

OPEN SPACE PARCELS INVENTORY

The profiles of parcels selected by the Open Space Committee for inclusion in the Open Space Plan are detailed in Appendix A. Following is an index to this Appendix by parcel number:

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APPENDIX A-1

Parcel Numbers: 5-043-16, -22 and -31 and 177-220-54

Location: Off The Alameda

Description: San Anselmo/Sleepy Hollow Divide

Unique Site Features: Property is terminus of major ridge as shown in San Anselmo General Plan. The lower slopes are densely wooded; the upper portion opens into grassy open areas.

Environmental Issues: Portions are very steep. Previous grading has extensively disturbed the property.

Miscellaneous: Although subdivided into four lots -- three in San Anselmo and one in the county -- they are logically considered one parcel due to the orientation of lot lines. If adjacent twenty-two (22) acre parcel were also secured, a continuous public access would be created from The Alameda to existing Marin County Open Space.

Aesthetics: The upper portion of these lots is quite prominently visible from points around the Sleepy Hollow Valley. Likewise, views from the property are very extensive.

Neighborhood/Sphere of Influence: Town of San Anselmo, County of Marin, Holstein Road and The Alameda.

Recreation Potential/Public Utilization: Hiking, horseback riding, jogging, picnicing; visual open space.

Present Usage: Undeveloped

Size:	5-043-16	1.0
	5-043-22	1.4
	5-043-31	1.0
	177-220-54	<u>.23</u>
	Total	3.63 acres

Zoning: 4 units

APPENDIX A-2

Parcel Number: 73-011-20

Location: Southwest side of Ross Valley off of Oak Road, Upper Road, or Worn Springs Road (dirt fire road). Physically located in Town of Ross.

Description: Mt. Baldy

Unique Site Features: Highest point on southwestern slope of Ross Valley. Grassy hillside with woodland on lower slopes. Most prominent landmark of the Ross Valley.

Environmental Issues: The lower parts have steep slopes presenting possible stability problems. The summit is part of the major ridgeline on the southwest side of Ross Valley.

Miscellaneous: There is an abundance of wildlife in the area including sightings of fox and bobcat. Trails through property are proposed in the Countywide Trails Plan and San Anselmo General Plan. The Plan also proposes a joint effort by neighboring communities to protect Mt. Baldy.

Aesthetics: This property offers a spectacular 360 degree view of the Bay Area from Mt. Diablo in the east, San Francisco in the south, Bolinas Ridge in the west, and San Pablo Bay in the east. The grassy summit, from which the property derives its name, is visible from most all of San Anselmo and adjacent communities.

Neighborhood/Sphere of Influence: This property is in the Town of Ross and forms a community separator between San Anselmo, Ross, and the MMWD watershed.

Open Space Contiguity: The property borders on the 17,000 acre MMWD watershed.

Recreation Potential/Public Utilization: Hiking, horseback riding, jogging, kite flying, and bicycle riding. Access link to MMWD hiking trails and to Mt. Tamalpais.

Present Usage: The property is currently privately held as an undeveloped parcel. It has historically been used extensively by the public for recreation.

Size: 54.94 acres

Zoning: Conditional

APPENDIX A-3

Parcel Numbers: 177-220-4, 177-220-3, 177-220-2

Location: Access on Berkeley off of The Alameda. Walk to property from Old Quarry north slope private open space.

Description: North Ridge

Unique Site Features: Partially wooded parcel with some improvements from previous development. Private road and cement foundation remain.

Miscellaneous: The San Anselmo General Plan depicts property as public acquisition area. The plan also proposes trails through property that would connect with Quarry Mountain public pedestrian easement.

Aesthetics: A major ridgeline slopes down to this property. As viewed from a distance, the wooded lower slopes form a green buffer between the developed valley and the grassy ridge.

Neighborhood/Sphere of Influence: The Alameda, Indian Rock, County of Marin.

Open Space Contiguity: Quarry Mountain private open space.

Recreation Potential/Public Utilization: Excellent potential for park and/or picnicing facilities with development of building on existing foundation.

Present Usage: Vacant; development is imminent.

Size:

177-220-4	10.0
177-220-3	4.6
177-220-2	<u>1.5</u>
Total	16.1 acres

Zoning: 1 unit/10 acres

APPENDIX A-4

Parcel Number: 177-220-18

Location: Parallels Old Quarry's north ridge; access from Holstein Road.

Description: Sleepy Hollow/San Anselmo Divide

Unique Site Features: Hillside acreage with trees in the middle of the parcel. Steep sloping terrain with only northwest portion being a gentle slope.

