

RESOLUTION NO. 2099

A RESOLUTION SUSTAINING A PORTION OF AN APPEAL OF A PLANNING COMMISSION ACTION AND APPROVING A LANDSCAPE PLAN AND DESIGN OF SUBDIVISION IMPROVEMENTS AS MODIFIED FOR THE OLD QUARRY SUBDIVISION (ASSESSOR'S PARCEL NUMBERS 177-250-40 AND 41, AND 177-220-50)

WHEREAS, on September 25, 1986 Mr. Jerome Draper of San Anselmo filed an Appeal requesting that the Town Council overturn the San Anselmo Planning Commission approval of a Landscape Plan and Design of Subdivision Improvements for the Old Quarry Subdivision; and

WHEREAS, on October 14 and 27, 1986 the San Anselmo Town Council held a duly noticed and continued public hearing to receive public testimony on the merits of Mr. Draper's Appeal.

NOW THEREFORE BE IT RESOLVED AS FOLLOWS:

- A. The San Anselmo Town Council hereby sustains a portion of the Jerome Draper Appeal, specifically items number 5 and 6 based on the following findings:
1. That the Planning Commission Resolution 86-1 did not contain adequate provisions to insure the long term maintenance and preservation of planting materials identified in the Landscape Concept (Exhibit #2) and the Subdivision Landscape Plan (Exhibit #1).
 2. That Planning Commission Resolution 86-1 Condition #5 did not insure that all cuts associated with the grading plan would be overlaid with topsoil, and that topsoil was necessary to insure the long-term growth of grasses and brush seeds contained in the hydromulch solution which is to be sprayed on all cuts.

BE IT FURTHER RESOLVED THAT:

- C. In conditionally approving the Landscape Plan and Design of Subdivision Improvements for the Old Quarry Subdivision the San Anselmo Town Council makes the following findings:
1. That the Landscape Concept (Exhibit #2) and the Subdivision Landscape Plan (Exhibit #1) for the Old Quarry Subdivision as Conditioned in Exhibit "A" of this Resolution provides the vegetative screening necessary to maintain and enhance the visual quality of the site and the overall visual quality of the community. The type, character and number of plant materials listed on the Landscape Concept (Exhibit #1) and Subdivision Landscape Plan (Exhibit #2) are drought tolerant and compatible with grassland ~~and mixed woodland~~ and mixed woodland in the adjacent and nearby area. Furthermore, the planting and hydromulching associated with the Landscape Plan as conditioned will

stabilize erodable soils and camouflage the visually harsh aspects of improvements such as cuts, fills and retaining walls.


2. That the Master Site Landscaping Plan (Exhibit 1), the Subdivision Landscape Plan (Exhibit 2), and the Subdivision detailed design features shown on Exhibit 5 are functionally and aesthetically compatible with the natural and man-made landscape in the project area. The Landscape Plan depicted in Exhibits 1 and 2 rely on native and not exotic plants, and upon reaching maturity will restore a woodland/grassland habitat at the Quarry Mountain Subdivision Site. Furthermore, the Landscape Plan establishes an overall vegetation theme for the entire Subdivision.
3. The Landscape Plan and Subdivision Design details including the water pump station off-site will not result in any noise or odor which makes the residential environment in the area less desirable.
4. The Landscape Plan and Subdivision Design details as conditionally approved will protect the appearance and value of other homes existing or planned in the surrounding area.
5. That the environmental clearance on the approved Tentative Map for the Quarry Mountain Subdivision (previously known as the Old Quarry Subdivision) found that the 12 homesites in the Subdivision would not have a direct significant adverse traffic impacts or result in any unnecessary traffic hazards.
6. That the Landscape Plan and Subdivision Design detail, including provisions for protection of open space areas from off road vehicles and public access through the site; and improvements such as the impact wall and storm drainage system which reduce erosion and protect downslope property from existing landslide problems will contribute to public health and safety of persons and property in the surrounding area.
7. That in making findings 1-6 the Town Council considered the effects of all improvements associated with the Subdivision including; grading, street location and size, lot access and future building sites.

