

To: Kristin Drumm, Senior Planner - Marin County Community Development Agency Planning Division

From: Green Point Advisory Committee (GPAC)

Subject: GPAC Comments on the Administrative Draft Green Point Community Plan of 2016

RECEIVED

Date: May 3, 2016

MAY 04 2016

Dear Kristin,

COUNTY OF MARIN
COMMUNITY DEVELOPMENT AGENCY
PLANNING DIVISION

Thank you for the opportunity to comment on the County's draft interim administrative Green Point Community Plan. GPAC's initial comments and corrections may not be comprehensive, given the short review and response time allotted to evaluate the draft and due to the absence of a number of GPAC Officers and Board Members. We ask that our comments be reflected in the Staff Report to the Planning Commission.

GPAC's comments are as follows:

Page 5 – correct date to 1978 vs. “1973”.

Page 5 – Location – correct term to say waterfront community vs. “front communities”.

Page 11, Map 2- Correct Legend to SF 3 Single Family 1 Unit/1-5 acres vs. “SF 3 Single Family 4-7 Units/acre”.

Page 22, A. ROADS & STREETS, 2nd paragraph – Adhere to 1978 Plan language which acknowledges that the majority of roads in Green Point are publicly maintained roads, constructed to County road standards. Also identify that Green Point is quickly linked internally and to nearby Novato, the SMART Train, Atherton Avenue and State Highways 37 and 101 via excellent, relatively straight County maintained thoroughfare roads.

Page 22, 3rd paragraph – Add Alpine and William Roads to the list of County maintained roads.

Page 22, 4th paragraph – This description does not appear to be accurate nor apply to Green Point. The roadways in Green Point are designed to accommodate Fire Department access, turnaround, and load factors specific to fire equipment specifications.

Page 23, C. RAILWAYS – Add that operation of the SMART train at nearby Atherton Avenue and Hwy 101 will enhance public transportation options to Green Point residents.

Page 20, C. SANITATION 4th paragraph – Add the modifier that the majority of homes in Green Point are relatively young and utilize modern septic design standards. Also, add the modifier that most hard pan conditions are found in areas of old Black Point, several miles east of Green Point, where rock appears close to the surface. We request the County consider inclusion of important content of the 1978 Plan (contained on pages 18-20), i.e., the discussion and findings of Mr. William Desmond, Marin County Environmental Health Director which is the underpinning of Green Point's ARP -2 Zoning - 2 acre minimums for septic considerations.

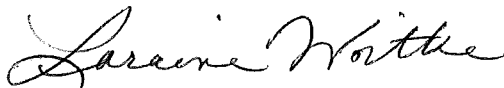
Page 17, E. AFFORDABLE HOUSING, 3RD Paragraph – Clarify, pursuant to the 2014 Marin County Housing Element, the Tamarin Lane site is designated for market rate improvements.

Page 3 NR6 – We question the adequacy of this policy provision to preclude the location of a commercial solar generating facility in the Bay Plain. The Green Point Community publically rejected a prior proposal for a commercial solar facility and wishes to develop language in the Green Point Plan to preclude the location of such a facility in the Bay Plain in the future. Such a facility is an eyesore to the Community and incompatible with protection of scenic and open space values integral to the Bay Plain. County Marsh Land Policy should be cited in the Plan to help protect Green Point. The County intends to develop a policy with respects to the siting of commercial solar generation facilities countywide. However, such a plan is not yet developed. We believe that appropriately scaled residential solar applications in Green Point should be confined to roof top locations within the built environment.

Page 3, Policy PFS-3 – Add the Green Point Advisory Committee is a 501 C3 organization formed specifically to serve the Green Point Community and shall be recognized by Marin County to be the sole official Planning Advisory Group within the Green Point Planning Area delineated on Map 3. The Green Point Planning Group is represented by Matt Fleumer, Jan Fleumer, Roberta DiPrete, Ken Jenkins, Ann Therese O’Neil, Mike Brush, and Laraine Woitke. (A copy of the official Green Point Planning Area Map will be provided to the Planning Department with a hard copy of these comments, by May 4, 2016). GPAC Incorporation papers and Operating Agreement are available to the County upon request.

The Green Point Advisory Committee Board and Officers are submitting these comments to you in hopes that you find them helpful. They reflect our participation in the County’s Community Plan update process since 2013 and our understanding form long and continued interface and outreach to Green Point residents. We may forward additional comments, as soon as possible, in a follow up email.