Environmental Issues: No apparent landslides and/or erosion.

Miscellaneous: Open space view for residents of Sleepy Hollow. Can not be seen by San Anselmo residents.

Aesthetics: Property offers excellent views of northern Marin hills. Upper portion of parcel abuts to Old Quarry private open space.

Neighborhood/Sphere of Influence: County of Marin, near Sleepy Hollow.

Open Space Contiguity: Excellent access to Marin County open space.

Recreation Potential/Public Utilization: Very small potential for utilization due to being very steep. Presently no public access through property, but should be preserved for view purposes.

Present Usage: Presently undeveloped.

Size: 12.6 acres

Zoning: 1 unit/10 acres

APPENDIX A-5

Parcel Number: 177-220-55

Location: Access on Holstein road off The Alameda

Description: San Anselmo/Sleepy Hollow divide

Unique Site Features: Prominent ridge as depicted in the San Anselmo General Plan.

Environmental Issues: Some small slides on hillside; erosion from grazing.

Miscellaneous: This parcel could be an important access route to extensive county open space.

Aesthetics: Excellent views of northern Marin hills.

Neighborhood/Sphere of Influence: County of Marin. Can be seen by all hillside residents of Sleepy Hollow and Oak Springs.

Open Space Contiguity: Marin County open space.

Recreation Potential/Public Utilization: Already utilized by horse owners. Hiking and visual open space.

Present Usage: Currently used for boarding horses.

Size: 21.8 acres

Zoning: 1 unit/10 acres

APPENDIX A-6

Parcel Numbers: 177-190-04 and 177-220-10

Location: West slope of Sunny Hills Ridge near Los Angeles Blvd.

Description: Sunny Hills Ridge

Unique Site Features: Grassy, open ridge land with moderately steep hillsides and scattered oak trees. Seasonal creek with willow trees meandering through field, meadow, and hillside.

Environmental Issues: Small, isolated slides located near the west base of the ridge.

Aesthetics: Offers an unobstructed view of the San Anselmo area and the Ross Valley area with a nearly level ridge line visible from many areas of Ross Valley.

Miscellaneous: Includes major ridge as shown in San Anselmo General Plan. Fire road at top of the property is proposed as public trail in Countywide Trails Plan and San Anselmo General Plan. The emphasis should be to preserve the ridge and hillside areas of this parcel. The existing creek provides a natural boundry between open space and residential.

Neighborhood Sphere of Influence: The area borders Mt. Tamalpais Cemetery and Sorich Ranch Park in the town of San Anselmo.

Open Space Contiguity: Borders existing Marin County Open Space forming a unique ridge line open space area bordering Sunny Hills Ridge.

Recreation Potential/Public Utilization: Hiking, bicycle riding, horseback riding; visual open space.

Present Usage: Privately held undeveloped parcel. Subdivision plan approved in 1982 for 6 units.

Size:	177-220-04	3.8 (1 acre flat and 2.8 acres on hill)
	177-220-10	<u>11.2</u> (hill and ridge)
	Total	15.0 acres

Zoning: 1.33 units/acre

APPENDIX A-7

Parcel Number: 7-154-02

Location: End of Oak Avenue

Description: Mt. Baldy Ridge

Unique Site Features: Heavily wooded; lower portion includes seasonal creek.

Environmental Issues: Steep slopes on lower portion.

Miscellaneous: Horses have been stabled on small improved area. The San Anselmo General Plan proposes the road fronting this property as a trail. The Countywide Trails Plan proposes a trail crossing the lower portion of the property.

Aesthetics: Appears as part of a heavily wooded slope.

Neighborhood/Sphere of Influence: Rosenthal tract; Town of San Anselmo.

Open Space Contiguity: None, but very close to M.M.W.D.

Recreation Potential/Public Utilization: Hiking; visual open space.

Present Usage: Undeveloped

Size: 3.22 acres

Zoning: R.1.H.-2

APPENDIX A-8

Parcel Number: 177-190-12

Location: Off of Los Angeles Blvd.

Description: Sunny Hills Ridge

Unique Site Features: Grassy, open ridge land with moderately steep hillsides and scattered oak trees. Seasonal creek with willow trees meandering at base of hillside.

Environmental Issues: Small, isolated slides located near the west base of the hillside.

Aesthetics: Offers an unobstructed view of the San Anselmo area and the Ross Valley area with a nearly level ridge line visible from many areas of Ross Valley.

Miscellaneous: Includes major ridge as shown in San Anselmo General Plan. Fire road at top of the property is proposed as public trail in Countywide Trails Plan and San Anselmo General Plan.