The foregoing Resolution was adopted and passed at a regular meeting of the Town Council of the Town of San Anselmo held on November 11, 1986, by the following vote:

AYES: Cordingley, Chignell, Sharp, Walsh, Wooliever

NOES: None

ABSENT: None



Caroline Foster
Town Clerk

EXHIBIT A

The Landscape Plan and Design of Subdivision Improvements for the Old Quarry Subdivision (AP#177-250-40 and 41, and 177-220-50) are approved subject to all of the following conditions. All of these conditions must be complied with by the property owner, or successors in interest. Minor modification can be reviewed and approved by Town staff; however, major modifications cannot be made without the approval of the Planning Commission of the Town of San Anselmo.

1. The Master Site Landscaping Plan (Exhibit 1) shall be used as a guide for all future landscaping in the Quarry Mountain Subdivision. The developer responsible for putting in the subdivision improvements, will be required to plant all of the landscaping shown on the Subdivision Landscape Plan (Exhibit 2) as modified by these conditions. The individual property owners will be required to plant the remaining landscaping shown on the Master Site Landscaping Plan (Exhibit 1) for their respective parcels.
2. No project signing will be allowed for the Quarry Mountain Subdivision. Furthermore, the landscape design shall not make an entry statement nor shall any visual barricade (i.e., fences or walls) be constructed at the entrance to the Quarry Mountain Subdivision.
3. The Marin County Open Space shall be signed as follows: One sign shall be located near the water tank along the public access easement and the other sign shall be located along the public access easement at the intersection of the Tomahawk Avenue cul-de-sac and the driveway serving Lots 1 and 2. Additionally, a directional sign to the Open Space shall be located in the vicinity of Tomahawk Avenue and the Indian Rock Road.
4. The boulders shown on either side of Tomahawk Drive at the entry to the Subdivision shall be deleted from the Landscape Plan, because they make an entry statement to the Subdivision.
5. All the cut slopes shown on the grading plan for the subdivision shall be overlain with topsoil, hydromulched and additional planting provided to reduce the visual impact of these cuts. These areas of hydromulch and planting shall be shown on the Subdivision Landscape Plan and the work shall be installed prior to acceptance of Final Subdivision Improvements by the Town.
6. The width of Tomahawk Drive in front of Parcel 11 & 12 may be narrowed from the 28 feet shown on the Tentative Map to the 20 feet shown on the Improvement Plan.

7. The landscaping shown between the existing homes on Indian Rock Road and the western property line of Lot 11 & 12 on the Master Site Landscaping Plan (Exhibit #1), shall be included in the Subdivision Landscape Plan (Exhibit #2) and installed as part of the Subdivision improvements.
8. The Landscape Plan shall provide irregular natural appearing gaps in the woodland and understory planting that will act as a fire break.
9. The grassland adjacent to homesites shall be hydroseeded with a fire retardant seed mix to slow the spread of potential wildfire.
10. Wire cages shall be placed around many plants to protect them from deer. Larger plants (16 gallons +) shall be protected by multiple stakes around the trunk.
11. Trees and shrubs shall be protected by wrapping the trunks with corrugated plastic pipe.
12. Landscaping as shown on the Subdivision Landscape Plan (Exhibit #2) shall be maintained for a period of two years. A bond shall be posted to insure maintenance. The Town will inspect the landscaping 90 days from the date landscaping is completely installed. Any plantings which have died or are in poor health will be required to be replaced by the subdivider at the discretion of the Town. The two year maintenance and bonding period will start from the date of the 90 day inspection.
13. The CC&R's for the Old Quarry Subdivision shall be so written so as to have a covenant that runs with the land that requires each homeowner to install and maintain landscaping which is approved by the Planning Commission and consistent with the Master Landscape Concept. The landscaping will be reviewed and acted on by the Planning Commission at the time an application is made for structure and landscaping design review approval for any given lot in the Subdivision.