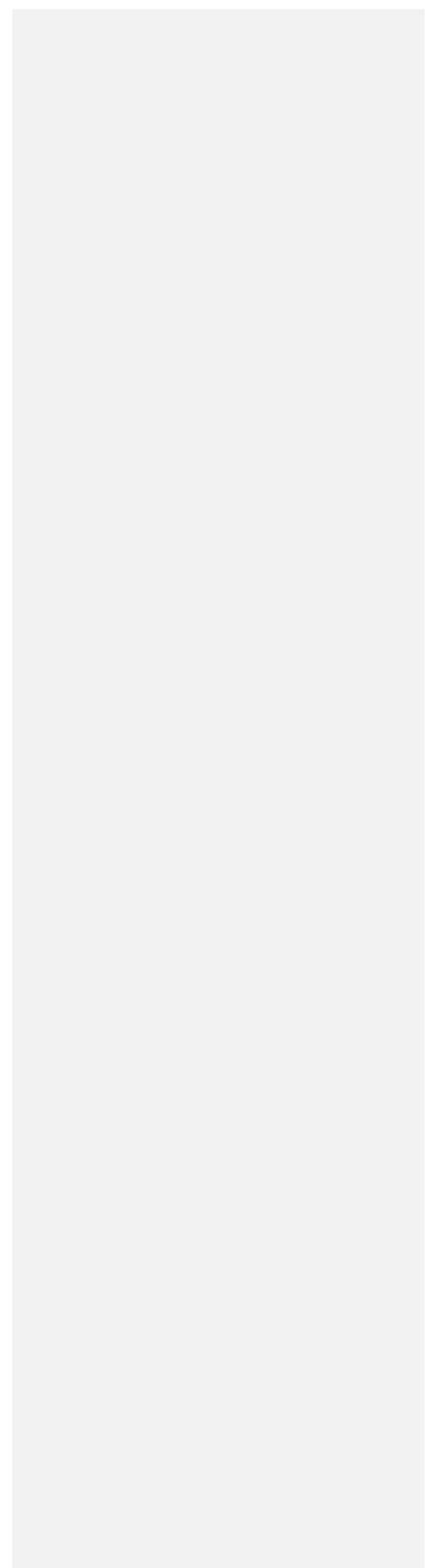


Town of Fairfax General Plan Conservation Element



Introduction

The Town of Fairfax is endowed with areas of great natural beauty, abundance, and character. It is also populated by a community that not only strives to protect these resources, but that endeavors to preserve and conserve resources across the country and around the planet through the impacts our local activities may have beyond our borders. Thus, the purpose of the Conservation Element of the Fairfax General Plan is twofold:

Identify the community's natural and cultural resources, and develop policies and programs that will conserve them now and for future generations; and

Identify areas where the community can conserve resources generally, and develop policies and programs that will help our citizenry in reducing overall the negative impacts humans may have on the health of the planet.

Regulatory Framework

Government Code Section 65302(d) requires that a general plan include a Conservation Element for the "conservation, development and utilization of natural resources including water and its hydraulic force, forests, soils, rivers and other waters, harbors, fisheries, wildlife, minerals, and other natural resources." The Element should include a consideration of the effect of development within the jurisdiction on natural resources located on public lands. And, where water resources are implicated, efforts should be made to coordinate with the county-wide water agency and with all district and city agencies, including flood management, water conservation, or groundwater agencies that have developed, served, controlled, managed, or conserved water of any type for any purpose in the county or the Town.

Biological Resource Regulation

There are numerous local, state and federal agencies and laws that regulate biological resources, including the California Department of Fish and Game, the Bay Conservation and Development Commission, and the U.S. Fish and Wildlife Service. These agencies and others provide significant information to the public concerning endangered and threatened plants and animals, including those with habitat in Marin County. The California Environmental Quality Act (CEQA) is the overriding State law that requires analysis of impacts on biological and natural area resources.

Waste Management Regulation

The California Integrated Waste Management Act of 1989 required each city and county to divert 50 percent of its waste stream from landfill disposal by the year 2000. Diversion may include reducing the total amount of waste generated through source reduction, recycling, composting, and transformation programs. In 1992, Marin's eleven cities and the County adopted a single Source Reduction and Recycling ("SSR") Element that determined current diversion rates, evaluated alternative diversion program, and set forth a course of action.

Climate Change

Among the evolving regulations that affect local General Plans are State regulations that specifically address greenhouse gas emissions and climate change.

Executive Order S-3-05

Signed in 2005, Executive Order S-3-05 proclaims that California is vulnerable to the impacts of climate change. It declares that increased temperatures could reduce the Sierra's snowpack, further exacerbate California's air quality problems, and potentially cause a rise in sea levels. To combat these concerns, the Executive Order established total greenhouse gas emission targets. Specifically, emissions are to be reduced to the 2000 level by 2010, to the 1990 level by 2020, and to 80% below the 1990 level by 2050. To comply with the Executive Order, the Secretary of the California Environmental Protection Agency created a Climate Action Team ("CAT") made up of members from various state agencies and commissions. CAT's first report, released in 2006, proposed achieving the targets by building on voluntary actions of California businesses, local government and community actions, as well as through state inventive and regulatory programs.

The California Global Warming Solutions Act of 2006

The California Global Warming Solutions Act of 2006 recognizes that "global warming poses a serious threat to the economic well-being, public health, natural resources, and the environment of California." It requires that greenhouse gas emissions be reduced statewide to 1990 levels by 2020. The reduction is to be accomplished through an enforceable statewide cap on greenhouse gas emissions that will be phased in starting in 2012. To effectively implement the cap, the Act directs the California Air Resources Board to develop and implement regulations to reduce statewide greenhouse gas emissions from stationary sources.

State Attorney General

The California State Attorney General's office has suggested that, by law, a General Plan must discuss climate change and include meaningful, tangible, enforceable, and funded policies, implementation mechanisms and timelines.

Air Quality

There are currently no federal, state or local air-quality-related constraints on cities in the Bay Area. The Bay Area Air Quality Management District has developed guidelines and thresholds of significance for local plans such as the Town of Fairfax General Plan. Inconsistency with the most recently adopted Clean Air Plan is considered a significant impact. According to the BAAQMD, the following criteria must be satisfied for a local plan to be determined consistent with the Clean Air Plan and not have a significant air quality impact:

The local plan should be consistent with the Clean Air Plan population and Vehicle Miles Traveled assumptions. This is demonstrated if the population growth over the planning period will not exceed the values included in the current Clean Air Plan, and

The local plan demonstrates reasonable efforts to implement the Transportation Control Measures included in the Clean Air Plan that identify cities as implementing agencies.

It is particularly important to mitigate sensitive receptors (individuals especially sensitive to air quality, like the elderly, hospital patients and young children) exposure to high levels of diesel exhaust. The design, layout and orientation of high-density housing, for example, should minimize the exposure of residents to diesel exhaust.

Historic and Cultural Resources

The National Historic Preservation Act (NHPA) enacted in 1966, provides the legal framework for most state and local preservation laws. The National Register of Historic Places is the nation's official list of cultural resources worthy of preservation. It is part of a national program to coordinate and support public and private efforts to identify, evaluate and protect historic and archeological resources.

The California Register of Historical Resources was established in 1992, through amendments to the Public Resources Code. It serves as an authoritative guide to be used by state and local agencies, private groups, and citizens to identify the state's historical resources and to indicate what properties are to be protected from substantial adverse change. The California Environmental Quality Act (CEQA) also includes provisions defining historical resources and

providing that a project that may cause a substantial adverse change in the significance of a historical resource is a project that may have a significant effect on the environment.

