



MINUTES
FAIRFAX OPEN SPACE COMMITTEE

16 Park Road, Fairfax

Tuesday, February 24, 2015, 7:30 PM

Mimi Newton - Chair

Susan Adams	Ruth Horn
Michael Ardito	Jack Judkins- Co Chair
Ted Bright	Nancy Morita
Ray Burgarella	Nancy Rogers
Jacob Feickert	Beatrix Berry (<i>ex officio member</i>)
	Hannah Salaverry (<i>ex officio member</i>)

1. Roll Call. Mimi Newton, Susan Adams, Michael Ardito, Ray Burgarella, Jacob Feickert, Ruth Horn, Nancy Rogers. There was a quorum.
2. Approval of January 2015 Minutes and August and December 2013 Minutes; Approval of February 2015 Agenda. Members approved the February 2015 Agenda unanimously with change of Public Expressions to begin prior to consideration of the prior meetings' minutes. Members approved unanimously the January 2015 Minutes (with addition of "of" to correct typo in Item 12. Continued remaining items.
3. Public Expressions. Approximately thirteen members of the public spoke. At least ten members expressed support for the Town's acquisition of the "Wall Property" and concerns about construction impacts and traffic attributable to a development of the "Wall Property." A member also expressed concerns about the hydrostatic flows that might impact the Town's infrastructure from development of 20 Upper Ridgeway (aka 130 Ridgeway).
4. Update and discussion re: Wall Property, Meeting with Town Manager/Planning Dept. (Mimi).
 - a. Mimi reported on her meeting with the Town Manager. It is unknown at this time how many homes could be built on the parcel, due to a number of factors.
 - i. For example, the Property comprises 4 assessor (APN) parcels. The 4 APN parcels are zoned UR-10 (1 home p/10 acres); however, because of the APN parcels' sizes, it is possible that only 7 homes could be developed.
 - ii. In addition, there are environmental considerations that the Town must review as part of a development, e.g., slopes, which may limit the developable acreage.
 - iii. The Planning Dept. has issued 4 conditional certificates of compliance; the Dept. is reviewing requests for certificates of compliance for 6 parcels. A certificate of compliance confirms whether the parcels' legal descriptions existed prior to 1956.
 - b. A member of the public requested that the FOSC hire someone to investigate the applicable laws that would impact development e.g., prescriptive easements.
5. Update and discussion re: Upper Ridgeway Knoll (20 Upper Ridgeway Avenue) (Mimi). This parcel is connected the Wall Property. It is a paper street: The Town requires that a fire truck be able to turn around. A retaining wall may be required to develop the parcel; the public has expressed concerns about potentially blocked views from across the street and that if built, the parcel might open up access. A member of the public requested that FOSC consider placing the parcel on the Open Space Inventory; FOSC confirmed that the parcel is in the Inventory already.
6. Update and discussion re: Ben Ross Property (Jack). Continued to next meeting.

7. Update, discussion and possible action re: Sky Ranch's acquisition and trail restoration (Mimi, Nancy R.)
 - a. Status report – Nancy Rogers reported that the fundraiser is postponed to April. The fundraising committee meeting is scheduled for March 19. MOST has provided a bridge loan to cover restoration costs until August. The parcel was cleaned up/junk removed.
 - b. The Eleven Concert fundraiser focusing on Sky Ranch the open space trails' coverage is scheduled for the weekend of May 11.
8. Update and discussion re: PCA designations and workshop (Mimi and Jack). FOSC created a subcommittee comprising Jack, Michael, Mimi and Ray to identify the PCAs to propose to the Town.
9. Update and discussion re: 164 Willow Avenue development proposal (Mimi, Susan, Ruth, Nancy). There will be a Planning Commission meeting on March 19.
10. Update re: Tax Assessment Districts Workshop (Mimi). There is a Pacheco Valley TAD discussed in the *Marin Independent Journal*.
11. Update re: FOSC Budget (Mimi). Item continued.
12. Update, discussion and possible action re: Open Space Inventory (Mimi). Mimi will assign a parcel to each FOSC member to develop the Inventory information. Susan agreed to handle the Patrice Phillips parcel.
13. Discussion and possible action re: FOSC's 2015 Strategic Plan (Mimi). Members discussed possible Open Space Inventory parcels to focus on in 2015 for acquisition, monitoring or restoration: (a) Raise \$50,000 for Sky Ranch trail restoration; (b) Wall Property; (c) 40 Meadow Way; (d) Patrice Phillips; (e) Upper Ridgeway Knoll; (f) Ben Ross parcel; and (g) Ross Valley School District parcel (Deer Park area). Continue item to March meeting.
14. Discussion and possible action re: Jolly Hill Broom Pull (Michael). The pull is scheduled for March 28, 2015. Nancy Rogers will arrange for and pick up the MMWD pulling equipment.
15. Upcoming Event: San Anselmo Open Space Committee Benefit (Michael). Scheduled for Saturday, April 11 at St. John's Church (Ross).
16. Reports: Tree Committee, GPIC and Affordable Housing (Jake, Mimi). None. Items continued.
17. Members' Expressions. (a) Michael reported that there is an open meeting on access to Marin County parks on February 26, at 6 – 8 p.m.; (b) Hannah and Beatrix will attend the broom pull. Hannah will remain on FOSC next year. Beatrix is graduating and will not be on FOSC next year.

Next Meeting: March 24, 7:30 p.m.

Respectfully submitted,
Susan Adams