

BLACK POINT COMMUNITY PLAN UPDATE ADVISORY COMMITTEE

Thursday, July 17, 2014
6:00 – 8:00 PM
Novato Atherton Fire Department Training Room
450 Atherton Avenue, Novato, CA 94945

AGENDA

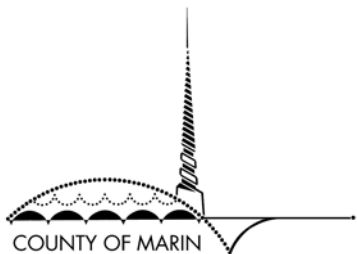
1. Review and accept summary minutes from May 22, 2014..... 5 minutes
2. Discuss Feedback from Community Workshop on June 5, 2014..... 40 minutes
3. Discuss Outline of Content for the Community Plan 60 minutes
4. Public Open Time..... 5 minutes
5. Next Steps 5 minutes
 - a. Next meeting (August 21, 2014)
 - b. Future agenda items
6. Adjournment..... 5 minutes

For additional information contact Kristin Drumm at (415) 473-6290 or kdrumm@marincounty.org.

Visit the Black Point Community Plan Update website at <http://www.marincounty.org/blackpoint>



All public meetings and events sponsored or conducted by the County of Marin are held in accessible sites. Requests for accommodations may be made by calling (415) 473-4381 (Voice) 473-3232 (TDD/TTY) or by e-mail at disabilityaccess@marincounty.org at least four work days in advance of the event. Copies of documents are available in alternative formats, upon request.



**BLACK POINT COMMUNITY PLAN UPDATE ADVISORY COMMITTEE
Meeting Minutes**

Thursday, May 22, 2014

6:00 – 8:00 PM

Marin County Community Development Agency, Suite 308
3501 Civic Center Drive, San Rafael, CA 94903

Members Present

Bill Richards
Hank Barner
Rob Jaret
Susanna Mahoney

Staff

Kristin Drumm, Senior Planner
Lauren Armstrong, Planner

Guests

Eric Polson
Kenneth Henry
Laraine Voitke
Janet Rostad

The meeting commenced at 6:00 P.M.

1. Minutes.

The minutes were accepted from April 17, 2014.

2. Discuss Community Workshop on June 5, 2014.

Staff discussed the proposed format of the next community workshop scheduled for June 5, 2014. Staff described the proposed displays and feedback questions for each station. With regards to the station on community character and home size, committee members suggested there should be a flow chart showing a simplified version of the County's design review process.

3. Discuss Public Access on Paper Streets.

Discussion followed on paper streets with a list of questions provided by Hank Barner. Committee members commented that paper streets should be retained for wildlife corridors and for public access. The community plan should acknowledge that community members informally use these streets for hiking and recreation purposes, although there are no officially defined or designated trails or access ways.

4. Public Open Time

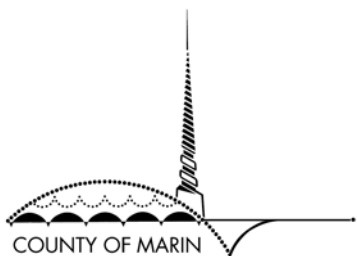
The Black Point Improvement Club potluck is Sunday, July 13, 2014.

5. Next Steps

The next meeting is Thursday, July 17, 2014 at 6:00 pm.

6. Adjournment

The meeting was adjourned at 8:00 pm.



Black Point – Green Point Community Plan
Community Meeting #2 – June 5, 2014
Summary of Public Comments

The following is a summary of the ideas and input received at the June 5, 2014 Black Point – Green Point Open House. Feedback submitted via email, letter, or Survey Monkey from those unable to attend the meeting in person has not been included in this summary.

COMMUNITY CHARACTER AND HOME SIZE

Participants were evenly divided on the topic on whether to including additional standards in the community plan to regulate home size in order to protect community character. Roughly half indicated that there should be additional standards, while the other half indicated there should not.

