

## Black Point Community Plan Executive Summary

The community plan, adopted in 1978, includes goals and policies advised by Black Point residents to guide decision makers in the development of their community. Goals reflect core community values and identify what outcomes are desired. The existing community plan goals are as follows:

1. Maintain Black Point as an identifiable rural residential community
2. Maintain Black Point as an independent unincorporated village
3. Preserve the natural attributes and features which are located within and which surround the Black Point community.
4. Seek minimal improvements within the Black Point area which would further enhance the quality of life and safety with the community.
5. Seek orderly and managed growth of the Black Point village area as well as the surrounding unincorporated areas which influence the character of Black Point.

The plan discusses a number of issues that have shaped how the community has grown over time. Because the area is adjacent to the bay plains and marsh areas, which have limited development opportunities, development has been focused along the hillside areas to preserve the bay plains as scenic vistas and as a community separator. Also, since the community relies on on-site waste disposal (septic) systems, two-acre minimum lot sizes were established to protect soils and water quality. Circulation, fire, and emergency access are also discussed.

The following were developed to address these issues. Policies provide a course of action to obtain a desired outcome. These policies are summarized as follows:

- Maintain the rural character of the area
- Allow residential development in accordance with the area's geographical and environmental constraints, including topographical, septic, fire, and infrastructure constraints.
- Restrict development in the "Old Black Point" or "Gridiron" area to promote the merger of substandard lots to meet minimum lot requirements and improve circulation patterns.
- Provide opportunities for local visitor serving uses within the Village core area.
- Limit the intensity of recreation uses and development of Day Island.
- Establish a locally represented citizens' advisory committee to advise the County on development proposals within the community, and to maintain open lines of communication with neighboring jurisdictions on such issues as preservation of the flood plains as open space and future land use policies on the east side of the Petaluma River in Sonoma County.
- Work with the City of Novato and the Marin County Local Agency Formation Commission in developing a Sphere of Influence and Urban Limit Boundary surrounding Novato

beyond which annexations into the City would be barred.

- Consider developing the “paper” right-of-way of Mistletoe Avenue to serve the old Black Point and Gridiron areas.
- Seek the establishment of regular transit service to the Black Point area
- Minimize roadway improvements to a scale commensurate with anticipated traffic projections and for fire protection purposes in order to maintain the rural character of the community.
- Maintain Atherton Avenue as an arterial road with eventual improvement as a two-lane road. Designate Crest Road as a Residential Feeder Road terminating at the intersection of School Road and Anton Way, and designate all other roadways within the planning area as either “Residential Road” or Residential Cul-de-Sac Roads.”
- Consider the development of cul-de-sacs near the ends of Norton, Holly, and Grandview/Mistletoe within the Gridiron area.
- Maintain the existing service road which extends around the base of the Gridiron area as an alternative emergency route for residents, emergency service vehicles, and as an emergency exit from the adjoining Stonetree subdivision.
- Maintain the unimproved section of Crest Road that connects to Laguna Vista Road in Bahia to serve only as:
  - Emergency services roadway for fire protection vehicles.
  - An equestrian and pedestrian trail.

The connection of these two roadways for vehicle access is opposed.

- Consider evaluating routes to provide additional access between Atherton Avenue and Crest Road to improve access for fire protection and traffic circulation.
- New development should include trails for pedestrian and equestrian use, where feasible.