

PROPERTY INFORMATION

Address: Scenic Trail

Parcel No: 001-022-04

Owner/Agent Name and Contact Info:

Arthur & Elena Court Family Trust

Elena Court (w) 415-468-8599; (h) 415-467-8393

Size of the parcel: _____

Zoning, including overlays and special protection areas (setbacks, ridgeline etc):

SF Residential RS 6

Potential development (houses/other residential or commercial units): _____

Preservation assistance available from non-town sources:

Parcel has potential for other public uses:

Encumbrances, easements etc. affecting (if available, e.g through Title Report):

Access through easement.

Development Status:

Nothing pending

PRIORITY RATING SHEET

Score: Assign 1-10 points for each of the follow categories

I. PROPERTY ATTRIBUTES

A. Natural Resources _____ 5 _____ [Score]

Notes: Heavily wooded, madrone, bay

B. Cultural Resources _____ 3 _____ [Score]

Notes: May provide an open space buffer (with other lots); may have visual impact if developed

C. Recreational Opportunities _____ 4 _____ [Score]

Notes: Easement crosses property; easement adjoins with existing trail that appears to be in use

D. Connectivity _____ 8 _____ [Score]

Notes: Connects with other protected open space area and with other undeveloped lots. Provides buffer and wildlife area, as well as prevents development of intermediary ridge.

Total Property Attributes Score _____ 20 _____ [Total Score]

II. ADDITIONAL CONSIDERATIONS

[Note: A particularly high or low score on one of these “Additional Considerations” would offset a high or low “Property Attributes” score]

E. Level of Threat _____ 2 _____ [Score]

Notes: Would have to be developed with other adjacent lots.

F. Cost Related Issues _____ 10 _____ [Score]

Notes: Property for donation at no cost to Town.

PRIORITY RATING – DESCRIPTION OF CRITERIA

I. PROPERTY ATTRIBUTES

A. Natural Resources

1. Parcel contains a creek or stream that drains to Fairfax or San Anselmo Creeks, provides a vegetated buffer in a riparian zone, provides a water retention area, or otherwise provides benefits to the watershed.
2. Parcel contains large specimen or old-growth trees, especially natives such as live oak, valley oak, alder, redwood, madrone or other native tree species.
3. Parcel provides a significant area of native plant community habitat area (mixed evergreen forest, riparian, northern coastal scrub, chaparral, oak woodland and oak savannah).
4. Parcel provides smaller, relatively undisturbed areas of native plant communities that are rare.
5. Parcel is *known* to contain plant or animal species listed as threatened, endangered, fully protected or of special concern under the state or federal endangered species acts.
6. Parcel includes potential habitat suitable for plant or animal species that are or may be located within the Fairfax Planning Area in the foreseeable future and that are listed as threatened, endangered, fully protected or of special concern under the state or federal endangered species acts.
7. Parcel contains prime agricultural lands or soils of local significance.
8. Parcel supports a wide diversity of native plant and animal species.

B. Cultural Resources

1. Parcel contains important historic artifacts or structure, or is itself an historic cultural site or native American site or resource.
2. Parcel currently used for agriculture or in farm ownership and/or part of larger block of agricultural land.
3. Parcel contains important scenic views or vistas or is located wholly or partially within Town Visually Distinctive Areas or is located wholly or partially within a Ridgeline Scenic Corridor as defined on Town Visual Resources Map No. 9.

B. Cultural Resources (cont.)

4. Parcel contains a special place or a prime natural feature of the landscape that would likely be lost through development.
5. Parcel provides a buffer or greenbelt between developed and undeveloped lands.

C. Recreational Opportunities

1. Parcel provides existing or potential public access for passive recreational activities, such as hiking, biking, bird-watching, or picnicking.
2. Parcel provides a possible link to or significant spur of a Town, regional or State trail system.
3. Parcel contains part of an existing trail identified in the Town inventory or trails within and between open space lands in the Fairfax Planning Area.
4. Parcel contains the location of priority for a future Town, regional or State trail.
5. Parcel presents other appropriate recreational opportunities that are consistent with town open space plans and regulations.

D. Connectivity

1. Parcel is designated for prospective acquisition as open space in the Town "Inventory" of open space lands (see General Plan Open Space Element) or is designated as a priority for acquisition in other Town planning documents.
2. Parcel connects with other open space areas so as to provide a corridor or a segment of a corridor for wildlife
3. Parcel is important link in a planned open space corridor or greenbelt.
4. Parcel will link, extend or infill existing protected areas.
5. Parcel is accessible to residents.

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II. ADDITIONAL CONSIDERATIONS

[High score would significantly increase acquisition priority;
low score would significantly decrease]#

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E.##Level of Threat

1. Parcel is not protected by any existing adopted Town moratorium or other restriction on development.
2. There is no need for significant development of access road, utility connections etc. before developing site (i.e. existing infrastructure is already in place).
3. Parcel is a large parcel, which has been legally subdivided and has potential for multiple unit development.
4. Parcel has few or no significant constraints to development, such as poor soils and landslide potential, steep slopes, creek or stream, need to develop utility infrastructure or difficult access.
5. Applicable zoning of the parcel makes development or further subdivision likely or possible.
6. Development of the site, even for a single home, would likely cause extensive disturbance or habitat fragmentation in an important natural area.

F. Cost Related Issues

1. Parcel is relatively free of conditions that may pose risk of cost or liability to Town (potential for litter problems, stream erosion issues, hazardous materials and related issues – old dump site etc., fire clearance and maintenance costs, landslide threat to other properties, tree-fall liability).
2. Purchasing parcel would eliminate Town costs associated with addressing proposed development
3. Cost of acquiring is low in comparison to market value.
4. Substantial funding assistance is available through non-Town sources.
5. Entity other than the Town (nonprofit, Open Space District) is willing to own/manage.