



MEMORANDUM

TO: Marin County Planning Commission

FROM: Kristin Drumm, Senior Planner

RE: Errata to the Black Point and Green Point Community Plan

DATE: July 27, 2015

The following technical corrections and edits are proposed to the draft Black Point and Green Point Community Plan (June 30, 2015). The revisions are shown as ~~strike-out~~ and underline.

ACKNOWLEDGMENTS

Reorder acknowledgements as follows:

[Marin County Board of Supervisors](#)
[Katie Rice, President, District 2](#)
[Steve Kinsey, Vice-President, District 4](#)
[Judy Arnold, 2nd Vice-President, District 5](#)
[Kathrin Sears, District 3](#)
[Damon Connolly, District 1](#)

[Katherin Crecelius, Chair, At-Large](#)
[Peter Theran, Vice Chair, District 5](#)
[David Paoli, District 1](#)
[Margot Biehle, District 2](#)
[John Eller, District 3](#)
[Wade B. Holland, District 4](#)
[Don Dickenson, At-large](#)

LIST OF ACRONYMS

- [Novato Fire Protection District \(NFPD\)](#)

MAPS

- Add a label for “Grandview Avenue” on all maps.
- **Map 6 Fire Evacuation Routes.** Correct Grandview evacuation routes. Map revised to show 302 and 449 Grandview Ave as Walk Only routes
- **Map 11 Flood Control Zone 1:** Update map to show correct boundary for the Novato Creek watershed

EXECUTIVE SUMMARY

- p. ii, 1st column, 2nd paragraph, last sentence: Existing policies on road improvements in the Gridiron, ~~Bahia area~~, and on Crest Road are maintained.

SUMMARY OF POLICIES

- p. iv, 1st column, Policy CC-2: “The floor area ratio of development projects for the construction of new single family residences or additions shall not exceed the median floor area ratio within 600 feet of the surrounding neighborhood by no more than 10%...”

CHAPTER 2: BACKGROUND

- p. 8 While the Black Point and Green Point areas have developed distinctive ~~distractive~~ identities over time, they still remain part of one integrated community planning area.
- p. 8, 2nd column, 1st paragraph: The Gridiron neighborhood is located in the southern portion of the hills ~~just south of Black Point~~ and extends southward into the lowlands ~~below the hills...~~”
- p. 14: 1st column, 3rd paragraph: Approximately nine percent of residents (112 people) reported being Hispanic or Latino, ~~of various races, including Mexican, Puerto Rican, and other.~~
- P. 14: **Employment Status and Occupation.** In 2010, almost 69 percent of residents ~~are~~ were in the labor force, while 31 percent ~~dide~~ not work.
- p. 18: (2015) The Marin County Board of Supervisors adopted the Black Point and Green Point Community Plan.
- p. 18: (2017): The Urban Growth Boundary for the City of Novato will expire, unless renewed by voters.
- P. 20: 1905 Grandview Subdivision. The Grandview area was subdivided. The developer changed the area’s name to “Grandview” to appeal to more prospective potential land buyers.
- p. 21: (2015) Black Point and Green Point Community Plan. The revised Black Point and Green Point Community Plan was adopted by the Marin County Board of Supervisors.
- p. 21 **1947 Schoolhouse closed.** The area’s only school house, located on School Lane, closed when the district was unified with the Novato School District. 1896 Black Point School District established.
- p. 27 **Sudden Oak Death.** Locally, the Black Point Improvement Club manages a group contract with a local arborist to spray for the prevention of SOD at a reduced rate ~~for members.~~

CHAPTER 4: ENVIRONMENTAL HAZARDS

- ~~p. 31, 1st column, 1st paragraph:~~ delete the last sentence: This chapter is intended to raise awareness in an effort to minimize harm to people and property from seismic activity, flooding, and fire. A goal of the Marin Countywide Plan Environmental Hazards section is to raise awareness and responses about potential environmental hazards. ~~Efforts to increase hazard awareness is achieved through enhanced public awareness of hazard information and studies, improved information on local hazardous conditions, and support of community emergency response training.~~
- p. 31, 1st column, 2nd paragraph, last sentence: “Those interested in furthering their hazard awareness...”
- p. 34, 2nd column, 3rd sentence: With Grandview Avenue as the only road in and out of the ~~Black Point area~~ Gridiron, and limited access via Crest and School Roads in Green Point, emergency evacuation planning is critical.

- **p. 36, 2nd paragraph, 2nd sentence:** “[From Sonoma County](#) this fault [travels in a northeasterly direction passes-along the northeast side of Mt. Burdell and Olompali State Historic Park, then](#) through or beneath the marshlands a half mile or so west of the Green Point hills, its trace concealed by bay mud. [Traces of the fault have been found in the vicinity of H Lane in the Green Point area.](#) While there is no conclusive evidence to determine if the fault is potentially active, [a prominent feature to the northwest where](#) topographic evidence suggests displacement in relatively recent geologic time.
- **p. 43, Map 11:** Update map to show correct boundary for the Novato Creek watershed.
- **p. 44: 1st column, 2nd paragraph, 2nd sentence:** “While [it](#) is impossible to predict exactly...”
- **p. 47: 2nd column, 1st paragraph, 1st sentence:** “During the Plan preparation process community members raised several [ideas](#) that deserve further consideration...”
- **p. 47: 2nd column, last bullet:** Work with FIRESafe Marin and the Novato Fire [Department District](#) to seek funding for additional “Chipper Days” to remove fuels from the defensible space radius that [surrounding-surrounds](#) homes and to clear vegetation from access roads;”

CHAPTER 5: COMMUNITY CHARACTER AND LAND USE

- **p. 49:** Delete text box on “Community Character”
- **p. 50: 1st column, 2nd paragraph:** Unlike many [homogeneous-homogeneous](#) tract home subdivisions, the area was slowly subdivided with individual and small clusters of lots.
- **p. 53: Map 13 Land Use Policy:** Add density to Neighborhood Commercial at 1 – 20 units/acre and where F.A.R. = 0.10 to 0.30. Include “F.A.R. = Floor Area Ratio” in legend.
- **p. 54: Figure 22.** Existing Zoning Distribution: Move BFC-ARP-2 (10.7 acres) to BFC. Add F2 (58.5 acres).