Several California laws address the importance of Native American involvement in the development review process and provide requirements for the treatment of human remains and grave goods and protection of cultural spaces. The California Native American Graves Protection and Repatriation Act of 2001 is consistent with the federal Native American Graves Protection and Repatriation Act, and was put in place to ensure that all California Indian Human remains and cultural items are treated with dignity and respect. Sections of the California Health and Safety Code address the discovery and disposal of human remains outside a dedicated cemetery and provide requirements for consultation with appropriate Native American individuals. The Public Resources Code established the Native American Heritage Commission and the State's Sacred Places list. Requirements for local agencies to consult with or refer matters to identified California Native American Tribes, as part of the general plan adoption or amendment process and prior to the designation of open space, are provided in Government Code Sections 65352(a), 65352.3, 65352.4, and 65562.5.

Comment [jmm1]: Confirm this. Send a letter only, but no reply may be made? If confirmed, move to another place, rather than specifically to this element.

Relationship to Other Elements

The Conservation Element provides a major policy input into the Land Use and Circulation elements. The Element's concerns relate directly, and in fact overlap many of the concerns of the Open Space and Safety Elements.

Population and Growth

Population growth presents two branches of issues for Fairfax: addressing the local effects of an increasing regional population and addressing the global effects of the increasing world population.

In addition to the economic pressures of development in desirable Marin and Bay Area, the pressures to develop Fairfax for housing human growth are tremendous. Fairfax is required by the State to provide low-cost housing (108 units required as of July 2010) as its share of California's population growth. The other end of the scale could be something so personal as a parent's hope of seeing their children live out their lives here, or a homeowner who wants to add a second unit to house a relative or offset rising costs. How Fairfax will address these demands is guided by the Land Use Element.

Population growth¹ is viewed by many to be the root cause of the global environmental dangers our world faces. These dangers threaten every life form on earth. Species from all kingdoms--profoundly, individual being by individual being--are threatened, are suffering, are succumbing, and increasingly many have been and are being pushed into extinction. Left unabated, humankind could drive itself to extinction under the sheer weight of its number.

Humankind is the cause. Humankind must be the solution. The solution is humankind's stewardship of Earth and all it holds. Stewardship happens when a person accepts responsibility. Individual responsibility coalesces into the larger, stronger, louder, braver actions of many. How Fairfax will address the dangers and empower its citizenry to stewardship is guided by this Conservation Element.

Sustainability, Localization and Stewardship

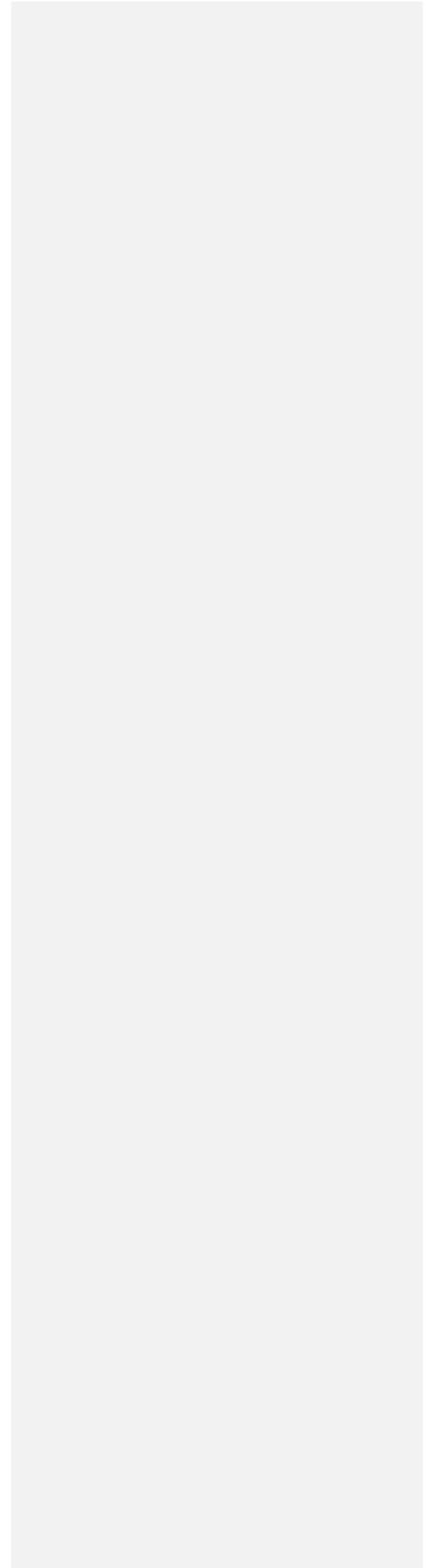
The concept of sustainability means different things to different people and the meaning of the term has evolved over time. Sustainability, in its broadest sense, holds that the ability of the global environment to sustain itself depends upon an understanding that there are finite natural resources, and that these life-sustaining resources cannot be consumed faster than they can be naturally replaced. Equally important, there must not be irreversible harm caused to sensitive ecological habitats or environmental systems beyond their capacities.

For the purpose of this Conservation Element, sustainability connotes not only the desire to protect and maintain existing resources for future generations, but to aggressively pursue policies that potentially impact resources beyond our borders. By taking steps to encourage and advance sustainable activities, not only do the citizens of Fairfax demonstrate our commitment to future generations, we demonstrate our commitment to the rest of the world.

One way to move toward greater sustainability, which improves both the community's resilience and its livability and also lowers our impact on the earth, is to move toward more

¹ The population of the world reached one billion in 1804, two billion in 1927, three billion in 1960, four billion in 1974, five billion in 1987, and six billion in 1999. It is projected to reach seven billion by late 2011, and around eight billion by 2025. By 2045-2050, the world's population is currently projected to reach around nine billion, with alternative scenarios ranging from 7.4 billion to 10.6 billion. [Source: Wikipedia (July 2010): World Population: Milestones by the billions]

localization of our activities. This concept, which encompasses local and community agriculture, local re-purposing of used materials, and more, is a theme throughout this element.



Goals, Objectives, Policies and Programs

The eight goals of this element are:

Energy conservation and climate

Air quality

Watershed and stream management

Water conservation and quality

Soils and vegetation

Wildlife

Waste management

Historic and cultural preservation

Goal CE-1: Energy Conservation and Climate

We shall require a substantially new manner of thinking if mankind is to survive.
– Albert Einstein

This goal addresses what many are calling the greatest challenge humankind has ever faced: change of the earth's climate balance, along with scarcity of certain resources. This challenge requires improvement of our energy infrastructure. This is obviously daunting for the General Plan of a village of 7500 persons. The emphasis here is therefore not on the global battles over carbon pricing or the shape of capitalism, but on a more local and action-oriented level.

As this Plan is being written, Marin Clean Energy has just gone on-line. We support Fairfax's continuing participation in hopeful efforts of this type, and celebrate the visionary and groundbreaking role played by Fairfax and its citizens in creating this and so many other now-widespread initiatives. Fairfax is thus not only a village, but also a leader, and as such what we do matters, and can find support beyond what might be expected. At our best we can be agile because we're small and yet pioneering in our impact.

This goal attempts to focus our local activities toward several large visions, all of which seem at times impossible and at times inevitable.

- Sustainable and socially equitable energy usage in the future. This includes addressing our direct energy requirements and ones associated with all manner of energy consumption.
- An end to the very concept of “waste.” Fairfax has committed to a zero waste future, even while it seems nearly impossible to do anything in present society without leaving a pile of non-reusable material behind.
- Universal citizen involvement in this project. We are working to guide the conversation and raise awareness. For example, one initiative in the present plan calls for a local “meter,” to bring our town’s footprint into the public eye on a daily basis.

