

Green Point Comment on Staff Report for
Marin County Board of Supervisors Hearing
March 8, 2016

Marin County Board of Supervisors
3501 Civic Center Drive
San Rafael, California 94903-4157

Dear Supervisors,

Re: STAFF RECOMMENDATION

Green Point with over 106 signatures (see attached petitions and letters) requests the Board adopt Staff alternative (1) (a) adopting the Draft Plan for the Black Point Community only while retaining the current community plan for the Green Point Community, with appropriate revisions.

GREEN POINT REQUEST

- 1) The scope of the new Community Plan for Green Point will be based on the 1978 Plan as it pertains to the Green Point Community, combined with appropriate sections of the Draft Plan and augmented with language specific to Green Point.
- 2) Using the boundary of State HWY 37, Green Point can easily be separated from Black Point, pursuant to the attached GPAC Planning Area map.
- 3) The two communities differ and are at odds and can be best served by separation and individual Community Plans.
- 4) Dissension has led to rancor and hostility. Peace can only be restored by separating the two Communities allowing Green Point to govern its affairs without interference by Black Point.
- 5) Green Point cannot accept the Draft Plan. Per Staff request, here are examples of inappropriate or objectionable language in the Draft Plan:
 - a) The History is heavily weighted toward Black Point, although Green Point has four times the area of Black Point, 65% more homes, and 65% more people;
 - b) Home Size language (page 59) threatens planning flexibility integral to Design Review;
 - c) Setback language (page 59) undermines planning flexibility guaranteed and necessary under Green Point's ARP-2 Zoning;
 - d) Paper Street language enables public access on private property;
 - e) Earthquake Fault language jeopardizes home values in Green Point and deviates from the 1978 Plan language without citing geologic basis;
 - f) Green Point's agricultural and equestrian heritages are insufficiently protected;
 - g) Green Point's Bay Plain, due to fill and Draft language, is insufficiently protected from Commercial Energy production;
 - h) Fire District matters are inappropriate according to the Community Plan Strategy adopted by this Board.

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- 6) The Green Point Advisory Committee will assume an ongoing advisory role of reviewing and advising on discretionary projects in the Green Point Community. The Advisory role will be open to the public in public meetings.
- 7) The Green Point Advisory Committee will work with Staff in a quick and straightforward process. As the Black Point Improvement Club did, Green Point can formally vote on allocating funds to support the minimal update for the Green Point Community Plan. There will be no waste or nullification of County resources. It is unfortunate that according to the Advisory Committee over a year was wasted on Home Size restrictions in Green Point over Green Point's objections.
- 8) The Advisory Committee and the Black Point Improvement Club insist that Green Point is merely one of many sub-neighborhoods of Black Point. Green Point considers itself a Community of equal stature.

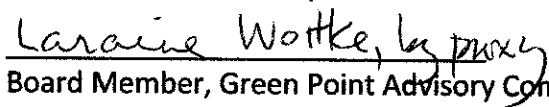
Respectfully submitted,

Roberta DiPrete,



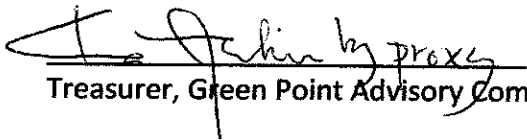
Vice President, Green Point Advisory Committee

Laraine Wotke,



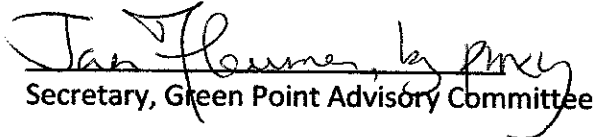
Board Member, Green Point Advisory Committee

Ken Jenkins,



Treasurer, Green Point Advisory Committee

Jan Fleumer,



Secretary, Green Point Advisory Committee