Aesthetics: Visible from many areas of Ross Valley.

Neighborhood/Sphere of Influence: County of Marin

Recreation Potential/Public Utilization: Hiking, running, horse-back riding; visual open space.

Present Usage: Privately owned; undeveloped.

Size: 5.3 acres

Zoning: 0.75 unit per acre

APPENDIX A-9

Parcel Number: 177-190-16

Location: Off of Los Angeles Blvd.

Description: Sunny Hills Ridge

Unique Site Features: Grassy, open ridge land with moderately steep hillsides and scattered oak trees. Seasonal creek with willow trees meandering at base of hillside.

Miscellaneous: Includes a major ridge as shown in San Anselmo General Plan. Fire road at top of property is proposed as public trail in Countywide Trails Plan and San Anselmo General Plan. The emphasis should be to preserve the ridge and hillside area of this parcel. The existing creek provides a natural boundary between open space and residential.

Aesthetics: Visible from many areas of Ross Valley. Broad views of Mt. Tamalpais and Ross Valley.

Neighborhood/Sphere of Influence: County of Marin

Recreation Potential/Public Utilization: Hiking, running, horse-back riding; visual open space.

Present Usage: Undeveloped; privately owned.

Size: 1.7 acres

Zoning: .075 unit per acre, (subdivided into 3 lots)

APPENDIX A-10

Parcel Numbers: 6-013-41, 6-013-42

Location: Off of Monterey Terrace and Los Angeles Boulevard

Description: Sunny Hills Ridge

Unique Site Features: Grassy ridgeline with scattered oaks

Miscellaneous: This property is designated public acquisition area in the San Anselmo General Plan. The plan also indicates proposed access and trails from Los Angeles Boulevard to ridge through property.

Aesthetics: Visible from many areas of Ross Valley.

Neighborhood/Sphere of Influence: Located within the town of San Anselmo.

Recreation Potential/Public Utilization: Hiking, running, horse-back riding; visual open space.

Present Usage: Undeveloped; privately owned.

Size:	6-031-41	2.0
	6-031-42	<u>2.91</u>
	Total	4.91 acres

Zoning: Parcel 6-031-41 zoned R.1.H.-2
Parcel 6-031-42 zoned R.1.-4 lots

APPENDIX A-11

Parcel Numbers: 6-061-33 and 177-190-05

Location: Off Sunny Hills Drive

Description: Sunny Hills Ridge

Unique Site Features: Grassy ridge line with scattered oaks. Very steep ravine with scattered eucalyptus trees. Ridge descends to Sir Francis Drake corridor.

Miscellaneous: This property includes a major ridge as depicted in the San Anselmo General Plan. Only the ridge and slope portions of the property are necessary for open space protection.

Aesthetics: Visible from many areas of Ross Valley; offers a unique unobstructed view of San Anselmo and Ross Valley.

Neighborhood/Sphere of Influence: Located within the town of San Anselmo in the Red Hill School and Los Angeles Boulevard and Monterey Avenue areas.

Open Space Contiguity: Borders Mt. Tamalpais Cemetery and is near to Red Hill School, Sorich Ranch Park, Memorial Park, and Marin County Open Space.

Recreation Potential/Public Utilization: Hiking, horseback riding, access link to existing open space, and borders existing city park -- Memorial Park.

Present Usage: Partially developed.

Size:	6-061-33	25.1
	177-190-05	<u>6.25</u>
	Total	31.35 acres

Zoning: P.P.D.

APPENDIX A-12

Parcel Number: 73-011-01

Location: Southwest side of Ross Valley off of Oak Road, Upper Road, or Worn Springs Road (dirt fire road). Physically located in the Town of Ross. Surrounded by parcel number 73-011-02.

Description: Mt. Baldy

Unique Site Features: Grassy, open; summit and upper slopes of Mt. Baldy; contiguous to larger Mt. Baldy parcel.

Environmental Issues: Landlocked. Any development would require extensive improvements. Building would have major visual impact.

Miscellaneous: There is an abundance of wildlife in the area including sightings of fox and bobcat.

Aesthetics: This property offers a spectacular 360 degree view of the Bay Area from Mt. Diablo in the east, San Francisco in the south, Bolinas Ridge in the west and San Pablo Bay in the east. The grassy summit, from which the property derives its name, is visible from most of San Anselmo and adjacent communities.

Neighborhood/Sphere of Influence: This property is in the Town of Ross and forms a community separator between San Anselmo, Ross, and the MMWD watershed.

Open Space Contiguity: The property borders on the 17,000 MMWD watershed.

Recreation Potential/Public Utilization: Hiking, horseback riding, jogging, and kite flying.