This portion of the Conservation Element relates to other General Plan Elements in several areas. The Safety Element has considerable overlap regarding the concepts of resiliency, and the use of education as one of the few affordable options to getting there. The Circulation Element lays out the task of moving from the automobile-centric present to a future in which public and efficient private transportation are the norm, and planning makes this possible. Land Use as the core of the General Plan supports the central planning realization that infill is superior to sprawl. The Open Space Element, in its focus on the unspoiled country surrounding Fairfax, seeks to preserve what gives us both a buffer for resiliency and the connection to life that will sustain us.

Objective CE-1.1: Integrate reduction of the use of non-renewable energy resources and greenhouse gas emissions into planning for the Town of Fairfax.

Policy CE-1.1.1: Develop and implement a Carbon Action Plan for Fairfax, including within its scope both the operations of the Town government and the activities of citizens, and including both stationary and mobile sources.

Program CE-1.1.1.1: Establish a town committee responsible for creating and implementing a Carbon Action Plan (CAP), including an initial comprehensive Greenhouse Gas Inventory. (This could be an existing organization like Sustainable Fairfax, however for convenience we will refer to this as Fairfax Carbon Action Committee, or FCAC).

Responsibility: Town Council

Schedule: Within one year of adoption of the General Plan

Program CE-1.1.1.2: Obtain comprehensive resource usage information for the whole of Fairfax, including primary electricity and natural gas consumption, and energy usage for all forms of transportation and water and sewage treatment.

Responsibility: FCAC
Schedule: Within one year of creation of the FCAC and ongoing

Program CE-1.1.1.3: Create a Carbon Action Plan for Fairfax, publish it on the Town website, and maintain it on an ongoing basis.

Responsibility: FCAC, Town Manager (publishing only)
Schedule: Within two years of adoption of the General Plan, ongoing

Policy CE-1.1.2: Promote zoning to facilitate live/work situations and minimize motorized transit (see Goal 8 of the Land Use Element).

Program CE-1.1.2.1: Adopt planning policies and zoning that promote a mixture of residential and commercial usage in the same buildings, to promote live/work situations and reduce motorized transportation.

Responsibility: Planning and Building, Planning Commission, Town Council
Schedule: Within one year of adoption of the General Plan

Comment [o2]: Make references to Planning and Building Services consistent throughout the document.

Program CE-1.1.2.2: Adopt planning policies that promote infill rather than sprawl, including incorporation of second units to existing Fairfax housing.

Responsibility: Planning and Building, Planning Commission, Town Council
Schedule: Within one year of adoption of the General Plan

Policy CE-1.1.3: Encourage green building techniques for all new and remodel construction within the Town of Fairfax.

Program CE-1.1.3.1: Develop and adopt a green building ordinance, requiring state-of-the-art, energy-efficient construction techniques for all new and remodel construction.

Responsibility: Planning and Building, Town Council
Schedule: Within one year of adoption of the General Plan

Program CE-1.1.3.2: Provide and maintain links on the Town of Fairfax website to green building information and resources.

Responsibility: Town Manager
Schedule: Within one year of adoption of the General Plan and ongoing

Policy CE-1.1.4: Participate in statewide and county-wide efforts toward energy conservation, renewable energy generation and greenhouse gas (GHG) reduction.

Program CE-1.1.4.1: Continue the Town’s membership in the Marin Energy Authority (MEA), or if not, then in other alternatives allowing the choice of renewable energy sources by Fairfax businesses and residents.

Responsibility: Town Council
Schedule: Ongoing

Program CE-1.1.4.2: Support Marin County’s Greenhouse Gas Reduction Plan by implementing all feasible greenhouse gas mitigation measures outlined therein.

Responsibility: FCAC, Town Council
Schedule: Ongoing

Comment [BA3]: Lifted from Corte Madera CE – is there really such a plan, and is it appropriate for us? IF THE MARIN COUNTY PLAN DOES NOT EXIST – REMOVE THIS PROGRAM.

Program CE-1.1.4.3: Participate in the Cities for Climate Protection Campaign, administered by ICLEI – Local Governments for Sustainability.

Responsibility: FCAC, Town Council
Schedule: Ongoing

Comment [BA4]: Is there a cost for ICLEI participation? Does Fx already participate?

Program CE-1.1.4.4: As part of any traffic study, require GHG emission analysis, according to the CEQA Guidelines developed by the Governor’s Office of Planning and Research.

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

Program CE-1.1.4.5: Identify other national and local programs supporting energy conservation, renewable energy generation and GHG reduction, and participate in them as appropriate.

Responsibility: FCAC
Schedule: Within one year of adoption of the General Plan

Objective CE-1.2: Reduce consumption of non-renewable energy resources and reduce GHG emission by the residents and Town of Fairfax.

Policy CE-1.2.1: Implement energy efficiency and use of sustainable energy resources by Town government.

Program CE-1.2.1.1: Maintain and enhance the Photovoltaic installation on the Pavilion.

Responsibility: Public Works
Schedule: Ongoing

Program CE-1.2.1.2: Improve energy efficiency within Town buildings including Town Hall, the Town Hall Annex, and the Women’s Club.

Responsibility: Public Works

Schedule: Within two years of adoption of the General Plan

Policy CE-1.2.2: Create an infrastructure to facilitate the use of plug-in hybrid electric vehicles (PHEVs) and electric vehicles (EVs).

Program CE-1.2.2.1: Install charging stations for PHEVs or EVs, either metered or free to users, in the town center area.

Responsibility: Public Works

Schedule: Within two years of adoption of the General Plan or as standards become established

Program CE-1.2.2.2: Require the installation of electrical outlets in all new development and substantial improvements to support PHEV or EV usage.

Responsibility: Planning and Building Services

Schedule: Within two years of adoption of the General Plan or as standards become established

Objective CE-1.3: Promote education and citizen involvement

Policy CE-1.3.1: Educate Fairfax citizens about the Carbon Action Plan, both as to its objectives and as to ongoing progress in its implementation.

Program CE-1.3.1.1: Provide a “meter” in a public place showing the overall progress of the Town as a whole in reducing electrical, gas, and/or water usage.

Responsibility: FCAC, Planning and Building Services

Schedule: Within two years of adoption of the General Plan and Ongoing

Program CE-1.3.1.2: Publish information on the Town website on how to obtain an energy audit and energy reducing strategies for homeowners and businesses.

Responsibility: Planning and Building Services, Town Manager

Schedule: Within one year of adoption of the General Plan

Program CE-1.3.1.3: Promote the annual “green home” tour conducted by Build It Green.

Responsibility: Planning and Building Services
Schedule: Ongoing

Program CE-1.3.1.4: Educate citizens on primary means to reduce GHG emissions, such as transportation choices and supporting the local economy, including locally-grown foods and local businesses, to reduce GHG emissions.

Responsibility: FCAC, Town Manager
Schedule: Ongoing

Resources:

<http://projectgetready.com> -- Rocky Mountain Institute's advice to communities on infrastructure preparedness for plug-in vehicles.

<http://www.iclei.org> -- ICLEI provides technical consulting, training, and information services to build capacity, share knowledge, and support local government in the implementation of sustainable development at the local level.

<http://transitionwestmarin.wordpress.com> – A network of local individuals and organizations committed to building local resiliency and reducing carbon emissions to cope with peak oil, climate change and economic instability. Previously known as West Marin Localization Network, and before that, Marin Alliance.

<http://www.builditgreen.org> – Build It Green is a non-profit membership organization whose mission is to promote healthy, energy- and resource-efficient building practices in California.

Eaarth: Making a Life on a Tough New Planet, by Bill McKibben, ©2010

Marin Climate and Energy Partnership (MCEP) – developing a model Carbon Action Plan (CAP)

Goal CE-2: Air Quality

At the western end of the Ross Valley, with prevailing westerly winds coming in from the nearby Pacific Ocean, Fairfax is gifted with naturally good air quality. With a lack of industries that generate air pollution either in the Town or in the County, it would seem that there are few air quality issues requiring addressing in this Plan.