Options for additional standards to regulate home size

A number of potential options for regulating home size were presented at the workshop. The majority of respondents chose Option 1, which is to maintain the existing practice and not include additional standards. Comments suggested that the diversity of home sizes in the community is an asset and additional regulations are unnecessary, that the current review process is adequate, and no change is needed. A smaller number selected Option 2, which would regulate the median Floor Area Ratio in the entire community. A few also chose Option 3, which would only regulate the median Floor Area Ratio for properties located in the “old Black Point” or “Gridiron” area. Other suggestions for regulating home size included limiting the size of homes to 4,000 square feet or less, while others commented there should be no new development.

Other

Other comments regarding community character focused on landscaping and septic systems. Participants commented that the lack of landscape maintenance by neighbors can impact views, while another comment suggested that septic systems should not be used as a factor to limit home size. Further, comments suggested extending the sewer line to commercial properties along Harbor Drive.

ENVIRONMENTAL HAZARDS

Vegetation Removal

Some participants commented on the issue of vegetation removal. There was concern that the lack of regular mowing and removal of weeds and other vegetation along informal walking areas may become a fire safety hazard. There is a desire to bring back vegetation clearing efforts that had been periodically done by agencies or community organizations such as the California Conservation Corps, Fire Department, Black Point Improvement Club, and neighbors. In addition, there were concerns that some property owners, especially absentee landlords and owners of vacant lots, do not always clear brush as needed. Additional enforcement was suggested.

Fire Evacuation Routes

Participants expressed interested in establishing alternative fire evacuation routes in addition to those based on the Novato Fire District evacuation drills, which include Bay Canyon, Manzanita/Phillip Terrace, Grandview, and Day Island. Participants noted that it is important to have more than one way out in case of an emergency. For example, Grandview to Harbor Drive is the only way out of the Gridiron area.

Participants shared their ideas about potential additional evacuation routes. Stone Tree Golf Course provides options, including landing space for a medevac helicopter. The fire road around the periphery of Norton and Grandview Avenue is good for biking. Although Channel Road is a dead end it could be made into a dirt road for getting out of the area in two directions. However, the locked gate by the railroad tracks prevents vehicle passage, but pedestrians and bicyclists could easily pass through.

There was also a suggestion that residents could evacuate from the Gridiron area into the marsh areas. Further, the informal footpaths should be maintained since they can be hard to find when they become overgrown and choked with vegetation. A participant noted that the Novato Fire Department will conduct a free vegetation fire safety inspection of your property, and another commented that the Y-shaped fire truck turnaround at the end of Norton is beneficial to the community since the area's topography prevents the installation of cul-de-sacs.

Locked Gates

The several locked gates on Bay Canyon, Grandview, and the entrance to Day Island continue to be an issue for evacuation. In addition, the gates hinder or prevent access for those pushing strollers, using a wheelchair, or bicyclists.

Other

Other comments focused on the topics of fire sprinklers and illegal dumping. It was suggested that sprinklers should be installed for all additions, remodels, new units in the Wildland Urban Interface. However, the cost of installation for new fire sprinklers should be limited to the price of the equipment and engineering. Participants also expressed concern about the dumping of garbage on Harbor Drive near Crest Road and from the boat launch to the channel. Additional enforcement and signage is needed to discourage illegal dumping.

PARKS, RECREATION, AND OPEN SPACE

Most Utilized Areas

The most popular areas in the community for recreation include Day Island, Rush Creek and Deer Island Open Space Preserves, and neighborhood streets such as Crest, School, Grandview, and Iolanthus. Residents use the bike lane along Atherton Avenue and enjoy walking on paths and roads. Residents also visit the Vince Mulroy Memorial Woodland and Wildlife Preserve and the boat launch. Participants commented that the community is unique and many chose to live here because of the area's natural beauty, air quality, micro climate, wildlife, and abundance of trees.

Suggested Improvements

Participants were asked what suggested improvements they would like to see. Suggestions included improved bicycle and pedestrian connections to recreation and natural areas, designated walking and bicycle paths, and roadside paths that are wide and smooth enough for walking and jogging. Specific suggested improvements include a walk through/bike access at the gate on Bay Canyon, and continuation of the trail along Atherton Avenue from Rush Creek to Olive Avenue. The trail should be designed for all age groups and allow for dog walking, equestrians, and bicycles. In addition, access for mountain biking should be allowed on all the trails in the Rush Creek Open Space Preserve. It was also suggested that the County should consider purchasing the 28 acres behind June Lane and Bahia Hill as Open Space, since this area is used extensively by residents. There was also interest in having a public dock accessible to the river for all.

