

**BLACK POINT COMMUNITY PLAN UPDATE ADVISORY COMMITTEE**

Thursday, November 19, 2013  
6:00 – 8:00 PM  
Novato Atherton Fire Department Training Room  
450 Atherton Ave  
Novato, CA 94945

**AGENDA**

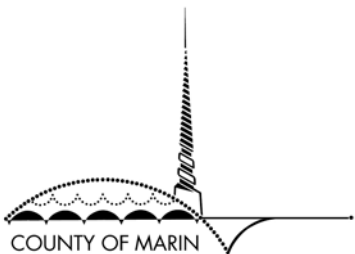
- 1. Review and accept summary minutes from October 17, 2013..... 5 minutes
- 2. Public Open Time..... 5 minutes
- 3. Continued Discussion of Preliminary Strategies ..... 75 minutes
- 4. Review of Draft Timeline ..... 20 minutes
  - Request for historic photos
- 5. Committee Member Matters ..... 5 minutes
- 6. Next Steps ..... 5 minutes
  - a. Next meeting (December 19, 2013)
  - b. Future agenda items
- 7. Adjournment..... 5 minutes



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For additional information please contact Kristin Drumm at (415) 473-6290 or [kdrumm@marincounty.org](mailto:kdrumm@marincounty.org).  
Visit the Black Point Community Plan Update website at <http://www.marincounty.org/blackpoint>



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

Thursday, October 17, 2013  
6:00 – 8:00 PM

Novato Atherton Fire Department Training Room  
450 Atherton Ave  
Novato, CA 94945

**Members Present**

Michael Barber  
Hank Barner

Rob Jaret  
Bill Richards  
Susanna Mahoney

**Staff**

Kristin Drumm, Senior Planner  
Jack Liebster, Planning Manager

**Guests**

Catherine Jones

The meeting commenced at 6:05 P.M.

**1. Minutes.**

The minutes were accepted as corrected from September 19, 2013.

**2. Public Open Time.**

The Committee agreed to modify the agenda and move this item to follow Item 3.

No public comment.

**3. Discussion of Preliminary Strategies to Address Issues.**

Staff mentioned that they can arrange to invite technical experts to attend upcoming meetings to provide information on specific topics if there is interest.

Staff distributed a matrix of issues and Countywide Plan policies and programs as a reference when considering potential strategies.

Committee members reviewed the “Black Point Summary of Issues and Potential Strategy Options” document. Committee members discussed issues concerning wildlife corridors, sudden oak death, fire safety, flooding, sea level rise, and home size. Committee members noted that the community plan should serve to inform planners and residents that preserving and protecting wildlife corridors is important and should be considered when new development is proposed. Staff will research what other jurisdictions are doing to address wildlife corridors, and noted that the community plan can provide non-binding guidelines and best practices.

With regards to fire, the committee noted that evacuation drills have primarily focused on the Gridiron area and should include the entire community. Information is needed to clarify when the locked gates are to be unlocked and who will unlock them, and there is a need to address overgrown vegetation on parcels owned by absentee owners.

There is an issue with large trucks getting stuck on Grandview. Is there a way for the County to limit the size or weight of trucks on this road? Staff will follow up with Department of Public Works staff.

The committee noted that portions of Highway 37, Atherton Avenue, and Harbor Drive could be subject to flooding and impede access and evacuation. The community plan could show maps of potential inundation areas.

The committee discussed home size and whether to consider modifying existing floor area ratio standards to limit home size.

#### **4. Committee Member Matters.**

None.

#### **5. Next Steps**

The next meeting is Thursday, November 21, 2013 at 6:00 pm.

Staff asked committee members to consider the following:

- Format ideas for conducting the next community meeting, which has not been scheduled.
- Send staff high resolution photos of the community to include in the community plan.
- How to address diversity in the updated community plan in response to the Countywide Plan's overarching theme of planning sustainable communities.
- Assist in updating the historical background section of the community plan and create a timeline. Are there any community members who have historical knowledge of the community and would be interested in contributing towards this section?