Present Usage: The property is currently privately held as an undeveloped parcel. It has historically been used extensively by the public for recreation.

Size: 5 acres

Zoning: Conditional

APPENDIX A-13

Parcel Number: 7-071-01

Location: North ridge of Mt. Baldy. Faces San Anselmo from western ridge of Ross Valley and is adjacent to Sky Ranch horse stable.

Description: Mt. Baldy Ridge

Unique Site Features: Brushy, steep slopes; partially wooded.

Environmental Issues: Has been used as a horse grazing pasture which has caused erosion.

Miscellaneous: Varied wildlife, including jack rabbits.

Aesthetics: Ridge line.

Neighborhood/Sphere of Influence: Located in San Anselmo on the Fairfax boundary.

Open Space Contiguity: M.M.W.D.

Recreation Potential/Public Utilization: Existing fire road offers important access to M.M.W.D. and is proposed as public trail in Countywide Trails Plan.

Present Usage: Undeveloped horse pasture.

Size: 5 acres

Zoning: R.1.PPD. B.20

APPENDIX A-14

Parcel Number: 7-071-02

Location: North ridge of Mt. Baldy; faces San Anselmo from western ridge of Ross Valley.

Description: Mt. Baldy Ridge

Unique Site Features: Mostly wooded; opens up at ridgeline.

Environmental Issues: Very steep on lower slopes; vulnerable to fire.

Aesthetics: Ridge forms backdrop at western Ross Valley.

Neighborhood/Sphere of Influence: Remote; part of Rosenthal Tract.

Open Space Contiguity: M.M.W.D.

Recreation Potential/Public Utilization: Hiking trails to M.M.W.D.; visual open space.

Present Usage: Undeveloped; no access.

Size: 5 acres

Zoning: R.1.PPD. B.20

APPENDIX A-15

Parcel Number: 7-101-01

Location: North ridge of Mt. Baldy; faces San Anselmo from western ridge of Ross Valley.

Description: Mt. Baldy ridge

Unique Site Features: The ridgeline rises to a prominent knoll at the north end of the the property and is visible from many vantage points.

Environmental Issues: Steep and remote; would require extensive improvement to develop; vulnerable to fire.

Miscellaneous: Diverse woodland, such as, Live Oak, Black Oak, Bay, Madrone, and spring wildflowers. Countywide Trails Plan depicts proposed trail on property.

Aesthetics: Ridge forms west boundary of Ross Valley; distant views of Bay Area from ridge.

Neighborhood/Sphere of Influence: Rosenthal Tract

Open Space Contiguity: M.M.W.D.

Recreation Potential/Public Utilization: Hiking trails to M.M.W.D.; visual open space.

Present Usage: Undeveloped.

Size: 7 acres

Zoning: R.1.H.-3 with parcel 7-154-01 (see A-16)

APPENDIX A-16

Parcel Number: 7-154-01

Location: Southwest side of Ross Valley off of Oak Road, Upper Road, or Worn Springs Road (dirt fire road); at end of fire road; an extension of Oak Road.

Description: Mt. Baldy ridge

Unique Site Features: This is a small parcel just off the ridgeline.

Environmental Issues: The hillside drops off steeply towards a seasonal creek.

Miscellaneous: This parcel is contiguous with 7-101-01 and is a crucial access link to the much larger parcel. The Countywide Trails Plan depicts a proposed trail on this property.

Aesthetics: Ridge top: extensive views.

Neighborhood/Sphere of Influence: Rosenthal Tract

Open Space Contiguity: M.M.W.D.

Recreation Potential/Public Utilization: Located at junction of main trails and fire road; picnicing and hiking.

Present Usage: Private; undeveloped. Although it is not suitable as a building site, it could potentially be developed for an access road.

Size: 0.37 acres

Zoning: R.I.H.-3 with parcel 7-101-01 (see A-15)

APPENDIX A-17

Parcel Number: 7-071-03

Location: Mid-slope of Mt. Baldy Ridge; no access.

Description: Mt. Baldy Ridge slope; part of 25 acre parcel.

Unique Site Features: Heavily wooded; some redwoods.

Environmental Issues: Very steep, with no existing access from San Anselmo. Road building could have large impact.

Miscellaneous: Due to the remoteness of this area, it is a habitat for diverse wildlife. Countywide Trails Plan depicts proposed trail on property.

Aesthetics: This wooded hillside is visible from many locations.

Neighborhood/Sphere of Influence: Rosenthal Tract near Scenic Avenue and Allyn Avenue.

Open Space Contiguity: Although not directly contiguous, this parcel is near M.M.W.D. and the Sky Ranch stables.

