



Black Point Community Meeting #1

August 28, 2013

Participant Comments

The following reflect the brainstorming ideas collected from all meeting participants during group discussion. Participants were asked what is valued about Black Point / Green Point, and what issues should be addressed in the Community Plan.

CONSIDER OPTION TO CONNECT
TO SEWER WHILE ALSO
LIMITING DEVELOPMENT

PROBLEMS W/ ABOVE

DISRUPTION TO ROADS
EXPENSE

DEVELOPMENT ON PAPER STREETS
OVER DEV. OF SMALL LOTS

COMMUNITY NEEDS PLAYGROUND
(MORE FAMILIES IN NHOD)
GOOD FOR COMMUNITY BLDG

NO SHOULDER FOR BIKES
NEED BIKE LANE ALONG HARBOR
DR.

IND. CAFE/BAKERY ON HARBOR

MAINTAIN RURAL CHARACTER
(EX: OPPOSED SOLAR PROJ)

STREET MAINTENANCE -
(CONSIDER FORMING ASSESSMENT
DISTRICT)

CHANGE POLICY LANGUAGE
RE: "MINIMIZE ROAD IMP."
(OUTDATED)

Hank

- Improve roads ^{safety} ^{respect roadway easements}

- Maintain rural zoning.
- single family homes

- Fire protection. ^{preserve night sky}

- Maintain rural character!
- open space

- Respect wild life

- Minimize growth and dev.
- Remove "seek regular transit development"

Peace and tranquility ^{quiet}

① Question

Physical Beauty
Community Spirit
Spacious Property Separation
Rural Character
Quiet
No Street Lights *
Peace & Tranquility
Access to open space
Unique Homes
Single Family Homes
Protection of Habitat & Wild life
No Sidewalks

Eric (Powers) group

②

Integrity of the Boundaries of the Plan
Integrity of the Zoning - 2 acre
Concern for Development
Fire Safety - Vegetation Mgmt.
S.O.D. - Tree Protection - Native Tree Protection
Agricultural use - Solar
Fire Maintenance of Empty Properties - Policies
Speed on Roads of Vehicles -
Trails - offroad vehicle - remove security gates
Address Biglands Corridor
Paper Street Policy
Septic Policy -

ISSUES THAT SHOULD BE IN THE PLAN?

WHAT

WHY

FIRE EVACUATION

- ESPECIALLY
BP → ONE WAY OUT

CONCERNED ABOUT WATERWAY RESTRICTIONS

MAINTAINING RURAL CHARACTER;
NO INDUSTRIAL

WHY WE LIVE HERE

ROADS NEED TO BE WIDE ENOUGH

ACCIDENTS, TRAFFIC SAFETY

PARKING

" "

QUESTION:

- ZND UNITS

2
what

Fire protection
appropriate vegetation
adequate defensible space
Sewer connection feasibility
noise pollution (airport extension)
home size + density
crime

why

- at risk, poor compliance w/ 100' def space
- sewer may ↑ density
- Sewer may expand our individual property's development potential

- large homes may ↓ open space, changes density
- (crime) on the rise
also height, FAR, setbacks
density ↑'s traffic

how

case by case w/ # range (house size)
ask county for help to ease restrictions
to create fire break

① SZ

Solutions

Keep speed limits down

Don't have lots more dupt

Speed bumps ✓

Mandatory clean-up of debris - seasonal?

County help maintain road.

Keep paper streets closed.

Contingency plan "what we need to do" - evac. plan - re: SLR

Easy walk path for fire road gate - Ped trails.

Keep grandview as main thoroughfare - traffic calming
Storage for Peds.

② SZ

Community
Rural Environ.

Preparedness - fire safety.

Quiet ✓

Water
Privacy.

New

Space

Peaceful -
wildlife

Proximity.

Low traffic

Safety

Privacy

45Z

Issues

what

why?

Roads

- maintenance
- Paper streets - new connect.
↳ should stay closed. Narrow

Sea level Rise

- keep Hwy 37 operational.
- How to get in/out - flooding would cover access in and out of area.
- concern about cupt in areas near water's edge

Development

Capacity of area to handle more - traffic

Renewable energy.

→ Electricity reliability.
Climate change mitigation

35Z

Issues

What

Why?

Fire -

- Maintenance/veg. mgmt on neighboring lots
- Refuse gathering outside -
- Natural area - veg is beautiful but climate is dry
- ~~Maintenance~~

Traffic

- 10mph zone - people go too fast - safety, gravel turnover, pavement damage.
- Veering off the road - going into yards.
- Downhill safety.

Ped safety on

Grandview (?)

↳ NOT an issue -

keep a thought on

- Pedestrian safety/dogs.
- One way streets - down/up conflicts.

driver etiquette
Quiet cars - can't hear electric cars.

- Nerve/being outside is a way of life - deer, turkeys, wildcats/dogs.
- Keep on main roads.

Concerns: (2)

Tom

Atherton Ave speed limit increase

Crime: proximity to 37

Should we put security cameras up to capture crime?
loss of privacy w/ cameras?

Housing density

2 acre zoning doesn't seem to apply to Blackpoint area

Older homes are degraded:
lack of consistency in housing

Abandoned properties

Atherton Ave widening

Concerns (2)

Tom

Commercial area growing

would like more community-oriented businesses in commercial area to draw residents like Pt Reyes/Tomales

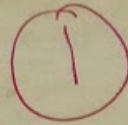
want commerce only in Novato

visioning what kind of business we would want in Blackpoint

lack of consistency in road maintenance

Most valued:

no street lights
rural character
views



Tom

Country feel

no leash law for dogs

ability to exercise w/o congestion

wild life: plants & animals

Safety: low crime

iron

More Information:

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or contact:

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