Nevertheless, air quality is an ever-present issue, and pollution emissions from wood-burning stoves and fireplaces, motorized transportation and other activities in and around Fairfax has both local and global impact. This Goal seeks to raise awareness of air quality issues for Town residents, as well as reduce the emissions of various types of air pollutants by the Town and its residents. It does not address greenhouse gas issues, which are covered by Goal CE-1.

Air quality is impacted by a wide variety of types of pollution, including ground-level ozone, carbon monoxide, particulate matter, toxic air contaminants, and odors

Objective CE-2.1: Improve Air Quality through proper Planning and Building Decisions

Policy CE-2.1.1: Support development approaches and usage measures near the Town Center to reduce individual motorized transportation requirements.

Program CE-2.1.1.1: Change the zoning of areas near public transportation to allow mixed-use development, where appropriate.

Responsibility: Planning and Building Services, Town Council
Schedule: Within one year of adoption of the General Plan

Program CE-2.1.1.2: Support efforts to locate major public facilities and events near the Town Center, reducing the amount of vehicular traffic within the Town.

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

Program CE-2.1.1.3: Support public transportation measures that reduce vehicular traffic from the Fairfax Town Center to San Anselmo, San Rafael, and the Highway 101 corridor.

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

Program CE-2.1.1.4: Improve the efficiency of traffic flow along the Sir Francis Drake corridor to reduce emissions from motorized traffic.

Responsibility: Planning and Building Services, Public Works, Planning Commission,
Town Council
Schedule: Within one year of adoption of the General Plan

Program CE-2.1.1.5: Improve pedestrian and bicycle safety and access within the Town, and coordinate with regional efforts to promote pedestrian and bicycle traffic.

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

Policy CE-2.1.2: All planning decisions shall require application of existing air quality guidelines and best practices to minimize air quality impact.

Program CE-2.1.2.1: Require new uses and development projects that generate significant toxic air contaminants, particulates or odors to include adequate buffer zones, setbacks or other mitigation measures to protect existing or future sensitive receptors.

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

Program CE-2.1.2.2: As a condition of approval for discretionary projects, require dust control measures consistent with the "Feasible Control Measures for Construction Emissions of PM₁₀" of the BAAQMD CEQA Guidelines or its successor document.

Responsibility: Planning and Building, Town Council
Schedule: Ongoing

Program CE-2.1.2.3: As a condition of approval for demolition permits, require applicants to demonstrate compliance with applicable BAAQMD standards and procedures for mitigating the risk of exposure to lead paint and asbestos.

Responsibility: Planning and Building, Town Council
Schedule: Ongoing

Program CE-2.1.2.4: As a condition of approval, require emission control measures for construction equipment that are appropriate to the specifics of the project and as recommended by the BAAQMD.

Responsibility: Planning and Building, Town Council
Schedule: Ongoing

Policy CE-2.1.3: Improve air quality by encouraging green building techniques for all new and remodel construction within the Town of Fairfax.

Program CE-2.1.3.1: Develop and adopt a green building ordinance, requiring use of products with low-VOC emissions for all new and remodel construction.

Responsibility: Planning and Building, Town Council
Schedule: Within one year of adoption of the General Plan

Objective CE-2.2: Improve Air Quality through appropriate changes to the Town of Fairfax Municipal Code.

Policy CE-2.2.1: Reduce particulate and toxic air contaminant emissions from wood-burning stoves and fireplaces.

Program CE-2.2.1.1: Maintain an ordinance to require EPA certified appliances for burning of wood products, or natural gas or alcohol fireplaces, in remodeling projects that include the replacement of inefficient or polluting wood burning devices.

Responsibility: Town Council

Schedule: Within one year of adoption of the General Plan, and Ongoing

Objective CE-2.3: Improve Air Quality through cooperation and coordination with regional, state, federal and non-profit agencies.

Policy CE-2.3.1: Support local air quality initiatives from the BAAQMD and ABAG.

Program CE-2.3.1.1: Participate in the air quality education programs of the BAAQMD, such as “Spare the Air” days. Provide links to this information on the Town of Fairfax website.

Responsibility: Town Manager

Schedule: Ongoing

Program CE-2.3.1.2: Refer larger development projects, or those with potential to generate substantial dust or air pollution, to the BAAQMD for review. Incorporate appropriate mitigation measures in project conditions.

Responsibility: Planning and Building Services

Schedule: Ongoing

Program CE-2.3.1.3: As appropriate, participate in demonstration projects offered by the BAAQMD to reduce mobile source emissions as part of the district’s 2005 Ozone Strategy or successor programs.

Responsibility: Planning and Building Services

Schedule: Ongoing

Program CE-2.3.1.4: Require all Planning Commission and Planning staff to familiarize themselves with the ABAG publication “[Design Strategies for Encouraging Alternatives](#)”

[to Auto Use Through Local Development Review](#)", and maintain a link to this resource on the Town website.

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

Policy CE-2.3.2: Support air quality initiatives from the State of California.

Program CE-2.3.2.1: Implement regulations issued by the California Air Resources Board or other state regulatory agency regarding air pollutant and greenhouse gas emissions.

Responsibility: Town Council, FCAC
Schedule: Ongoing

Resources:

California Environmental Quality Act Guidelines, Bay Area Air Quality Management District

Design Strategies for Encouraging Alternatives to Auto Use Through Local Development Review, Association of Bay Area Governments,
<http://www.abag.ca.gov/abag/overview/pub/DSPage.html>

2009 General Plan for the Town of Corte Madera, that contains an excellent discussion of air quality issues and the type and impact of various contaminants
<http://www.ci.corte-madera.ca.us/planning/GeneralPlan.html>

Goal CE-3: Watershed and Stream Management

All my ambition is, I own, to profit and to please unknown; like streams supplied from springs below, which scatter blessings as they go.

– Charles Cotton

Fairfax lies at the confluence of San Anselmo Creek and Fairfax Creek, establishing the headwaters of Corte Madera Creek. The structure of the Town has evolved around these dynamic streams, which once supported salmon and steelhead and a wide variety of aquatic and terrestrial wildlife, all dependent on a healthy riparian corridor and floodplain.

Fairfax is at the head of the Ross Valley watershed, and the policies and programs identified are intended to improve protection measures for creek and watershed process not only within the Town, but downstream through a series of other communities to San Francisco Bay.

Objective CE-3.1: To preserve and restore creeks and waterways to their natural condition and preserve natural habitats and their connectivity.

Policy CE-3.1.1: Maintain floodwater capacity and promote creek restoration.

Program CE-3.1.1.1: Work with the MCSTOPPP to develop maintenance guidelines for creek and wetland areas to reduce flooding, sedimentation, and erosion while maintaining and enhancing riparian vegetation and wildlife.

Responsibility: Planning and Building

Schedule: Within one year of adoption of the General Plan

Program CE-3.1.1.2: Modify Fairfax Town Code 17.040.040, the creek protection ordinance, to apply to all watercourses, not just San Anselmo Creek and Fairfax Creek.

Responsibility: Planning and Building, Planning Commission, Town Council

Schedule: Within one year of adoption of the General Plan

Program CE-3.1.1.3: Assess, prioritize and coordinate with appropriate agencies to promote peak stormwater flow detention areas.

Responsibility: Public Works, Planning and Building, Planning Commission, Town Council

Schedule: Ongoing

Program CE-3.1.1.4: Participate in Flood Zone 9 programs.

Responsibility: Public Works, Planning and Building, Town Council

Schedule: Ongoing

Comment [TC5]: glossary

Policy CE-3.1.2: The Town of Fairfax shall protect and restore riparian habitat and ensure natural channel process in the San Anselmo Creek and Fairfax Creek watersheds.

Program CE-3.1.2.1: Develop a Creek Master Plan, with implementing programs and funding sources, for restoring the creeks and protecting habitat in the Planning Area.