Recreation Potential/Public Utilization: This lot abuts a town owned parcel on Allyn Avenue, thereby creating a potential access link to roads and trails of the M.M.W.D.; visual open space.

Present Usage: Private; undeveloped.

Size: 9.12 acres

Zoning: 12 units on three lots; R.1.H.-12 with parcels 7-154-04 (see A-18) and 7-101-02 (see A-19)

APPENDIX A-18

Parcel Number: 7-101-02

Location: Downslope of Mt. Baldy Ridge; contiguous with parcels 7-071-03 and 7-154-04; access via Redwood Road.

Description: Mt. Baldy Ridge slope; part of 25 acre parcel.

Unique Site Features: Heavily wooded; some redwoods.

Environmental Issues: Very steep; unstable areas mapped in previous E.I.R. Run-off flows into seasonal creek which is channeled into towns storm drains.

Miscellaneous: Due to remoteness of this area, it is a habitat for diverse wildlife. Countywide Trails Plan depicts proposed trail route on property.

Aesthetics: This wooded hillside is visible from many locations. There are several groves of redwoods on the property.

Neighborhood/Sphere of Influence: Rosenthal Tract; upper end of Redwood Road.

Open Space Contiguity: None, though near M.M.W.D.

Recreation Potential/Public Utilization: Hiking trails to M.M.W.D.; visual open space.

Present Usage: Private; undeveloped.

Size: 13.12 acres

Zoning: 12 units on 3 lots; R.1.H.-12 with parcels 7-154-04 (see A-19) and 7-071-03 (see A-17)

APPENDIX A-19

Parcel Number: 7-154-04

Location: Downslope of Mt. Baldy Ridge; contiguous with parcels 7-101-02 and 7-101-03; access from Oak Avenue.

Description: Mt. Baldy Ridge slope; part of 25 acre parcel.

Unique Site Features: Heavily wooded; some redwoods.

Miscellaneous: Due to the remoteness of this area, it is a habitat for diverse wildlife. Countywide Trails Plan depicts proposed trail on property.

Aesthetics: This wooded hillside is visible from many locations.

Neighborhood/Sphere of Influence: Rosenthal Tract bordered by Redwood Road and Oak Avenue.

Recreation Potential/Public Utilization: Hiking trails to M.M.W.D.; visual open space.

Present Usage: Private; undeveloped.

Size: 3.41 acres

Zoning: 12 units on three lots; R.1.H.-12 with parcels 7-101-02 (see A-18) and 7-071-03 (see A-17)

APPENDIX A-20

Parcel Number: 7-201-02

Location: Downslope of Mt. Baldy off of Oak Avenue.

Description: Mt. Baldy slope; one of three contiguous lots.

Unique Site Features: Heavily wooded hillside

Environmental Issues: Very steep

Miscellaneous: Along with adjacent parcels, it would provide development buffer to Mt. Baldy. Frontage road designated as trail in San Anselmo General Plan.

Aesthetics: Woodland setting.

Neighborhood/Sphere of Influence: Rosenthal Tract; upper Oak Avenue.

Open Space Contiguity: Near M.M.W.D.

Recreation Potential/Public Utilization: Visual open space.

Present Usage: Undeveloped.

Size: 2.34 acres

Zoning: R.1.H. 1 unit

APPENDIX A-21

Parcel Number: 7-201-10

Location: Downslope of Mt. Baldy off Oak Avenue

Description: Mt. Baldy slope

Unique Site Features: Heavily wooded hillside

Environmental Issues: Very steep

Miscellaneous: Along with adjacent parcels would provide development buffer to Mt. Baldy. Frontage road designated as trail in San Anselmo General Plan.

Aesthetics: At around the 800 ft. elevation, this parcel can be seen from many distant locations.

Neighborhood/Sphere of Influence: Rosenthal Tract; upper Oak Avenue.

Open Space Contiguity: M.M.W.D.

Recreation Potential/Public Utilization: Possible trails to Mt. Baldy; visual open space.

Present Usage: Undeveloped.

Size: 7.22 acres

Zoning: R.1.H. 3 units.

APPENDIX A-22

Parcel Number: 7-154-07

Location: North slope of Mt. Baldy

Description: Mt. Baldy slope; one of three contiguous lots; one house.

Unique Site Features: Heavily wooded hillside

Environmental Issues: Very steep

Miscellaneous: This parcel has been partly developed. The remaining portion of this 3.5 acre parcel could be added to the adjoining parcels to create an open space buffer to Mt. Baldy.