Staff will bring a draft mock-up of a section for the committee to review at the next meeting. In response to an information request to provide crime statistics, staff reported that the Sherriff department does not track crime statistics due to budget cuts.

#### **6. Adjournment**

The meeting was adjourned at 8:00 pm.

**DRAFT**  
**BLACK POINT SUMMARY OF ISSUES AND POTENTIAL STRATEGY OPTIONS**  
**October 17, 2013**

The following issues have been refined based on feedback from the Advisory Committee and comments obtained from the first community meeting conducted on August 28, 2013.

ISSUE	POTENTIAL STRATEGY OPTIONS
<b>Natural Resources</b>	
1. Wildlife Corridors	<p>Countywide Plan policies call to acquire areas with sensitive species to manage and enhance important natural habitat areas, including wildlife corridors, and to limit development to protect wildlife corridors and ecotones.</p> <ul style="list-style-type: none"> <li>a. Request the applicant provide information on the value of the project site as a wildlife trail or corridor. Any identified wildlife trails or corridors should be protected as part of the development review process.</li> <li>b. Design and construct new development to protect wildlife corridors for wildlife movement and dispersal where feasible. Fence types, roads, structures, and outdoor lighting that would significantly inhibit or obstruct wildlife movement, especially access to water, shall be avoided.</li> <li>c. 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. (Critical Linkages, p. 123)</li> <li>d. 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. Educate residents about the effects of pesticides, insecticides, herbicides and rodenticides have throughout the ecosystem.</li> <li>e. Discourage the use of pesticides, insecticides, herbicides, and rodenticides.</li> <li>f. Other?</li> </ul>
2. Sudden Oak Death	<ul style="list-style-type: none"> <li>a. Provide information on what resources are available and what agencies to contact:</li> </ul>

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	<p>California Oak Mortality Task Force  <a href="http://www.suddenoakdeath.org/">http://www.suddenoakdeath.org/</a></p> <p>OakMapper: Monitoring Sudden Oak Death  <a href="http://www.oakmapper.org/">http://www.oakmapper.org/</a></p> <p>University of California Agriculture &amp; Natural Resources  <a href="http://www.ipm.ucdavis.edu/PMG/PESTNOTES/pn74151.html">http://www.ipm.ucdavis.edu/PMG/PESTNOTES/pn74151.html</a></p> <p>California Department of Food and Agriculture  <a href="http://www.cdfa.ca.gov/plant/PE/interiorexclusion/SuddenOakDeath/">http://www.cdfa.ca.gov/plant/PE/interiorexclusion/SuddenOakDeath/</a></p> <p>University of California Cooperative Extension, Marin County  <a href="http://cemarlin.ucanr.edu/Programs/Custom_Program816/">http://cemarlin.ucanr.edu/Programs/Custom_Program816/</a></p> <p>Marin County Agriculture, Weights &amp; Measures  <a href="http://www.marincounty.org/depts/ag/rodents-insects-diseases/agriculture-pests/sudden-oak-death">http://www.marincounty.org/depts/ag/rodents-insects-diseases/agriculture-pests/sudden-oak-death</a></p> <p>b. BPIC has funded an arborist to inspect infected trees (Note: this is not a permanent program).</p> <p>c. Encourage property owners to remove affected trees.</p> <p>d. Consider a program that provides homeowners financial assistance to address Sudden Oak Death.</p> <p>e. Include tool box/options to consider</p> <p>f. Other?</p>
3. Dredging along the Petaluma River	<p>a. See Marin Countywide Plan policies on wetlands and diking, filling and dredging</p> <p>b. See Marin County Code 22.52 Tidelands Permits</p>

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	<ul style="list-style-type: none"> <li>c. See Marin County Code 23.08 Excavating, Grading and Filling</li> <li>d. Other?</li> </ul>
<b>Environmental Hazards</b>	
1. Fire Safety	<ul style="list-style-type: none"> <li>a. 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.</li> <li>b. Designate emergency evacuation routes, such as Bay Canyon. Bay Canyon has two locked gates that must be opened in an emergency. Future development should seek to minimize this problem.</li> <li>c. Ensure designated evacuation routes are maintained and kept clear</li> <li>d. 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.</li> <li>e. 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.</li> <li>f. Defensible space. Inform residents about defensible space requirements and best practices.</li> <li>g. Other?</li> </ul>
2. Flooding	<ul style="list-style-type: none"> <li>a. 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. <a href="http://marinwatersheds.org/novato_creek.html">http://marinwatersheds.org/novato_creek.html</a></li> <li>b. Provide information on the various agencies involved in flood control and their respective roles.</li> </ul>