Community Park

Participants were asked if the community plan should encourage the development of a community park, mini pocket park, or a playground. Responses were divided; those responding with "yes" suggested acquiring the approximately 25 acre undeveloped parcel located behind June Court for open space, or adding a community park adjacent to the boat launch. These improvements could be funded through

additional taxes approved by voters. However, others did not know how to fund such improvements, although many residents have grandchildren living or often visiting who would use such facilities. Those responding “no” commented that the community is already park-like and think improvements would diminish the rural setting and make it seem more urban. Others expressed a need for more information, or concern about how a park or other improvements would be funded.

Other

With regards to paper streets, some comments noted that paper streets should not be abandoned since they serve as wildlife and habitat corridors, as well as accessways within the community. A few comments noted that no additional types of parks were needed at the boat launch.

CIRCULATION, ROAD, AND BICYCLE AND PEDESTRIAN NETWORK

Most Utilized Bicycle and Pedestrian Areas

Participants were asked where they most often bike and/or walk in the community. Respondents reported that they like to walk and bike to and around Day Island and the Rush Creek and Deer Island Open Space Preserves, along Atherton Avenue, Grandview, Beattie and Crest, and along Harbor Drive to the boat dock.

Suggested Improvements

Participants were asked their suggestions on how to improve bicycle and pedestrian circulation in the neighborhood. It should be noted that many of the comments from the Parks, Recreation, and Open Space section are relevant and overlap with comments here. The following needs were identified: provide periodic street sweeping on bike lanes on Atherton Avenue and on other roads; provide a sidewalk or designated pedestrian walkway on Atherton Avenue, Olive Avenue, Greenview and Harbor Drive to improve access to the boat launch; provide a walkway along the marsh; and improve bike and pedestrian access on Bay Canyon Road by unlocking the gate.

Road Maintenance

Several comments addressed the issue of road maintenance. For example, it was noted that property owners on County-maintained roads shouldn't have to pay for maintenance or construction of private roads, and suggested that property owners on private roads should form their own maintenance or assessment district to fund improvements. In addition, new construction or substantial remodel of homes on private streets should require a road fund established during the permitting process. Another commented that the railroad crossing at Harbor Drive and Grandview needs to be improved because the track timbers have rotted away and the surface transition from pavement to the track is no longer smooth but bumpy. Another suggested if the County could provide assistance in the upkeep of Channel Drive.

Parking

Parking should be restricted to one side of County-maintained roads so that fire trucks can pass. No off-road parking for environmental reasons like soil compaction and erosion. On Anton Way, parking should be allowed on curb side only facing uphill, curb tire. Parked cars should not encroach upon private property. People who live on private roads should park where they live and not on publicly-maintained roads.

Speed control

Speeding was also mentioned as an issue, particularly on School Road. Suggestions include adding signage and speed bumps to encourage motorists to slow down on School Road, Grandview, and Harbor Drive. Similarly, there was a suggestion to identify wildlife corridor areas along busy roads, such as Atherton Avenue and School Road, and reduce traffic speeds accordingly. Someone expressed appreciation that the County has improved Crest and School roads; however these improvements appear to have increased speeds and, since there are several blind corners, there could be an increased chance of an accident.

Other

There was concern that property owners along H Lane have fences and landscaping that are encroaching into the right of way, making pedestrian access dangerous. Another commented that it is a challenge being surrounded by the City of Novato with respect to coordination of road maintenance. For example, portions of H Lane are under jurisdiction of the City of Novato while the other half is the responsibility of the County. It was asked if the County is working with the City on the update to this plan.

VILLAGE CENTER LAND USE

The Village Center area consists of the commercial and residential uses along Harbor Drive that are zoned VCR (Village Commercial/Residential). Some have suggested that certain types of uses should be encouraged. These include:

- Agriculture and Open Space, such as plant nurseries (without on-site sales)
- Recreation and Education, such as small child day-care/small family day-care homes, theatres and meeting halls (for a community center)
- Residential uses, such as single family dwellings
- Retail, such as grocery stores and restaurants (including cafes), second hand stores, antique retail stores; and studios for art, dance, music, photography, etc.