Aesthetics: At around the 800 ft. elevation, this parcel can be seen from many distant locations.

Neighborhood/Sphere of Influence: Rosenthal Tract; upper Oak Avenue.

Open Space Contiguity: M.M.W.D.

Present Usage: Limited to existing development.

Size: 3.48 acres

Zoning: R.1.H. 1 unit

APPENDIX A-23

Parcel Number: 174-070-20

Location: Off of Oak Springs; west of Kite Hill.

Description: Fairfax/Sleepy Hollow divide

Unique Site Features: This is a grassy, open ridge that drops steeply into Oak Manor. It is west of the San Anselmo town limits and is not visible to most town residents. The lower slopes of this parcel are covered with oak and bay trees. Wildflowers are abundant in the sunlit grassy areas. There are some rock outcroppings.

Environmental Issues: Due to the steep hillsides, any grading would raise serious questions concerning erosion and landslide possibilities. There is some evidence of erosion from a graded plateau on the north edge of this site.

Miscellaneous: This property includes a major ridge line as shown in the San Anselmo General Plan. The Countywide Trails Plan proposes making public the existing fire road. This would directly benefit residents of San Anselmo. Due to the size and topography of this property, primary importance is to preserve the ridge top and establish access rights.

Aesthetics: This is a prominent ridge that serves as a natural buffer between San Anselmo and Oak Manor. The views from this site are breathtaking -- San Francisco, the East Bay, San Pablo Bay, White's Hill, Mt. Baldy, and Mt. Tamalpais.

Neighborhood/Sphere of Influence: County of Marin. Adjacent to Oak Springs neighborhood, but visible only to those homes on the west side of the subdivision.

Open Space Contiguity: It is adjacent to Kite Hill open space.

Recreation Potential/Public Utilization: Hiking, horseback riding, jogging, and bicycle riding; visual open space.

Present Usage: Undeveloped county land.

Size: 96.49 acres

Zoning: R.S.P.-0.1

APPENDIX A-24

Parcel Number: 5-011-60

Location: Off of Oak Springs Drive

Description: Oak Springs Slope

Unique Site Features: This is a steep, grassy ridge topped by the Oak Springs subdivision and dropping toward Fairfax and Traxler in San Anselmo. It is studded with oaks and occasional bay trees.

Environmental Issues: There is evidence of several slides and past erosion from a graded plateau at the top of the site.

Miscellaneous: This is a major ridge as depicted in the San Anselmo General Plan. Both the San Anselmo General Plan and the Countywide Trails Plan propose trail routes on this property.

Aesthetics: This site serves as a natural buffer between San Anselmo and Fairfax. It offers views of Mt. Tamalpais, Mt. Baldy, San Francisco Bay, and the hills of West Marin.

Neighborhood/Sphere of Influence: Adjacent to Oak Springs subdivision. It overlooks homes on Camino de Herrera and Traxler, as well as homes in Fairfax.

Open Space Contiguity: Property abuts small Fairfax and San Anselmo parcels. It is close to Kite Hill.

Recreation Potential/Public Utilization: Hiking on fire roads. It is too steep for jogging or bike riding. Visual open space.

Present Usage: Undeveloped.

Size: 9.4 acres

Zoning: R.1.H.-5

APPENDIX A-25

Parcel Number: 5-031-35

Location: Off of Traxler

Description: Oak Springs Slope

Unique Site Features: This is a bowl extending up from Traxler to the west edge of Camino de Herrera. It is a grassy hillside with oak and bay trees. A creek runs from the bottom of this site into a culvert beneath Traxler. Vegetation is lush.

Environmental Issues: Evidence of earth movement indicates that this area is unstable. The creek gets up to three (3) feet deep in heavy rains according to neighbors.

Miscellaneous: This parcel is designated as public acquisition area in the San Anselmo General Plan which also proposes trail access.

Aesthetics: Views from the top of this site stretch to Mt. Tamalpais, Mt. Baldy, and the hills of West Marin. The lower woody portion of this site gives adjoining neighborhood a peaceful feeling.

Neighborhood/Sphere of Influence: Adjacent to Traxler neighborhood and homes along Camino de Herrera. Residents here have a strong desire to see this remain as open space.

Open Space Contiguity: Property abuts small San Anselmo and Fairfax parcels.

Recreation Potential/Public Utilization: A well worn path indicates this is frequently used for short hikes and peaceful get-aways in a wooded ravine.

Present Usage: Undeveloped

Size: 19.5 acres

Zoning: R.1.H.-5

APPENDIX A-26

Parcel Number: 177-220-24

Location: Sacramento Street

Description: Indian Rock Hills

Unique Site Features: It is a steep hillside with several oak trees and a pleasant, but presently unused horse corral.