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	c. Other?
3. Sea Level Rise	<p>a. 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.</p> <p>b. Other?</p>
<b>Community Design</b>	
1. Home size	<p>a. Refine SFRDG if needed</p> <p>b. Consider establishing Floor Area Ratio (FAR) or a fixed home size limit in the ARP zoned areas.</p> <p>c. Other?</p>
2. Setbacks	<p>a. Refine SFRDG if needed to provide more consistency in addressing setbacks.</p> <p>b. Consider minimum setbacks. The minimum requirements could be expanded to reflect the pattern of setbacks in the immediate neighborhood</p> <p>c. Other?</p>
3. Light Pollution ("Dark Skies")	<p>a. Refine SFRDG if needed to retain the dark sky and limit light pollution.</p> <p>b. Light pollution should be held to a minimum for new development and remodels.</p> <p>c. Outdoor lighting for residential areas should be limited for safety purposes only.</p> <p>d. Outdoor lighting fixtures should be designed to produce downward lighting and to prevent glow, glare and trespass.</p> <p>e. Outdoor decorative lighting, such as flood lights, are not appropriate and are prohibited.</p> <p>f. Lighting for commercial areas should also be designed to prevent flow, glare, and trespass. It should be</p>

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	<p>designed to meet the needs of the commercial area without accenting the built environment and creating visual clutter. The lighting should also be designed to be reduced when the area is not being used, such as in the middle of the night.</p> <ul style="list-style-type: none"> <li>g. Street lights should be used for safety purposes only, such as at busy intersections. Those lights should be designed to direct the light downward to reduce glow, glare, and trespass.</li> <li>h. Outdoor lighting with motion sensors and automatic dimmers are encouraged.</li> <li>i. Use of exterior lighting should avoid interference with bedroom windows of neighborhood properties.</li> <li>j. Lighting for walkways, gardens, and paths should be for safety purposes only and should be downward and limited to heights of less than 8 feet, lower heights being encouraged.</li> <li>k. Use of bollard or fixtures mounted on short posts are encouraged.</li> </ul>
<b>4. Public Safety</b>	<p>Any crime statistics available?</p> <ul style="list-style-type: none"> <li>a. Include a toolbox/options to consider</li> </ul>
<b>Community Development</b>	
1. The Village Center Area	<ul style="list-style-type: none"> <li>a. 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: <ul style="list-style-type: none"> <li>i. <u>Agricultural, Resource and Open Space</u>: Plant nurseries (without on-site sales)</li> <li>ii. <u>Recreation, Education, and Public Assembly</u>: Small child day-care/small family day-care homes; Theaters and meeting halls (for a community center)</li> <li>iii. <u>Residential</u>: Single-family dwellings</li> <li>iv. <u>Retail Trade</u>: Grocery stores and restaurants (including cafes); second hand stores; antique retail stores; studios for art, dance, music, photography, etc.</li> <li>v. <u>Service</u>: Automated teller machine (ATM); service stations</li> </ul> </li> <li>b. Prohibit strip mall type development.</li> <li>c. Provide parking in conformance with Marin County Code Title 24 – Development Standards.</li> <li>d. Other?</li> </ul>