Responsibility: Planning and Building Services, Public Works

Schedule: Within one year of adoption of the General Plan

Program CE-3.1.2.2: Establish a creek-side development zone, and as a condition of approval for development applications within the zone, require a riparian corridor restoration and management plan and a drainage plan.

Responsibility: Planning and Building, Public Works, Planning Commission
Schedule: Within one year of adoption of the General Plan

Program CE-3.1.2.3: Assess, prioritize and coordinate with appropriate agencies to identify active floodplain habitat areas.

Responsibility: Public Works, Planning and Building, Planning Commission, Town Council
Schedule: Ongoing

Program CE-3.1.2.4: Utilize natural or managed flood basins to maximize habitat values for local wildlife resources.

Responsibility: Public Works, Planning and Building, Planning Commission, Town Council
Schedule: Ongoing

Policy CE-3.1.3: Creeks that are channelized shall be restored and/or "daylighted" to improve aquatic habitat. Creeks in a natural state shall not be channelized.

Comment [TC6]: glossary

Program CE-3.1.3.1: Develop a Creek Master Plan, with implementing programs and funding sources, for restoring the creeks and protecting habitat in the Planning Area.

Responsibility: Planning and Building Services, Public Works
Schedule: Within one year of adoption of the General Plan

Policy CE-3.1.4: Coordinate with appropriate agency to review individual well permits to protect surface water flow.

Program CE-3.1.4.1: Establish town permit review process

Responsibility: Planning and Building Services
Schedule: Within one year of adoption of the General Plan

Comment [jmm7]: Staff to research existing process for individual wells.

Goal CE-4: Water Conservation & Quality

We never know the worth of water till the well is dry. – Thomas Fuller, Gnomologia, 1732

Fairfax has long been a leader in conservation. Demands on energy and water are well-understood, and Fairfax residents generally support measures to conserve water resources and

protect water quality. Fairfax has an opportunity to demonstrate new levels of water conservation and development of grey-water systems. Action on the leading edge of environmental conservation has defined Fairfax for more than a generation, and the water conservation and water quality preservation policies and programs can be a model for other communities to look to in the future.

Objective CE-4.1: Promote water conservation to reduce overall demand on water supply resources.

Policy CE-4.1.1: Promote water conservation policies and programs to cut water demand by 20% by 2015.

Program CE-4.1.1.1: Establish town goal of 20% reduction in use of potable water by 2015.

Responsibility: Town Council

Schedule: Within one year of adoption of the General Plan

Program CE-4.1.1.2: Assure high levels of community participation in MMWD water conservation programs.

Responsibility: Planning and Building, Fairfax Volunteers

Schedule: Ongoing

Program CE-4.1.1.3: Review, update, and expand Fairfax Town Code, Water Conservation Chapter 17.132, to achieve water reduction policies.

Responsibility: Planning and Building, Planning Commission, Town Council

Schedule: Ongoing

Program CE-4.1.1.4: Develop town ordinances to encourage development of gray-water systems and to provide residential and commercial property owners incentives to use these technologies.

Responsibility: Planning and Building, Planning Commission, Town Council

Schedule: Within one year of adoption of the General Plan

Program CE-4.1.1.5: Provide residential and commercial property owners incentives to utilize gray-water and other water conservation methods to reduce potable water consumption.

Responsibility: Planning and Building, Planning Commission, Town Council

Schedule: Within one year of adoption of the General Plan

Objective CE-4.2: Protect natural water quality

Policy CE-4.2.1: Provide connection to the sanitary sewer network for all town parcels.

Program CE-4.2.1.1: Inventory town parcels not within Marin Sanitary District 2, and identify closest available connection to the sanitary network.

Responsibility: Public Works, Planning and Building, Town Council
Schedule: Within one year of adoption of the General Plan

Program CE-4.2.1.2: Create incentives to integrate the parcels identified above into the operable sanitary network.

Responsibility: Public Works, Planning and Building, Town Council
Schedule: Within two years of adoption of the General Plan

Program CE-4.2.1.3: Create educational material and incentives to improve existing lateral pipe connections to the sanitary network.

Responsibility: Public Works, Planning and Building, Town Council
Schedule: Within two years of adoption of the General Plan

Program CE-4.2.1.4: Establish a town liaison district with Marin Sanitary District 2.

Responsibility: Public Works, Town Council
Schedule: Within two years of adoption of the General Plan

Policy CE-4.2.2: Improve town storm water management through improved assessment, design, and implementation of standard practices as contained in a Storm Drain Master Plan.

Program CE-4.2.2.1: Create a Storm Drain Master Plan.

Responsibility: Public Works, Planning and Building, Town Council
Schedule: Within one year of adoption of the General Plan

Program CE-4.2.2.2: Reduce storm water runoff through use of Low Impact Design (LID) methods.

Responsibility: Public Works, Planning and Building, Town Council
Schedule: Within one year of adoption of the General Plan

Comment [TC8]: Needs definition or description

Comment [TC9]: Glossary, reference to definition or source material

Program CE-4.2.2.3: Modify existing ordinances to require no net increase in storm water runoff with new development and remodels of 50% or greater.

Responsibility: Planning and Building, Planning Commission, Town Council
Schedule: Within one year of adoption of the General Plan

Program CE-4.2.2.4: Town facilities shall incorporate LID methods to reduce or delay storm water runoff.

Responsibility: Public Works, Planning and Building, Town Council
Schedule: Within one year of adoption of the General Plan

Program CE-4.2.2.5: Evaluate town storm water infrastructure, including culverts and drains, and ensure facilities meet standard flow requirements.

Responsibility: Public Works, Planning and Building, Town Council
Schedule: Within one year of adoption of the General Plan

Comment [TC10]: A map of the town storm water system is now available

Program CE-4.2.2.6: Inventory, assess, and prioritize separation of streamflow and water courses from town stormwater management infrastructure and network.

Responsibility: Public Works, Fairfax Volunteers
Schedule: Ongoing

Program CE-4.2.2.7: Develop and adopt a storm drain-clearing program.

Responsibility: Public Works, Fairfax Volunteers
Schedule: Ongoing

Program CE-4.2.2.8: Update lot coverage definition to include driveways as part of calculation, and evaluate reduction in allowed lot coverage by ordinance to promote reduction in impervious surface with existing and new development.

Responsibility: Planning and Building, Planning Commission Town Council
Schedule: Within one year of adoption of the General Plan

Program CE-4.2.2.9: Label all stormdrains to indicate that they drain to a creek, and dumping is not allowed.

Responsibility: Public Works, Fairfax Volunteers
Schedule: Ongoing

Policy CE-4.2.3: Reduce sales and consumption of cleaning products, solvents, insecticides and herbicides within the Town of Fairfax.

Program CE-4.2.3.1: Work with town businesses, and include restrictions in business licenses to provide incentives for non-toxic solutions for cleaning products, solvents, insecticides and herbicides.

Responsibility: Planning and Building, Town Council, Fairfax Chamber of Commerce
Schedule: Within one year of adoption of the General Plan

Program CE-4.2.3.2: Identify and promote no-spray zones throughout community.

Responsibility: Planning and Building Services, Fairfax Volunteers
Schedule: Within one year of adoption of the General Plan

Program CE-4.2.3.3: Assure that the Town of Fairfax appoints representative to town seat on the Marin-Sonoma Mosquito Vector Control District Board.

Responsibility: Town Council
Schedule: Ongoing

Program CE-4.2.3.4: Provide links to educational materials about toxic products on the Town of Fairfax website.

Responsibility: Town Manager, Town Council
Schedule: Within one year of adoption of the General Plan

Comment [jmm11]: Ask Town Clerk whether this is appropriate

Goal CE-5: Soils and Vegetation

Add narrative to address balance of safety requirements with vegetation conservation. Policy: Balance the goals of reduced vegetative fuel load and slope stabilization with appropriate vegetation management and restoration.