Environmental Issues: It has several areas of erosion.

Miscellaneous: This parcel is designated in the San Anselmo General Plan as public acquisition area. The Plan also proposes trail routes through the property.

Aesthetics: The ridge top affords a striking and picturesque view of San Pablo Bay and numerous other scenic vistas.

Open Space Contiguity: It abuts the Marin County Open Space District and Sorich Ranch Park.

Recreation Potential/Public Utilization: Very hilly, but a great place to sit or picnic.

Present Usage: Partially improved

Size: 5.6 acres

Zoning: R.M.P.-0.1

APPENDIX A-27

Parcel Number: 177-171-02

Location: Between Tomahawk and Miwok Roads

Description: Indian Rock Hills

Unique Site Features: The lower portion is a relatively densely wooded hillside with many Bay Laurels and a few oak trees.

Environmental Issues: It has an eroding gully. The erosion has largely resulted from drainage off the Old Quarry.

Miscellaneous: It is the home of numerous small animals and the frequent habitat of songbirds, frogs, and foraging deer. This property is designated as a public acquisition area in the San Anselmo General Plan.

Aesthetics: It contains one of the few remaining undeveloped, extensively wooded areas in this part of town. Its upper reaches afford a commanding view of San Pablo Bay and numerous other scenic vistas.

Open Space Contiguity: Near Marin County Open Space.

Recreation Potential/Public Utilization: A great place for solitude; possible hiking trails.

Present Usage: Undeveloped.

Size: 3.6 acres

Zoning: R.1.B.-2

APPENDIX A-28

Parcel Number: 2-181-20

Location: Fairfax -- end of Crest Road. Beyond Summit Road in San Anselmo; situated at Town boundary.

Description: Ridge separating San Anselmo from Fairfax

Unique Site Features: Ridge forms grassy knoll; scattered Oak trees.

Environmental Issues: Has been used as pasture for horses. Overgrazing has damaged ground cover and caused erosion.

Miscellaneous: It may be desirable to negotiate a pedestrian easement through the property for the purpose of access to MMWD lands from San Anselmo. This would continue the existing public easement from Summit Road to Town boundary. The Countywide Trails Plan and San Anselmo General Plan acknowledge this route. The San Anselmo General Plan designates the property as a major ridge line.

Aesthetics: The site forms a highly visible ridge line when viewed from the vicinity of the "Hub". Views from the site are broad, from the Bay to the east, to the Bolinas Ridge to the southwest.

Open Space Contiguity: None, but close to MMWD.

Recreation Potential/Public Utilization: Hiking, running, picnicing; visual open space.

Present Usage: Private horse pasture and stables.

Size: 6.79 acres

Zoning: Conditional

APPENDIX A-29

Parcel Numbers: 177-240-01 and 177-240-02

Location: Backslope of Red Hill

Description: Red Hill Saddle Ridge

Unique Site Features: Backside of Red Hill. Scattered oaks. Some parts are very steep.

Miscellaneous: This property includes a major ridge as depicted in the San Anselmo General Plan.

Aesthetics: Visible from many areas of Ross Valley

Neighborhood/Sphere of Influence: Located within the town of San Anselmo in the Red Hill School and Sequoia Avenue areas.

Open Space Contiguity: Borders Mt. Tamalpais Cemetery and is near to Red Hill School and Red Hill.

Recreation Potential/Public Utilization: Hiking, horseback riding, access link to existing open space.

Present Usage: Partially developed on lower slopes.

Size:	177-240-01	14.65
	177-240-02	<u>5.35</u>
	Total	20.00 acres

Zoning: P.P.D.

APPENDIX A-30

Parcel Number: 6-061-24

Location: West side of Red Hill Mountain. Adjacent to Red Hill School on the east side of Shaw Ave.

Description: Western slope of Red Hill Mountain.

Unique Site Features: Steep, wooded slope.

Environmental Issues: Areas of instability and very steep.

Miscellaneous: Many students and residents walk the property from Sequoia neighborhood to Red Hill and beyond. Well worn trail are throughout the parcel. Wildlife also use the area for a habitat.

Aesthetics: Visible from San Anselmo west and southwest of Red Hill.

Neighborhood/sphere of Influence: Sequoia Park, Town of San Anselmo.

Open Space Contiguity: Adjacent to San Anselmo town property on Red Hill Mountain.

Recreation Potential/Public Utilization: Hiking, picnicking and outdoor education for nearby schools.

