

Project Benefits for Statement of Overriding Considerations

1. Fully 95% of the 26-acre parcel would be preserved as undeveloped land. Development would be limited to only 5% of the parcel area.
2. An approximately 24.7-acre open space conservation easement would be offered to the Town of Tiburon to add to its open space inventory.
3. Three (3) public access easements would be created; one that would connect Paradise Drive to the Middle Ridge Open Space; one that would provide the “missing link” to a scenic by-pass of the Tiburon Ridge Trail through the Middle Ridge Area that would completely avoid paved roadways (Gilmartin Drive & Gilmartin Court); and one that would offer extraordinary scenic vistas from the project site.
4. Needed trail segments would be surveyed and installed by the applicant, or the reasonable costs of the Town to perform such work would be paid by the applicant.
5. Off-site habitat restoration would be performed in the form of removal of broom and planting of oak trees on Town open space in appropriate locations to be determined by the Town.
6. A bicycle and pedestrian refuge area would be created along Paradise Drive at the project entry.
7. A cash contribution toward capacity improvements at the Tiburon Boulevard/Trestle Glen Boulevard intersection would be made.
8. Several landslides with high potential for causing damage to off-site public and/or private property and improvements would be repaired.
9. All non-native invasive plant species would be removed from the site.
10. Undersized drainage structures within and downstream of Paradise Drive will be required to be upgraded as necessary to accommodate peak flows.