Objective CE-5.1: Conserve soils and minimize erosion.

Policy CE-5.1.1: Educate residents of the Town on soil conservation and erosion issues.

Program CE-5.1.1.1: Develop educational materials outlining appropriate clearing to reduce and prevent soil erosion.

Responsibility: Public Works, Town Manager, Volunteers
Schedule: Ongoing

Comment [jmm12]: Gather all the educational materials references in this and other elements, and put together a coherent educational strategy. Include web site, Fx section in the library, welcome packet for new residents, etc.

Objective CE-5.2: Protect and maintain high quality vegetation communities within the Fairfax Planning Area.

Policy CE-5.2.1: Maintain and restore native vegetation where appropriate for habitat value, aesthetics, reference habitat and riparian cover.

Program CE-5-2.1.1: Work with RVFD to develop appropriate defensible space measures to restore and maintain vegetation while reducing fuel loads.

Responsibility: Town Council
Schedule: Ongoing

Program CE-5-2.1.2: Identify and map significant areas of native vegetation for protection and maintenance as reference habitats.

Responsibility: Town Manager, Open Space Committee
Schedule: Ongoing

Program CE-5-2.1.3: Identify and map areas of greatest populations of invasive species and create a prioritized list for restoration.

Responsibility: Town Manager, Open Space Committee
Schedule: Ongoing

Program CE-5-2.1.4: Remove invasive species according to the prioritized list created by Program CE-5-2.1.3, and restore native vegetation communities in their place.

Responsibility: Town Manager, Open Space Committee
Schedule: Ongoing

Program CE-5-2.1.5: Restore native vegetation communities where appropriate on Town-owned properties.

Responsibility: Town Manager, Open Space Committee
Schedule: Ongoing

Program CE-5.2.1.6: Create a Native Plant ordinance that promotes native vegetation.

Responsibility: Town Council, Planning Commission, Planning and Building Department
Schedule:

Program CE-5.2.1.7: Create or enhance ordinance(s) to protect mature native trees and ensure regeneration of native forests.

Responsibility: Town Council, Planning Commission, Public Works Department
Schedule: Ongoing

Program CE-5.2.1.8: Establish a street tree policy that promotes increased shade in the downtown area.

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

Program CE-5.2.1.9: Identify native species with low flammability, and develop educational materials recommending their use for landscaping.

Responsibility: RVFD, Town Manager
Schedule: Ongoing

Program CE-5.2.1.10: Create educational materials on the proper removal of non-native invasive species, and restoration with appropriate native species.

Responsibility: Town Manager
Schedule: Ongoing

Policy CE-5.2.2: Encourage urban farming and community gardening, including edible landscape in residential areas.

Comment [jmm13]: Are there existing prohibitions against chickens or livestock?

Program CE-5-2.2.1: Educate citizens as to resources, such as Marin Master Gardeners.

Responsibility: Sustainable Fairfax, Town Manager
Schedule: Ongoing

Reference material to be considered for vegetation management:
Tree Ordinance in the maintenance of native trees and trees of significance.
Open Space Element for reference habitats and wildlife corridors. (?)
Safety Element regarding defensible space and large scale vegetation clearing.
Town Center Element for street tree regulations.
Refer to the need for storm water conservation, for the health of riparian vegetation.

Existing inventories include:

Dept of Fish and Game: NCCP and the Wildlife Habitat Relationships Program.

MMWD: Water Resource Plan and Vegetation Management Plan.

California Native Plant Society: Inventory of Rare and Endangered Plants of California

Goal CE-6: Wildlife Conservation

Objective CE-6.1: Protect special-status species, resident and migrant wildlife and their associated habitats.

Policy CE-6.1.1: Identify special-status species and resident and migrant wildlife, and their habitats, within the Fairfax Planning Area.

Program CE-6.1.1.1: Create a list of special-status species, and resident and migrant wildlife in the FPA, and publish it on the Town of Fairfax website.

Responsibility: Town Manager, Fairfax Volunteers
Schedule: Within one year of adoption of the General Plan

Comment [TC14]: All the CE maps need to be integrated into Marin Maps

Program CE-6.1.1.2: Update existing maps of wildlife habitat and corridors, and integrate into Marin Maps and the Town of Fairfax website.

Responsibility: Town Manager, Planning and Building, Fairfax Volunteers
Schedule: Within two years of adoption of the General Plan

Comment [TC15]: All the CE maps need to be integrated into Marin Maps

Program CE-6.1.1.3: Identify key wildlife habitat and corridors for protection to enable safe movement of animals, paying particular attention to connections to Open Space.

Responsibility: Planning and Building, Planning Commission, Town Council
Schedule: Within three years of adoption of the General Plan

Policy CE-6.1.2: Protect special-status species and resident and migrant wildlife, and their habitats, within the Fairfax Planning Area (also see Goal CE-3 and Policy CE-5.2.1).

Program CE-6.1.2.1: Identify and establish seasonal protection measures to minimize impact on sensitive wildlife.

Responsibility: Planning and Building, Public Works, Town Manager
Schedule: Within three years of adoption of the General Plan

Program CE-6.1.2.2: Establish management guidelines for resident wildlife and feral domestic animals that are compassionate, humane, and respectful of life..

Responsibility: Town Council
Schedule: Within three years of adoption of the General Plan

Program CE-6.1.2.3: Incorporate lighting restrictions to limit lighting for proposed new commercial development, replacement street lighting and residential landscaping.

Responsibility: Planning and Building
Schedule: Within three years of adoption of the General Plan

Program CE-6.1.2.4: Review restrictions on the use of pesticides, and revise as needed.

Responsibility: Planning and Building, Planning Commission, Town Council, Sustainable Fairfax
Schedule: Ongoing

Comment [jmm16]: Determine whether Sust Fx has expertise on pesticide alternatives

Program CE-6.1.2.5: Publish and enforce restrictions on the use of pesticides on the Town of Fairfax website.

Responsibility: Planning and Building, Town Manager
Schedule: Within two years of adoption of the General Plan, and ongoing

Objective CE-6.2: Restore critical habitats for special-status species.

Policy CE-6.2.1: Restore habitats for anadromous fish.

Program CE-6.2.1.1: Identify locations that impede the migration of anadromous fish.

Responsibility: Town Manager
Schedule: Within one year of adoption of the General Plan

Comment [TC17]: Information already available in stream morphologist report, Flood Zone 9 studies

Program CE-6.2.1.2: Assess, prioritize and coordinate with appropriate agencies to relieve impediments to fish migration on Corte Madera Creek, San Anselmo Creek, Fairfax Creek, and their tributaries.

Responsibility: Town Manager, Public Works, Planning and Building, Town Council
Schedule: Ongoing

Program CE-6.2.1.3: Identify and protect intact, healthy, riparian vegetation for the maintenance of healthy stream ecosystems, stable stream banks and high wildlife habitat value.

Responsibility: Planning and Building, Town Council, Public Works, Volunteers
Schedule: Ongoing

Program CE-6.2.1.4: Work with local school groups, recreation groups, Friends of Corte Madera Creek, and Marin Audubon to do habitat restoration projects and increase the habitat value of many sites within town.

Responsibility: Volunteers
Schedule: Ongoing

Objective CE-6.3: Raise community awareness of special-status species, resident and migrant wildlife and their associated habitats.

Policy CE-6.3.1: Develop education and outreach materials regarding special-status species, resident and migrant wildlife, and their habitats in the FPA.

Program CE-6.3.1.1: Enhance educational signage and information regarding the creek and native species habitat in the town.

Responsibility: Volunteers
Schedule: Ongoing

Program CE-6.3.1.2: Organize a database, website, clearing house for interested groups that use the town for recreation, to record sightings of wildlife within the FPA.