Participants were asked if the community plan should encourage these types of uses. Of those who provided feedback at the topic station and via survey, approximately half supported these uses, while half did not. Other comments included: "Probably won't happen because it's too out of the way to attract business"; "Small grocery store is really needed"; and "Park benches along pathways on Grandview."

WILDLIFE HABITAT AND MOVEMENT CORRIDORS

Protecting wildlife habitat and movement corridors was brought up as an important issue that should be addressed in the community plan since wildlife is part of the area's natural and rural character.

Participants were asked to select their top three choices from several possible criteria that could be used to guide future development the community in order to protect wildlife corridors. The top two choices were:

- Development projects should minimize impacts to wildlife habitat and movement corridors. Avoid fence types, roads, structures, and outdoor lighting that would significantly inhibit or obstruct wildlife movement, especially access to water. Wildlife-friendly fencing is encouraged."
- Discourage the use of pesticides, insecticides, herbicides, and rodenticides.

One comment suggested that a section of Bay View between Grandview and Cedar is fenced off, preventing a wildlife movement corridor.

Black Point – Green Point Community Plan Draft Outline

- I. Introduction
 - Purpose and relationship to the Countywide Plan
 - Plan organization
 - Community Goals
 - List of Policies
 - List of Acronyms
- II. Background
 - Community plan update process and community participation
 - Community Setting and Existing Conditions
 - Demographic Background and Trends
 - Historical Background and Timeline
- III. Natural Resources
 - Wildlife Habitat and Movement Corridors
 - Sudden Oak Death
- IV. Environmental Hazards
 - Fire
 - Flooding
 - Earthquake
 - Sea level rise
- V. Community Character and Land Use
 - Existing land use inventory and proposed buildout
 - Home size
 - Area Guidelines: Village Center and Gridiron Areas
 - Affordable Housing
 - Legal Non-conforming lots
 - Light Pollution (Dark Skies)
- VI. Transportation
 - Roads (including paper streets)
 - Bicycle and Pedestrian Facilities and Trails
 - Equestrian Trails
- VII. Public Facilities and Services
 - Sanitation
 - Annexation
- VIII. Parks and Recreation
- IX. Public Safety
- X. Implementation
- XI. Appendix

Black Point – Green Point Community Plan

Draft Outline

July 17, 2014

Cover Page
Title Page and acknowledgements
Table of Contents
Executive Summary

1.0 Introduction

1.1 Purpose of the community plan and relationship to the Countywide Plan.

1.2 Plan organization

Describe the topic areas of the plan and how it is organized.

1.3 Community Goals

1.4 List of Policies

1.5 List of Acronyms

2.0 Background

2.1 Describe the community plan update process and community participation. Include pictures from community meetings; simple graphic of update process/timeline.

2.2 Community Setting

2.2.1 Describe the Planning Area and the neighborhoods

2.2.2 Existing conditions and natural setting, including the significance of the Baylands Corridor with brief mention of the CWP Environmental Corridor concept.

2.2.3 Map of the Planning Area

2.3 Demographic Background and Trends

2.4 Background and Historical Timeline

3.0 Topic Areas

3.1 Natural Resources: Wildlife Habitat and Movement Corridors

3.1.1 Background

- Describe natural setting

- Overview and description of existing CWP natural resource protection policies and other related County programs and regulations
- Describe the issue and why it is important: part of the area's natural, rural character; want to prevent obstruction of wildlife movement and habitat connectivity

3.1.2 Strategies

- Development projects should minimize impacts to wildlife habitat and movement corridors. Avoid fence types, roads, structures, and outdoor lighting that would significantly inhibit or obstruct wildlife movement, especially access to water. Wildlife-friendly fencing is encouraged.
- Community members should develop and outreach campaign on the importance of ecological connectivity that encouraged residents to become active stewards of the land. Topics addressed may include: living with wildlife, landscaping, water conservation, noise and light pollution
- Promote the use of drought tolerant native plants in landscaping in areas adjacent to the linkage or corridor and prohibit the use of invasive, non-native plants that can supplant native plants and reduce habitat integrity
- Discourage the use of pesticides, insecticides, herbicides, and rodenticides.
- Educate residents about the effects of pesticides, insecticides, herbicides and rodenticides have throughout the ecosystem

3.2 Natural Resources: Sudden Oak Death

3.2.1 Background

- Overview and description of existing CWP hazard policies and other related County programs and regulations. Describe programs that have been used to address the issue. For example, BPIC has funded an arborist in the past to inspect infected trees. Provide general information in a sidebar on what resources are available, where to go for more information, and who to contact.
- History of Sudden Oak Death (SOD) in Marin and the community.
- Map of Sudden Oak Death in the planning area
- Show photos/graphics of infected trees?