Present Usage: Undeveloped

Size: 8.19 acres

Zoning: PPD C-3

APPENDIX A-31

Parcel Number: 6-091-56

Location: Southeast side of Red Hill Mountain

Description: Red Hill slope

Unique Site Features: Frontside of Red Hill Mountain. Scattered Eucalyptus trees and many open area for enjoying the wonderful views.

Environmental Issues: Very steep and adjacent to Red Hill slide areas.

Miscellaneous: This property has part of a proposed Red Hill trail in the 1976 General Plan.

Aesthetics: Highly visible from the Ross Valley.

Neighborhood/Sphere of Influence: Sequoia Park and the Hub neighborhoods are adjacent to this parcel.

Open Space Contiguity: Adjacent to San Anselmo town property on Red Hill.

Recreation Potential/Public Utilization: Hiking, picnicking, solitude and visual open space.

Present Usage: Undeveloped

Size: 2 acres

Zoning: R-1-H

APPENDIX A-32

Parcel Number: 7-154-05

Location: End of Oak Avenue

Description: Mt. Baldy Ridge

Environmental Issues: Unimproved dirt road.

Miscellaneous: This parcel is a roadway easement. It is the logical public access from Oak Avenue to the lands of the MMWD and is proposed as such in the San Anselmo General Plan.

Neighborhood/Sphere of Influence: Rosenthal Tract, Town of San Anselmo.

Open Space Contiguity: Directly contiguous with MMWD property.

Recreation Potential/Public Utilization: Public access to MMWD and Mt. Baldy

Present Usage: Private roadway

Size: ?

Zoning: none

APPENDIX A-33

Parcel Number: 7-154-03

Location: End of Oak Avenue

Description: Mt. Baldy Ridge

Unique site features: Wooded mixed forest.

Environmental Issues: Property is quite steep.

Miscellaneous: Together with the adjacent property this would be part of a greenbelt along the Mt. Baldy Ridge. The countywide trails plan proposes trail access along the lower portion at the property.

Neighborhood/Sphere of Influence: Rosenthal Tract, Town of San Anselmo.

Open Space Contiguity: Near MMWD property.

Recreation Potential/Public Utilization: Hiking.

Present Usage: Private undeveloped

Size: 3.05 acres

Zoning: R1-H, 1 max

APPENDIX A-34

Parcel Number: 2-181-21

Location: End of Crest Road, Fairfax

Description: Sky Ranch

Environmental Issues: Property has been pasture for horses for many years. Most of the low vegetation has been grazed and the ground compacted.

Miscellaneous: The current use of this property as a horse boarding facility is a desirable one. The significant impacts of development on both San Anselmo and Fairfax warrant consideration of open space acquisition in the future. The property's central location along the Mt. Baldy ridge and the existing fire roads make it a key potential access point.

Neighborhood/Sphere of Influence: Town of Fairfax, Near Scenic Avenue and Summit Road in San Anselmo.

Open Space Contiguity: Directly contiguous with MMWD property.

Recreation Potential/Public Utilization: Horses, hiking

Present Usage: Horse boarding, pasture

Size: 11 acres

Zoning: RS6

APPENDIX A-35

Parcel Number: 2-181-12

Location: North end of Mt. Baldy Ridge

Description: Mt. Baldy Ridge

Environmental Issues: Part of ridgetop has been graded and filled for horse enclosure. Steep slopes on lower portion have been grazed and compacted for many years.

Miscellaneous: The existing dirt road along the ridge is proposed as a trail in the countywide trails plan.

Aesthetics: The Southwest face of the property is open grassland with scattered oaks. The open ridgetop borders the wooded slope on the North. Spectacular views of Mt. Baldy, Mt. Tamalpais and the Bolinas Ridge can be seen from the ridgetop. The property is highly visible from the West, from Fairfax, and the MMWD watershed.

Neighborhood/Sphere of Influence: Town of Fairfax, contiguous with San Anselmo Town Boundary

Open Space Contiguity: Near to MMWD property.

Recreation Potential/Public Utilization: Horses, hiking

Present Usage: Private, horse pasture

Size: 11.21

Zoning: RS6

APPENDIX A-36

Parcel Number: 5-300-15

Location: Off of Carlson Avenue

Description: Sleepy Hollow

Environmental Issues: Upper portion is very steep.

Miscellaneous:

Neighborhood/Sphere of Influence: Sleepy Hollow, Town of San Anselmo.

Open Space Contiguity: Contiguous to Town of San Anselmo parcel.

Recreation Potential/Public Utilization: Hiking, view, picnicing, visual open space.

Present Usage: Private undeveloped

Size: 11.4 acres

Zoning: R1H, 8 maximum