Responsibility: Volunteers
Schedule: Within three years of adoption of the General Plan

Program CE-6.3.1.3: Create educational information about the impact of activities in areas of sensitive habitat, and publish on the Town of Fairfax website.

Responsibility: Town Manager
Schedule: Within three years of adoption of the General Plan

Goal CE-7: Waste Management

Dig a trench through a landfill and you will see layers of phone books like geographical strata or layers of cake.... During a recent landfill dig in Phoenix, I found newspapers dating from 1952 that looked so fresh you might read one over breakfast.

– William Rathje, *The Economist*, 8 September 1990

Fairfax residents have a strong cultural interest recycling, reuse, and waste reduction. The Town is fortunately located in an area with a solid infrastructure for recycling, one of the best in the country.

The next step is to set aggressive goals to reduce waste, and to track progress. Interest is currently building in the concept of “zero waste”, a philosophy that encourages the redesign of resource life cycles so that all products are reused. Any trash sent to landfills is minimal. The process recommended is one similar to the way that resources are reused in nature.

Comment [jmm18]: Ask Sust Fx to look at this wording; incorporate the full permaculture concept of zero waste

The goals in this section support “zero waste” concepts.

Objective CE-7.1: Employ “zero waste” principles to reduce the amount of waste generated in Fairfax by 80% before 2015 and 100% by 2025.

Policy CE-7.1.1: Reduce the amount of non-recyclable waste generated by Fairfax residents, businesses and government.

Program CE-7.1.1.1: Enact ordinances that help reduce the amount of non-recyclable waste created by residents and business activities.

Responsibility: Town Council, Zero Waste Committee, Town Attorney
Schedule: Within three years of adoption of the General Plan

Program CE-7.1.1.2: Work with the contracted waste disposal service to provide appropriate containers to all Fairfax households and businesses for different types of recyclable material, including plastics, metals, yard waste and compostables.

Responsibility: Town Manager, Town Council
Schedule: As waste disposal contracts are negotiated after adoption of the General Plan

Program CE-7.1.1.3: Provide containers for recyclable materials in all Fairfax public facilities, including parks, public offices, and entrances to public open space.

Responsibility: Town Manager, Town Council

Schedule: Within one year of adoption of the General Plan

Program CE-7.1.1.4: Provide public location(s) where common specialized materials, such as batteries, electronics and fluorescent light bulbs may be collected; publicize the locations, and arrange appropriate disposal.

Responsibility: Town Manager, Town Council, Fairfax Volunteers

Schedule: Within three years of adoption of the General Plan

Policy CE-7.1.2: Reduce the total amount of waste generated by Fairfax residents, businesses and government.

Program CE-7.1.2.1: Enact ordinances that reduce the amount of waste created by residences and businesses.

Responsibility: Town Council

Schedule: Within three years of adoption of the General Plan

Program CE-7.1.2.2: Enact a Green Building ordinance to reduce the amount of waste created by construction activities.

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

Schedule: Within one year of adoption of the General Plan

Program CE-7.1.2.3: Educate households on waste reduction strategies, such as composting, container reuse, and stopping junk mail.

Responsibility: Town Manager, Town Council, Zero Waste Committee, Fairfax Volunteers

Schedule: Within one year of adoption of the General Plan

Program CE-7.1.2.4: Continue to implement the Source Reduction and Recycling Element of the California Integrated Waste Management Act of 1989 (AB 939), for Marin County and the Town of Fairfax (see <http://www.marinrecycles.org>).

Responsibility: Town Council

Schedule: Ongoing

Program CE-7.1.2.5: Evaluate these objectives, policies and programs every five years, and modify as needed to match current awareness, economics, technology and opportunity.

Responsibility: Town Council

Schedule: Five years after adoption of the General Plan

Objective CE-7.2: Increase the usage of materials and products made from pre- and post-consumer recycled materials, and materials made from renewable sources, by Fairfax residents and government agencies.

Policy CE-7.2.1: Encourage the use of products made from recycled or bio-sourced materials whenever feasible.

Program CE-7.2.1.1: Educate households about new materials made from recycled or bio-sourced content.

Responsibility: Town Manager, Zero Waste Committee, Fairfax Volunteers
Schedule: Within one year of adoption of the General Plan

Program CE-7.2.1.2: The Town of Fairfax shall purchase new products and supplies made from recycled or bio-sourced materials whenever logistically and economically feasible.

Responsibility: Town Manager, Town Council, Zero Waste Committee, Fairfax Volunteers
Schedule: Ongoing

Goal CE-8: Historic and Cultural Preservation

Historic or cultural conservation is not one of the seven elements that California requires be included in a General Plan. However, State law offers local governments the flexibility to address topics of concern to them and historic preservation is identified as one of these optional elements. Historical and cultural resources, unlike most other resources, can never be recovered once altered or demolished. Thus, the Town of Fairfax has included historic and cultural preservation as an integral piece of the Conservation Element.

Fairfax enjoys a rich and fascinating history. And, it has developed a unique character that reflects its roots and how it has grown to embrace a diverse and dynamic citizenry. Preservation of the historic and cultural resources within and around our borders is an important priority to the Town. Such resources may pre-date Columbus, such as the Native American burial mounds near the Town's Pavilion, or may have originated around the time of "Lord" Charles Snowden Fairfax, when the descendants of Europeans and others first started settling the Fairfax area. The Town's culture and unique identity grew in the early 20th century, when several movie companies used the area in and around Fairfax and later, when visitors from around the Bay Area flocked to Fairfax to enjoy its Town and Country Club. In the 1960's and 70's, the cultural revolution exploded in San Francisco and dripped into the psychedelic corners of this central-

Marin hamlet. Today the culture continues to evolve, as bicyclists flock to the local coffee shops and internet cafes, and musicians serenade our popular restaurants and bars.

By conserving its history and guarding its diverse history and culture, the Town of Fairfax is taking steps to maintain and preserve its unique identity – and the enjoyment, edification, and experience that comes with it – for future generations.

Objective CE-8.1: Identify and designate historic and cultural resources within the Fairfax Planning Area

Policy CE-8.1.1: Pursue a program to identify, document and evaluate the historical and cultural resources in the FPA.

Program CE-8.1.1.1: Survey historical and cultural resources within the FPA, and create an inventory of historical and cultural resources within the FPA, including both tangible and intangible resources. Include buildings, streets, trees, districts, murals, art installations, sites, and other cultural and historic resources in the inventory.

Responsibility: Town Manager, Planning and Building Services in coordination with the Fairfax Historical Society.

Schedule: Within three years of adoption of the General Plan

Program CE-8.1.1.2: In addition to federal and state factors for assessment, develop factors which include aspects of the “character” of Fairfax, such as visual character as it relates to building style, natural settings, and views in order to assess the sites, buildings, artifacts etc. on the historic and cultural inventory. Implement the assessment of historic or cultural items and places using the federal, state and Fairfax factors.

Responsibility: Planning and Building Services, Design Review Board in coordination with FHS

Schedule: Within three years of adoption of the General Plan

Program CE-8.1.1.3: Require archaeological and historic investigations during the permit application process that allow recovery of important prehistoric and historic information.

Responsibility: Planning and Building Services, Planning Commission

Schedule: Ongoing

Policy CE-8.1.2: Fully integrate the consideration of historical and cultural resources in the larger land use planning process.

Program CE-8.1.2.1: Consider historical and cultural resources early in the development review process by promoting the preliminary review process and early consultation with property owners, community and historic preservation groups, land developers, Native Americans and the building industry.

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

Policy CE-8.1.3: Foster government-to-government relationships with tribes that inhabited the FPA.

Program CE-8.1.3.1: Establish and maintain a relationship with local Tribal governments to discuss issues of mutual concern.