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2. Affordable Housing	<p>a. Acknowledge how second units serve as an important source of affordable housing for the community.</p> <p>b. Other?</p> <p>Consistent with Government Code Section 65852.2, second units are allowed in all residential zoning districts as a permitted use subject to non-discretionary review. As a matter of policy, the County encourages second unit development as a valuable infill and intensification strategy.</p>
3. Legal Non-conforming lots	<p>a. Background information on history of how area was subdivided</p> <p>b. Many lots in the Gridiron are legal non-conforming. Need guidance on neighborhood consistency.</p> <p>c. Other?</p>
<b>Transportation</b>	
1. Roads	<p>a. Roads should not be widened (except for safety improvements) in order to maintain the community's rural character.</p> <p>b. 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.</p> <p>c. Provide a map of county maintained roads.</p> <p>d. Retain paper streets even if they are not likely to serve as the sole or primary access to property, developed or undeveloped. Clarify public access regulations, if any.</p> <p>e. Other?</p>
2. Bicycle and Pedestrian Trails	<p>a. Map existing and proposed routes</p>

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	<p>b. Consider new bike route on Harbor Drive</p> <p>c. Show future route of the San Francisco Bay Trail to follow along Highway 37 over the Petaluma River  <a href="http://www.baytrail.org/baytrailmap.html">http://www.baytrail.org/baytrailmap.html</a></p> <p>d. Other?</p> <p>The County of Marin is planning to construct Class II bike lanes on Olive Avenue between the City limits and Atherton Avenue; this project is currently in the design phase, with construction anticipated for 2014/15.</p> <p>Consult with Dan Dawson on status of Bicycle and Pedestrian Master Plan Update to get Harbor Drive included.</p>
3. Equestrian Trails	<p>a. Maintain existing equestrian trails.</p> <p>b. Map existing and proposed trails (if any)</p> <p>c. Other?</p>
<b>Public Facilities and Services</b>	
1. Sanitation/Septic Systems	<p>a. Provide information on The Marin County Community Development Agency, Environmental Health Services website at <a href="http://www.co.marin.ca.us/depts/CD/main/comdev/ehs/septic/septic_systems.cfm">http://www.co.marin.ca.us/depts/CD/main/comdev/ehs/septic/septic_systems.cfm</a> contains a number of informational documents and resources, including:</p> <ul style="list-style-type: none"> <li>• AB 885 Regulations and FAQs</li> <li>• Standard Septic Systems Regulations (Adopted May 2008)</li> <li>• Alternative Septic Systems Regulations (Adopted May 2008)</li> <li>• Marin County Regulations Code Chapter (Titles) 18.06 and 18.07</li> <li>• Homeowner’s guide for maintaining septic systems</li> <li>• Self-monitoring information for alternative septic systems</li> <li>• Septic system performance evaluation guidelines</li> <li>• “Remodels and Additions Policy and Defining Your On-Site Wastewater System” booklet for</li> </ul>

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	<p>property owners wishing to remodel or add on to a residence served by an onsite wastewater system.</p> <ul style="list-style-type: none"> <li>• General informational handouts related to building permits for repair of existing detached habitable space, repair of detached (non-habitable space) accessory structures, repair of decks, and pool or spa additions.</li> </ul> <p>b. Acknowledge that it is not economically feasible for most properties to hook up to a public sewer system.</p> <p>c. Consider undertaking a program similar to the Woodacre Flats Wastewater Group, which was formed to work with CDA to initiate a review of the septic system and water quality findings and seek funding to investigate possible corrective strategies. Grant money was obtained to undertake a wastewater feasibility study to evaluate needs and methods for corrective faulty septic systems within the Woodacre Flats area.</p> <p>d. Other?</p>
2. Annexation	<p>a. Maintain unincorporated status.</p> <p>b. Retain and modify existing community plan policy (p. 72) as follows:  “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.”</p> <p>c. Other?</p>
<b>Parks and Recreation</b>	
1. Community Parks	<p>a. Consider developing a community park, mini/pocket park or playground, perhaps at the existing boat launch area, if feasible. Mini parks should also be considered, where appropriate and feasible.</p>

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	<ul style="list-style-type: none"><li>b. With regards to passive and active recreation in the bayland areas, the Countywide Plan (Policy OS-2.3) calls for preserving the marshes, riverbank areas, and other lowland areas along the Petaluma River in cooperation with Sonoma County. Much of these lands have already been acquired by the Audubon Society, the State, and the Marin County Open Space District between Rush Creek and the Basalt Creek.</li><li>c. 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.</li><li>d. Other?</li></ul>

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# DRAFT Black Point – Green Point Timeline