3.2.2 Strategies

- Encourage property owners to identify and remove affected trees

3.3 Environmental Hazards

3.3.1 Background

- Overview and description of existing CWP environmental hazard policies and other related County programs for each topic area: fire safety, flooding, earthquakes, and sea level rise.

- Describe community conditions that make fire safety, flooding, earthquakes, and sea level rise an issue
- Flooding: Provide information on the various agencies in flood control and their respective roles, including Flood Control 1 and FEMA (regarding insurance rates).
- Graphics: Show maps of evacuation routes, high fire severity zones, wildland urban interface, flooding, earthquake shaking, Sea Level Rise Inundation, and tsunami run up areas

3.3.2 Fire Safety

- Strategies
 - Continue to work with the Novato Fire District to educate residents on fire safety and conduct regular evacuation drills. Other areas of Black Point/Green Point should develop evacuation plans and hold periodic drills, including Glenn Lane/road, School Road, and Crest Road
 - Designate emergency evacuation routes. Ensure designated evacuation routes are maintained and kept clear.
 - Consider Bay Canyon as an evacuation route. Bay Canyon has two locked gates that must be opened in an emergency. Future development should seek to minimize this problem
 - Maintain the access road around the golf course as an evacuation route.
 - In the Gridiron area, require new development to provide roadside pullouts or wider road sections, where feasible, to allow additional room for emergency vehicles to pass or turn around.
 - Work with FIRESAFE Marin and the Novato Fire Department to seek funding for additional “Chipper Days” to remove fuels from the defensible space radius that surrounds homes and to clear vegetation back from access roads.
 - Inform residents about defensible space requirements and best practices and encourage removal of overgrown vegetation.

3.3.3 Flooding

- Strategies
 - Continue to follow the Draft Novato Watershed Program, as part of the Marin County Watershed Program, to identify opportunities to integrate flood protection goals with creek and watershed restoration elements

3.3.4 Sea Level Rise

- Strategies

- Acknowledge the threat of sea level rise and support appropriate responses while recognizing that sea level rise is a global rather than purely local issue. The impacts of sea level rise will vary according to local factors, such as shoreline characteristics, land movement, and local wind patterns. Policy approaches to be examined should include options such as relocating existing or planned infrastructure to safer locations, in conjunctions with entities such as Caltrans, and changing siting and design standards for new private development.

3.4 Community Character and Land Use

Topic areas: Home size, Key development sites, setbacks, Light pollution, affordable housing, non-conforming lots

- Describe existing land use conditions/patterns
- Describe buildout potential
- Land Use Map
- Zoning Map
- Map of key development sites (village center, gridiron areas)

3.4.1 Home Size

- Explain why the size of homes relative to lot size is a very important community issue to protect community character; SFRDG are only guidelines and community would like more “teeth” in the guidelines with more predictability.
- Describe how Black Point was developed
- Describe why Black Point is unique (homes built on ridges to protect baylands, small cottages were summer homes, 2 acre lot size minimum)
- Septic and other potential constraints (topography, geology)
- Explain DR process and relationship with the SFRDG
- Briefly explain floor area and FAR (and where to go for more info)
- Strategies
 - Provide Home size policy options

3.4.2 Key Development Sites: Village Center and Gridiron Areas

3.4.3 Strategies

- The Village Center Area: Existing policy (revised): Maintain the existing Village Commercial/ Residential District (VCR) zoning to maintain the small-scale, historical character and maintain a balance between resident-serving and non-resident-serving commercial uses. The type uses that are encouraged include:
 - Agricultural, Resource and Open Space: Plant nurseries (without on-site sales)
 - Recreation, Education, and Public Assembly: Small child day-care/small family day-care homes; Theaters and meeting halls (for a community center)
 - Residential: Single-family dwellings