Responsibility: Town Manager, Town Council
Schedule: Ongoing

Program CE-8.1.3.2: Consult with Native American tribes to include or recommend monitors during all phases of investigation of archaeological resources including survey, testing, evaluation, data recovery and construction monitoring.

Responsibility: Town Manager, Planning and Building Dept.
Schedule: Ongoing

Program CE-8.1.3.3: Formally consult with or refer matters to identified local Native American tribes prior to the adoption or amendment of the General Plan or specific plan or the designation of open space.

Responsibility: Town Manager, Town Council, Open Space Committee
Schedule: Ongoing

Policy CE-8.1.4: Designate locally-significant historical and cultural resources for current and future generations.

Program CE-8.1.4.1: Designate locally-significant historic and cultural resources using the designation criteria established on federal, state and local levels.

Responsibility: Planning and Building Services in coordination with FHS.
Schedule: Ongoing

Objective CE-8.2: Preserve, maintain, rehabilitate and enhance the Town’s important historic and cultural resources.

Policy CE-8.2.1: Protect, maintain, rehabilitate and enhance historical and cultural resources within the FPA.

Program CE-8.2.1.1: Establish an ordinance for protecting, maintaining, rehabilitating and enhancing historical and cultural resources within the FPA.

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

Program CE-8.2.1.2: Establish guidelines for preservation, maintenance, rehabilitation, and enhancement of historic and culturally significant structures and other resources within the FPA.

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

Program CE-8.2.1.3: Preserve, maintain, rehabilitate and/or enhance historic sidewalks, street signs, street trees and other hardscape and cultural landscape elements in addition to designated historical buildings, structures and sites that contribute to the historic and unique cultural character of the FPA.

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

Policy CE-8.2.2: Encourage and facilitate private preservation, maintenance, rehabilitation and enhancement of historic and cultural resources within the FPA.

Program CE-8.2.2.1: Explore incentive programs and transfers of development rights that could be utilized to preserve historic and culturally significant sites.

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

Program CE-8.2.2.2: Promote salvage and reuse of materials that may become available due to the maintenance and preservation of historic buildings.

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

Policy CE-8.2.3: Ensure that development respects and complements the patterns, character, and scale of the Town's traditional communities and natural landscape.

Program CE-8.2.3.1: Develop programs to encourage the preservation of locally-significant historic buildings or cultural sites.

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

Program CE-8.2.3.2: Ensure that impacts to locally-significant historic and cultural resources are evaluated and mitigated.

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

Objective CE-8.3: Foster public awareness and appreciation of Fairfax's historic and cultural resources.

Policy CE-8.3.1: Support the efforts of local citizens, appointed committees or other designated public agencies and private institutions that are working to conserve historic and culturally significant resources.

Program CE-8.3.1.1: Designate Town liaison to the Fairfax Historical Society to maintain effective communications and development of appropriate preservation programs.

Responsibility: Town Council
Schedule: Ongoing

Program CE-8.3.1.2: Identify citizens, committees and other public or private institutions that are working to conserve historic and culturally significant resources within the FPA and coordinate with these entities regarding existing and future efforts to conserve historic and culturally significant resources.

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

Policy CE-8.3.2: Foster awareness within distinct communities of local historic and/or culturally significant resources and encourage community participation in preservation activities focused on such specific resources.

Program CE-8.3.2.1: Identify neighborhoods, communities and/or citizen groups within those neighborhoods or communities where specific historic or culturally significant resources are found within the FPA.

Responsibility: Fairfax Volunteers
Schedule: Ongoing

Policy CE-8.3.3: Promote broad educational outreach efforts to highlight historic and culturally significant issues and sites within the FPA.

Program CE-8.3.3.1: Develop an educational program to draw on and supplement local schools' efforts to communicate Fairfax's history and broad cultural setting within local school programs.

Responsibility: Fairfax Volunteers in coordination with the FHS
Schedule: Ongoing

Program CE-8.3.3.2: Identify historic and culturally significant buildings and sites on the Town's website.

Responsibility: Town Manager
Schedule: Ongoing

Program CE-8.3.3.3: Provide information and fully comply with the California Native American Graves Protection and Repatriation Act and other appropriate laws, with regard to the treatment of any human remains discovered during implementation of public and private projects within the FPA.

Responsibility: Planning and Building dept, Planning Commission in coordination with the Fairfax Historical Society
Schedule: Ongoing

Appendix A: Glossary

Anadromous

Anadromous Fish. Species of fish that mature in the ocean and migrate into streams to spawn.

Bio-sourced

Comment [BA19]: Needs definition

CAP: Carbon Action Plan

Policies and programs to reduce greenhouse gas emissions.

CARB: California Air Resources Board

The CARB's mission is to promote and protect public health, welfare and ecological resources through the effective and efficient reduction of air pollutants while recognizing and considering the effects on the economy of the state.

CEQA: California Environmental Quality Act

CEQA is a statute that requires state and local agencies to identify the significant environmental impacts of their actions and to avoid or mitigate those impacts, if feasible.

EV: Electric Vehicle

A vehicle that uses one or more electric motors for propulsion.

FCAC: Fairfax Carbon Action Plan Committee

A proposed town committee to implement the CAP for Fairfax. This might be a newly created committee or it might be an existing town committee or organization; this is left open in the General Plan and will become clear as the CAP is created.

Flood Zone 9

Flood Zone 9 covers the Ross Valley/Corte Madera Creek watershed. The Marin County Department of Public Works has created a new program in Flood Zone 9 for flood control and creek stewardship using a watershed-wide approach.

Low Impact Design

Site planning techniques that provide an alternative comprehensive approach to stormwater management.

MEA: Marin Energy Authority

The purpose of the MEA is to address climate change by reducing energy related greenhouse gas emissions and securing energy supply, price stability, energy efficiencies and local economic and workforce benefits. It is the intent of MEA to promote the development and use of a wide range of renewable energy sources and energy efficiency programs, including, but not limited to, solar and wind energy production at competitive rates for customers.

MCE

Marin Clean Energy: MCE is a renewable energy alternative to PG&E's electric supply. MCE is responsible for sourcing the power and purchases the energy supply while PG&E continues to deliver the energy, maintain and repair transmission lines, and provide customer service and billing.

MCSTOPPP

Marin County Storm Water Prevention Program: Public education resource about watersheds, water quality, and preventing Water pollution.

PHEV: Plug-in Hybrid Electric Vehicle

A hybrid vehicle with rechargeable batteries that can be restored to full charge by connecting a plug to an external power source.

PM10

Air-born particulate matter 10 microns or less in size

Reference habitat

Close to natural habitat, least disturbance conditions.

RVFD: Ross Valley Fire Department

The Ross Valley Fire Department is a consolidated fire agency protecting the communities of Fairfax, San Anselmo and Sleepy Hollow.

Comment [jmm20]: Ideas for later inclusion:
•Promote green businesses (jobs/housing balance)
•Shelby to write her parts to veg section (intro text and resources). Also add definition for bio-sourced
•Larry's 7/14 email listing the status of all the maps
– review with GPAC

Sanitary District 2

Sanitary District No. 2 provides sanitary sewer service to the Town of Corte Madera and portions of Tiburon and Larkspur.

Sensitive receptors

Individuals who are especially sensitive to air pollutants, for example, elderly, young children, hospital patients

Special-status species

A species of animal or plant 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 Sections 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

The central commercial area within the Town of Fairfax, as defined in the Town Center Element. For planning purposes, the Town Center includes the area between Pastori Avenue and the Library, including the commercial areas along Sir Francis Drake and Broadway/Center Boulevard. The area also includes the commercial area along Bolinas Road, from Broadway to the Town Hall at Park Road.

VOC: Volatile Organic Compounds

VOCs are emitted as gases from certain solids or liquids, including paints, cleaning supplies, pesticides and building materials.