

I'm Matt Fleumer and live at 25 Alpine Rd, Novato in the Green Point community. I'm also the President of the Green Point Advisory Committee. I urge the Board to recognize Green Point as a separate and distinct community consisting of all the County's unincorporated lands, developments, subdivisions west of Hwy 37 and bifurcate Green Point from Black Point and the BLACK POINT IMPROVEMENT CLUB (BPIC).

My recommendation is based on Green Point being under-represented in the Community Plan update process, and that there was a possible conspiracy by the BLACK POINT IMPROVEMENT CLUB to limit Green Point property rights long before the county established the Advisory Committee to update the community plan. Neither of these were communicated to the greater Green Point community.

The Advisory Committee was selected by the BLACK POINT IMPROVEMENT CLUB and only one member, who was selected by the supervisor, was not a member or officer of the BLACK POINT IMPROVEMENT CLUB, a social club with biased interest. Hence, the Advisory Committee and the BLACK POINT IMPROVEMENT CLUB were in total lockstep.

Green Point was under-represented at the 5 member Advisory Committee, which was comprised of 3 Black Point residents and only 2 Green Point residents, which is not proportionate to the number of homes which is approximately Green Point's 380 to Black Points' 230. The appropriate split should have been the reverse; Green Point 3 and Black Point 2. The BPIC claims 33 Green Point households as members. The newly organized Green Point group already has over 175 members from Green Point –

there was a complete lack of outreach and the Advisory Committee was not representative of the community.

This past Friday, we were provided with copies of a September 12, 2012 letter from the BLACK POINT IMPROVEMENT CLUB to the Community Development Agency requesting the BLACK POINT IMPROVEMENT CLUB be involved in the community plan update and disclosing that they already formed a 12 member Community Plan committee, who had been working on the draft plan for more than a year, specifically on several focus areas. The letter further cites difficulties with county design guidelines for “building design” and “house size” as well as set-backs, when evaluating proposals for additions, remodels and second units, especially in Green Point – this was THE FOCUS AREA. Simply stated, the BLACK POINT IMPROVEMENT CLUB wanted to further restrict county guidelines in “the home size and set-backs” and had already been working on these issues for over a year in their 12 member “community plan committee” without Green Point community input or knowledge. The letter further states that the BLACK POINT IMPROVEMENT CLUB has a network to maximize representation to include a mailing list which can be used to maximize full representation. Use of this mailing list likely accounts for the minimal community notification as many Green Point members were not notified of the “community plan update process” and the “property restrictions” that had been the focus of the 12 member panel for over a year. Of the “sandwich boards” placed in the local community, announcing the meetings, all (except one) referred to Black Point. ^{ONLY} Most Green Point residents did not pay attention, as they lived in Green Point and did not consider that it applied to them. The limited notification to Black Point mailing list neighbors was intentionally limiting and along with the actions in this letter could be interpreted as a conspiracy to limit Green Point property rights.

The letter also refers to the BLACK POINT IMPROVEMENT CLUB as a volunteer **homeowners association** in order to gain credibility. The BLACK POINT IMPROVEMENT CLUB has no such status and lacks the qualifications to act as a homeowners association, which is governed by state guidelines. This is very misleading.

Green Point is satisfied with its ARP2 zoning and the provisions of the county's Single Family Design Review guidelines, which are adequate; they do not need to be augmented. We object to having the BLACK POINT IMPROVEMENT CLUB, a private social club from Black Point evaluate proposals in the Green Point neighborhoods and impose their stated desire to limit home size, impose setbacks and develop design specifics for the Green Point community.

As the BLACK POINT IMPROVEMENT CLUB has already requested that the Plan name revert back to the Black Point Community Plan and has shown no intention of serving the Green Point community and giving it any credence, I request that the Board of Supervisors:

1. Recognize Green point as an independent, community
2. Instruct staff to bifurcate the 2015 Draft Community Plan into two stand-alone plans
3. Allow Green Point to function under the 1978 Plan until its own plan is approved
4. Eliminate BLACK POINT IMPROVEMENT CLUB from evaluating proposals in Green Point community