- Retail Trade: Grocery stores and restaurants (including cafes); second hand stores; antique retail stores; studios for art, dance, music, photography, etc.
- Service: Automated teller machine (ATM); service stations

Gridiron Area

- Parcel mergers: Strongly support voluntary and private amalgamation of lots within the Gridiron area so as to generally meet a one acre minimum parcel area standard to permit the accommodation of septic tanks and allied drainfields (Programs p. 47)
- Develop cul-de-sacs which can accommodate fire protection vehicles at the ends of Norton, Holly and Grandview/Mistletoe (Programs p. 47)
- Carryover Policy 5: Road improvements within Gridiron: Require as a condition of development within the Gridiron area the improvement of interior roadways subject to further analysis by the Public Works Department. Cul-de-sacs near the ends of Norton, Holly and Grandview/Mistletoe should be given priority consideration
- Carryover of Gridiron Zoning Program (p. 46-47): Retain the existing A-2 (limited agriculture, two acre minimum parcel area) district in the south Black Point area to permit continued residential development on a limited scale
- Strongly discourage the development of any privately held lands located below an average elevation of 15 feet, less than 1 acre in size, or more than 30% in slope. Allow development only upon the provision of clear and site specific evidence that such lands can accept septic tank waste discharges (Programs p. 47)
- Owners of developed sites adjacent to such constrained lands are to be encouraged to purchase such residual lands so as to increase existing developed holding to provide for additional septic tank disposal area and to provide for enhanced outdoor living areas (Programs p.47)

3.4.4 Setbacks

- Describe how setbacks are addressed in the existing process; Role of the SFRDG
- Explain that the community desires more consistency in setbacks; setbacks should reflect the pattern of existing development in the neighborhood.
- Graphics showing examples of setbacks from SFRDG?

Strategies

- Require a minimum 5 foot front setback, or a setback that is consistent with the surrounding neighborhood. Building setbacks in planned districts should be the same as the analogous conventional residential zoning district. However,

setback requirements may be modified (increased or decreased) through Design Review process, if it is found that preservation of environmental features on site or impacts of the building off-site require such modification.

- Require a 5 foot minimum side setback between properties

3.4.5 Light Pollution (Dark Skies)

- Overview and description of existing CWP dark sky policies and other related County programs and regulations
- Describe why preserving dark skies is important to the community (want to maintain the rural character)

3.4.6 Strategies

- Exterior lighting visible from off-site shall be permitted for safety purposes only, shall consist of low-wattage fixtures, and shall be directed downward and shielded to prevent adverse lighting impacts on nearby properties. Exceptions to this standard may be allowed by the Community Development Agency staff if the exterior lighting would not create night-time illumination levels that are incompatible with the surrounding community character and would not shine on nearby properties
- Exterior lighting fixtures, including lighting for walkways, gardens and paths, should be designed to produce downward lighting and to prevent glow, glare and trespass. Motion sensors and automatic dimmers are encouraged. Flood lights are highly discouraged
- Street lights are recommended for safety purposes only, and shall be directed downward and shielded to prevent adverse lighting impacts on nearby properties

3.4.7 Affordable Housing

- Acknowledge how second units serve as an important source of affordable housing for the community
- Describe how promoting second units are one method the County housing element uses to promote housing for low income households

3.4.8 Legal Non-conforming Lots

- Describe existing regulations and where to go for more information; define what a legal non-conforming lots are
- Provide background information from the community plan on the history of how area was subdivided and the implications; explain the merger program in 1985
- Describe existing conditions. How many lots are non-conforming?
- Map of area with non-conforming lots?