Respectfully submitted,



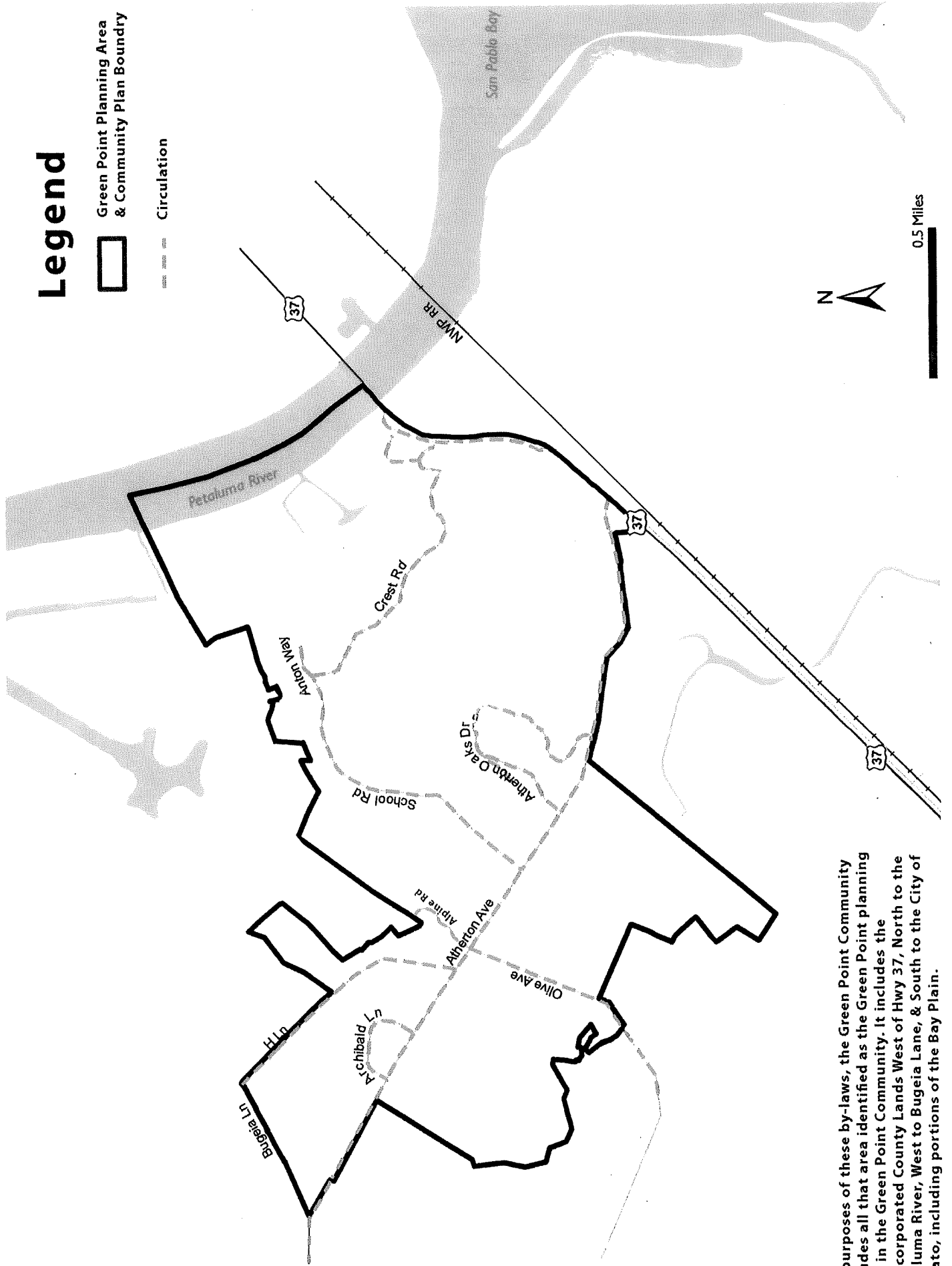
Laraine Woitke
Board Member, Green Point Advisory Committee

(for Matt Fleumer, President Green Point Advisory Committee)

Legend

 Green Point Planning Area
& Community Plan Boundary

 Circulation



For purposes of these by-laws, the Green Point Community includes all that area identified as the Green Point planning area in the Green Point Community. It includes the unincorporated County Lands West of Hwy 37, North to the Petaluma River, West to Bugeia Lane, & South to the City of Novato, including portions of the Bay Plain.