

CITY OF SAN ANSELMO

RESOLUTION NO. 1492

A RESOLUTION OF THE CITY COUNCIL ADOPTING THE
CONSERVATION AND OPEN SPACE PLAN

Good cause appearing therefor and in accordance with applicable portions of the California State Code and after due Public Hearings by the San Anselmo Planning Commission and City Council, the San Anselmo City Council hereby adopts the Conservation and Open Space plan as follows:

GENERAL

It is hereby declared to be the intent of the City Council of San Anselmo, in accordance with the laws of California, to conserve through orderly planning its remaining resources of open space, recognizing that such lands represent a limited and valuable resource; that the preservation of such lands is necessary not only for the maintenance of the economy of the city and environs, but also for the assurance of the continued availability of green-space land for the protection of the public health, safety and well-being; for the continued production of food and fiber; for the prolonged enjoyment of scenic and natural beauty; and for recreation and the use of natural resources; and, further, that discouraging the premature and unnecessary conversion of open space land to urban uses is a matter of public interest, and will be of benefit to urban dwellers by proscribing non-contiguous development patterns which unnecessarily increase the costs of community services.

The people of San Anselmo hereby reaffirm the goals of the 1960 Master Plan to preserve the essential character of San Anselmo as a quiet and desirable residential community with unusually attractive features in climate, views of green ridges and hillsides, natural forest and vegetative cover, running streams, and a strong economic base.

It is the intent of the City Council to provide for only such urbanization as is necessary to achieve community goals and carry out the adopted City/County general plan by specifically adopting the accompanying map entitled "San Anselmo Conservation and Open Space Plan" as a specific plan and element of the General Plan for the City, and to commence hearings immediately, leading to the rezoning and prezoning of open space as indicated on said map.

The City hereby recommends that Marin County preserve the contiguous open space areas within the San Anselmo watershed as indicated on the accompanying plan map and refer any proposed zoning development or subdivision in such areas to the City for appropriate hearings and further recommendations.

FLOOD CONTROL

The City further declares its intention of adopting the accompanying amendment of the general zoning regulations in order to preserve a minimum 70-foot channel between buildings for the discharge of flood water along San Anselmo creek and its tributaries, and to create thereby, a creekside greenway for preserving vegetation and other uses.

HEALTH AND SAFETY OPEN SPACE

It is further declared to be the policy of San Anselmo that all lands designated as "Health and Safety Open Space" on the Plan or Zoning map, not be built upon during the next planning period (until 2000 A.D.). For lots already subdivided and having access to public utilities, in the health and

safety open space zone, a special engineering report on structural safety and soil stability will be required; and, if approved, such lots may be granted building permits. For lots already improved in the flood plain, building permits may be granted only after a showing that all reasonable precautions relating to flood protection have been designed into building and site plans. For properties bisected by a zone line between health and safety open space districts and other districts, building densities may be averaged for the entire property and densities added to the buildable portion at the rate of one dwelling for each ten acres of health and safety open space. For properties entirely within the health and safety open space zone, densities at the same rate may be transferred to other buildable properties in the same ownership.

OPEN SPACE RESERVE

It is further declared to be the policy of San Anselmo that all lands designated as "Open Space Reserve" be maintained in "Open Space" so long as there are no requirements for urban development to carry out the general plan of the City.

ARCHITECTURAL AND HISTORICAL PRESERVATION

It is hereby declared to be the intent of the City to preserve all buildings of architectural or historical merit, as may be designated by the council from time to time, and to that end the City will withhold any razing permit for a period of ninety days, allowing time for the people of San Anselmo to consider whether they wish to assist in the maintenance or acquisition of such properties before they are demolished.

SUMMARY

It is further declared to be the policy of San Anselmo that San Anselmo should establish appropriate procedures for reviewing all public and private actions that significantly affect goals of the General Plan or in any other way affect the quality of environment throughout the planning area.

This assumes that maintaining the present ecological balance and environmental quality is a prime concern for the public, and that the individual who wishes to make a change must demonstrate that the action will not cause severe or irreparable damage. Traditionally the burden of proof has rested on the Agency reviewing proposals; now it is shifting to the developer or agency wishing to take action.

This Plan requires that the following policies apply throughout the Planning Area. Specific standards will be developed for applying these principles where they do not already exist.

- (1) Air, water and noise pollution shall be prevented or minimized;
- (2) Radioactive, chemical and biological health hazards to stray or wild life shall not be created, and existing levels shall be reduced;
- (3) No operation shall cause irreversible damage or more than minimal reversible change to hydrological and biological processes.
- (4) Streams shall be maintained in their natural state;
- (5) Unique geological, ecological and historic sites shall be protected. Significant natural features shall be included for preservation in their natural state and in an appropriate setting in any design or plan.
- (6) A diversity and abundance of wild life and water life shall be maintained. Vegetation and animal habitats shall be preserved wherever possible;
- (7) Construction shall be located and designed to avoid or minimize the hazards from earthquake, erosion, landslides, floods, fire and accidents;
- (8) Adequate parks and recreation facilities and open space shall be provided;
- (9) Manmade environments, where people spend most of their time, shall be healthful, safe and quiet, and of good design, both functionally and aesthetically;
- (10) Projects shall not cause significant adverse impacts on water supply, fire protection, waste disposal, schools, traffic and circulation or other services and facilities, or on the financial or social environment of the community;

(11) Water supply, flood control, waste water, and solid waste disposal, soil conservation and open space preservation shall be coordinated to create the greatest public benefit and the least degree of environmental damage;

(12) Visual qualities and view potential of both natural and man-made settings shall be an equivalent consideration with other factors in a-y project review. Tree cutting and damage shall be avoided wherever possible;

(13) Resource use shall be the minimum necessary. Recyclable and biodegradable materials shall be utilized and used materials shall be recycled or reused whenever possible;

(14) Rapid or disruptive population and economic growth shall be prevented by limiting building permit approvals in accordance with growth rates recommended in the Marin County-wide Plan as adopted by resolution of the City Council in accordance with the goals of the San Anselmo General Plan and Marin County-wide Plan.

IT IS THEREFORE RESOLVED that the Conservation and Open Space plan as outlined above and its accompanying map entitled "San Anselmo Conservation and Open Space Plan" are hereby adopted.

PASSED AND ADOPTED at a regular meeting of the City Council of the City of San Anselmo held on the 18th day of December, 1973, by the following vote:

- AYES: Councilmen Anderson, Capurro, Perry, Stewart
- NOES: Councilmen None
- ABSENT: Councilmen Blinder

Helen Ragan
Helen Ragan, City Clerk