Strategies

- Carryover Parcel Merger Policy 2 (p. 46): Continue to promote the amalgamation of substandard sized parcels to minimum lot area requirements commensurate with on-site (septic tank) waste disposal constraints inherent to the area (see also Public Facilities and Services)

3.4.9 Other

- Barbara Salzman requested rezoning the properties owned by Marin Audubon to Open Space. Include a program to do this.
- Carryover Citizens' Advisory Group Policy 2 (p. 71). ~~Establish~~ Maintain a locally represented citizens' advisory group to perform such diverse functions as advising the County on land development proposals within the Planning Area; and maintain open lines of communication with nearby political subdivision such as the City of Novato on issues such as the ~~Pleasure Faire~~, preservation of the flood plains as open space and the future use of ~~Hamilton Air Force Base~~, and the County of Sonoma relative to present and future land use policies on the east side of the

3.5 Transportation

3.5.1 Background

- Organize by Topic Areas: Roads (includes traffic/speeding, parking, paper streets, roadway maintenance) and Bicycle and Pedestrian Facilities
- Clarify enforcement of speed limits
- Overview and description of existing CWP policies and other related County programs for each topic area (including bike and ped master plan)
-
- Describe existing conditions of roadway system; traffic impact and building permit fees and how funds are used; and speeding enforcement. Also reference existing freight train usage
- Describe concerns to maintain rural community character yet desire for adequate bicycle and pedestrian improvements for public safety and convenience. The desire is that roads should not be widened except to accommodate safety improvements, in order to maintain the community's rural character.
- Provide information or chart to show who is responsible for road maintenance and to increase awareness to property owners that many of the roads in the community are not publicly maintained; remind property owners of the need to maintain their portion of the road easements on non-County maintained roads.
- Clarify public access regulations on paper streets

- Regarding parking, mention that many streets are private and parking restrictions are not enforced. Mention the narrow roadways, safety reasons, need emergency access, etc. Summarize existing regulations in Chapter 15.33.010: It shall be unlawful for the driver of any vehicle to park upon any roadway unless an unobstructed distance of not less than six feet is maintained to the centerline or to the center of the improved or main traveled portion of the road.”
- Map of existing and proposed bicycle and pedestrian trails
- Show future route of the San Francisco Bay Trail to follow along Highway 37 over the Petaluma River

3.5.2 Strategies

- Maintain Rural Character, Existing Policy 3 (p. 81). Maintain Rural Character of Streets. In order to maintain the rural character of the Planning area, new streets and roads should be developed at the minimum scale commensurate with anticipated traffic projections and for fire protection purposes
- Road Maintenance. Encourage residents to establish their own road maintenance program or organization. Advice in such matters and sample road maintenance agreements are available from the Land Development Division of Public Works.
- Follow up with DPW on road improvements at railroad crossing; parking issues; coordination with road improvements on H Lane with the City of Novato; signage to encourage residents to slow down and reduce speeding
- Encourage residents to park on one side of the road to improve general and emergency access. In particular, parking on Anton Way should be allowed on the curb side only facing uphill, with tire curbed.
- Paper Streets. Retain paper streets even if they are not likely to serve as the sole or primary access to property, developed or undeveloped
- Service Road around Gridiron, Policy 6 (p. 83). Maintain the existing service road which extends around the base of the Gridiron area as an alternative emergency route for both residents of the area, for emergency service vehicles, and for potential use as an emergency exit from the adjoining Pleasure Faire property
- Commuter Bus, Policy 2 (p. 80). Seek as a long term goal the establishment of regular commuter bus service from Black Point to San Francisco and points in Marin County when the population of the community increases sufficiently to create a reasonably economical patronage level
- Roads in Bahia Area, Policy 7 (p. 83). ~~Upon further development of the Bahia area in the incorporated area immediately north of Black Point, seek~~ the connection of the two stub ends of Crest Road in the northerly component of the Planning Area to serve only as:
 - Emergency services roadway for fire protection vehicles

- An equestrian and pedestrian trail

~~It should be clearly stated that~~ The plan opposes any connection of these two roadway elements as normally travelled vehicular route. Such change could present untenable traffic burdens on the otherwise rural character of the area

- Parking. Ensure that adequate on-site parking is provided.
 - Another option is to reiterate the Chapter 15.33.010: It shall be unlawful for the driver of any vehicle to park upon any roadway unless an unobstructed distance of not less than six feet is maintained to the centerline or to the center of the improved or main traveled portion of the road
- Parking. Encourage residents to maintain garages for parking, not storage, to ensure adequate on-site parking availability since there may not be adequate off street parking.
- Bicycle and Pedestrian Routes. Improve bicycle and pedestrian connections to recreation and natural areas.
 - Improve accessibility for walkers and bicyclists at the locked gate on Bay Canyon
 - Consider new bike route on Harbor Drive.
 - Potential trail on or along the north side of Atherton Avenue from Bugeia to Olive that could provide a link to the Rush Creek Open Space Preserve.
- Include a concept of a pathway along Crest Road (see existing CWP Trails map).
- Equestrian Trails, Policy 9: Where feasible, new development should include trails for pedestrian and equestrian use.
- Maintain existing equestrian trails.