Zoning	Description	Density	Total Acreage	Percent of Total
A2	Agriculture, Limited	---	131.6	9.2%
ARP-1.5	Agriculture, Residential Planned	1 unit per 1.5 acres	17.1	1.2%
ARP-2	Agriculture, Residential Planned	1 unit per 2 acres	884.4 870.7	60.8%
ARP-60	Agriculture, Residential Planned	1 unit per 60 acres	149.2	10.4%
RSP-4.36	Residential, Single Family Planned	4.36 units per acre	0.3	0.0%
RCR	Resort and Commercial Recreation	---	0.7	0.0%
VCR	Village Commercial/Residential	1 unit per 2,000 sq ft	14.1	1.0%
OA	Open Area	---	178.7	12.5%
BFC	Bayfront Conservation Zone District	---	11.7	0.7%
F2	Secondary Floodway District	---	58.5	4.1%
Total			1432.6	100%

- **p. 56, 1st column, 3rd bullet:** In some cases, build out figures may be greater than the development that could be realized due to a number of factors, including:
 - Environmental constraints;
 - Policies or regulations (e.g. parking, setbacks, septic); and
 - A land-owner may [seek-agree to](#) less development than is allowed.

- **p. 57: 1st column, 2nd paragraph:** However, the community’s small population and relative proximity to nearby commercial and retail centers in the Novato area may limit the types of businesses and future growth potential. ~~Lack of parking and septic are also constraints.~~ Constraints include lack of parking and reliance on septic.
- **p. 59: Design Guidelines and the Design Review Process (text box)** ~~Although it may not be possible to prevent new development in the community,~~ The Design Review process and associated guidelines outlined above provide ~~expanded~~ opportunities for neighbors to review and comment on proposed development and clear criteria against which projects can be evaluated.
- **p. 61: 2nd column, last paragraph, 4th sentence:** need space between “did” and “not”: The Gridiron is a “paper” subdivision that ~~did not~~ take into consideration the steepness of terrain...
- **p. 61: 2nd column, last sentence:** “The area was zoned A2, Agriculture Limited Agriculture (7,500 square foot minimum lot area) in 1942
- **p. 61: Figure 27:** Update as follows:

<u>Minimum Lot Area</u>	2 acre <u>minimum lot size</u>	<u>2-acre-1 unit per 2 acres</u>
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- **p. 61: 3rd column, 1st sentence:** On December 20, 1985 the Marin County Deputy Zoning Administrator approved the merger of approximately 149 of lots within the Gridiron Area...”
- **p. 63 near top of 3rd column:** Light pollution is generated from installing ~~unpleasant~~ light fixtures that cast light on an otherwise natural or low-light setting, ~~and which may potentially competing-compete~~ with starlight.
- **p. 63, 3rd column, last sentence:** FAA indicates the intensity of these lights cannot be modified in order to meet ~~the FAA’s standards for~~ required by the FAA safety lighting.
- **p. 63: 3rd column, 2nd paragraph:** While there are no specific policies in the Countywide Plan that address light pollution, the Marin County Development Code (Section 22.16.030) requires...
- **p. 65: 1st column, last paragraph:** The Marin County Housing Element, adopted on December 9, 2014, proposes one site on Tamarin Lane in the Green Point area ~~for affordable housing.~~

CHAPTER 6: TRANSPORTATION

- **p. 69, 1st column, 1st paragraph:** Similar to the rest of Marin County, Black Point and Green Point residents travel primarily by automobile.
- **p. 69: Figure 35.** Modes of Commuting to Work from the planning area (2010)
- **p. 71, 1st column, 3rd sentence:** Roads in the Gridiron are extremely narrow and circuitous. Furthermore, Grandview Avenue provides the only access both into and out of the Black Point area Gridiron. In the Green Point area, however, most roads are generally straighter and wider, having been designed and built to prevailing County road improvement standards.
- **p. 71: 2nd column, last sentence:** ~~Since private road maintenance agreements vary by jurisdiction, local laws should be consulted for specific requirements.~~
- **p. 76, 2nd column, 1st paragraph, last sentence:** However, some expressed concern that it is not appropriate to route the Bay Trail through the Gridiron neighborhood due to narrow, private roads that may not be ADA compliant without making costly improvements.
- **p. 80: Policy TR-2:** Require as a condition of approval within the Gridiron area the improvement of interior roadways subject to further analysis by the Department of Public

Works. ~~Cul-de-sacs or similar~~ improvements to accommodate fire protection vehicles near the ends of Norton, Holly and Grandview Avenues should be given priority consideration.

- **p. 80: Policy TR-4:** ~~Consider retaining~~ Retain paper streets, as feasible, for public and emergency access, as well as for wildlife corridors, ~~where feasible~~.

CHAPTER 8: PARKS AND RECREATION

- **p. 91 2nd column, 1st sentence:** ~~A sample of selected~~ Selected policies of particular interest and relevance to the community are provided in Figure 44.