3.6 Public Facilities and Services.

3.6.1 Background

- Overview and description of existing CWP policies and other related County programs on septic
- Explain history with septic systems and community preference for septic systems to remain the primary means of waste disposal, and that it is not economically feasible for most property owners to hook up to a public sewer system.
- Describe the reason why the area has 2 acre minimum lot size zoning in order to address septic constraints
- Provide information on where to go for services and resources on septic system regulations
- Provide information and history on community desire to remain unincorporated; Novato's Urban Growth Boundary

3.6.2 Strategies

- Carry forward portion of Policy 2 (p. 46): Strongly discourage development of any privately owned Bay plain lands generally located below an elevation of 15 feet due to the inability to dispose effectively of on-site wastes
- Carry forward portion of Programs (p. 56-47): Strongly support voluntary and private amalgamation of lots within the Gridiron area so as to generally meet a one acre minimum parcel area standard to permit the accommodation of septic tanks and allied drainfields.
- Maintain unincorporated status
- Retain and modify existing community plan policy 3 (p. 72): Work with the City of Novato and the Marin Local Agency Formation Commission (LAFCO) to maintain a Sphere of Influence where annexations by the City of Novato would be prohibited, or seek the development of an Urban Growth Boundary surrounding Novato beyond which annexations from Black Point would be barred

3.7 Parks and Recreation

3.7.1 Background

- Overview and description of existing CWP policies and other related County programs on parks, recreation, and open space
- Recognize amenities of existing open space and recreational areas, such as the Rush Creek and Deer Island Open Space Preserves, Days Island, and the Black Point Boat Launch. Also add Vince Mulroy Memorial Woodland and Wildlife Preserve (formerly Black Point Preserve), and Petaluma River. There was some desire for a community park.
- How parkland impact fees are allocated
- Show a map of the parks, recreation and open space areas
- Show images from each facility throughout section

3.7.2 Strategies

- Consider developing a community park, mini/pocket park or playground
- Maintain paper streets as a means of recreation and access within the community
- Consider community effort to purchase the 28 acres behind June Lane and Bahia Hill as Open Space
- Have a public dock accessible to the river
- Retain and modify Day Island Policy 6 (p. 51): Retain prevailing land use regulations on the 130 acres which comprise Day Island as an interim measure. Upon acquisition of Day Island for public and flood control purposes, reclassify this area to the OA District to reflect its public ownership

- Retain and modify Day Island Policy 7 (p. 51): Upon acquisition of Day Island, the County and any partners in ownership shall refrain from attempting any intense recreational use or development of the Island.

REVISION: ~~Upon acquisition of Day Island, the County and any partners in ownership shall~~ refrain from attempting any intense recreational use or development of the Island

3.8 Public Safety

3.8.1 Background

- Describe how CWP addresses public safety
- Explain why public safety is an issue: recent break ins; provide crime statistics if available. Describe steps BPIC has considered, such as install cameras on private property.
- Provide information on the role of the Sheriff and resource information

3.8.2 Strategies

- Include information on various approaches neighbors can take to address public safety, such as:
 - Encourage “eyes on the street” by using site design and building orientation to reduce the likelihood of crime through the strategic placement of windows, entries, outdoor private and shared spaces, play areas, and walkways. Design and locate features to provide clear site lines.
 - Improve visibility through the use of windows and other openings on otherwise blank walls.
 - Provide adequate outdoor lighting in order to see and be seen, provided that unnecessary light and glare are avoided to minimize light pollution.
 - Avoid visual barriers such as solid high fences and tall hedges.
 - Planting in a landscape must take into consideration the growth and final height of plants to ensure that the original sight lines designed do not get obscured over time

4.0 Implementation

5.0 Appendix

- 1978 Black Point Community Plan
- Referenced CWP policies and programs?
- Resolution of Adoption
- Policy status/comparison chart
- Summaries from community workshops