

Agenda Item 2



PLANNING COMMISSION STAFF REPORT

MEETING

DATE: March 6, 2017

STAFF: Robert Brown, Community Development Director

SUBJECT: Draft General Plan 2035 Proposed Edits Based on Feedback from Appointed Commissions, Community Organizations and Staff

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REQUESTED ACTION

Review proposed edits to the Draft General Plan based on input from appointed Commissions, community organizations and staff and provide any desired direction to staff and the City Council.

BACKGROUND

Public Outreach on Draft General Plan 2035

The Draft General Plan 2035 was published on August 1, 2016 which initiated a four-month public outreach process to familiarize members of the community with the contents of the Draft Plan and receive initial feedback on the direction and priorities of the Plan. This follows a nearly three-and-a-half year public process examining focus areas and white paper topics.

The City solicited community input citywide, in a variety of formats, including advertised community-wide and neighborhood meetings, a series of drop-in Open Houses, a booth at the Downtown Farmers Market and by attending regular meetings of various local social, environmental, and business groups and special district board meetings. To date, staff has presented the Draft General Plan at 48 community meetings/venues.

In addition to public input, staff held multiple meetings with Council-appointed Commissions including the Bicycle and Pedestrian Advisory Commission, the Economic Development Advisory Commission, the Design Review Commission and the Recreation, Cultural and Community Services Commission. Staff has prepared responses to recommendations from these appointed commissions, including the Planning Commissions, as well as special districts and community organizations, including proposed edits to the Draft Plan (see Attachment 1). These proposed edits will be considered by the Council at their meeting of March 7, 2017.

RECOMMENDATION

Provide any feedback to staff and the City Council regarding the proposed edits to the Draft General Plan.

ATTACHMENTS

1. Compilation of Recommended Edits to the Draft General Plan from Commissions, Community Organizations and Staff


Proposed Edits to Draft General Plan from City Commissions and Community Organizations (2/25/17)

Chapter	Comment	Staff Response	Proposed Edits	
			Existing text	Proposed Text
Bicycle & Pedestrian Advisory Commission				
CW	Add a call-out box referencing the California Complete Streets Act.	Edits proposed to call-out box on page 6-4.	Complete Streets are designed to meet the needs of all users, including motorists, pedestrians, bicyclists, children, persons with disabilities, seniors, movers of commercial goods, and users of public transportation.	<u>The State adopted the California Complete Streets Act in 2008, which requires cities to plan for a balanced, multimodal transportation network.</u> Complete Streets are designed to meet the needs of all users, including motorists, pedestrians, bicyclists, children, persons with disabilities, seniors, movers of commercial goods, and users of public transportation.
CW	Modify text of Program MO 6b Complete Streets Exception Process (page 6-46) to include consideration of broader community benefits as well as localized impacts. Encourage use of survey tools to ascertain community desires.	Edits proposed.	MO 6b: Exemption Process. Create a formal exemption process where documentation and supporting data indicate the cost of the improvement would disproportionately exceed the need or probable future use of the facility over the long term, there is an absence of current and future need, or if significant adverse impacts of the proposed infrastructure outweigh the positive effects associated therewith.	MO 6b: Exemption Process. Create a formal exemption process where documentation and supporting data indicate the cost of the improvement would disproportionately exceed the need or probable future use of the facility over the long term, there is an absence of current and future need, or if significant adverse <u>local</u> impacts of the proposed infrastructure outweigh the positive <u>community benefits effects</u> associated therewith. <u>The use of community survey tools to ascertain public opinion is encouraged.</u>
CW	Modify Program MO 17b Route Maps (page 6-49) to include provision of physical route maps. An interactive cell phone application for local bike routes may be	Edits proposed.	MO 17b: Route Maps. Post information depicting Novato’s bicycle routes on the City’s website and use other technology to provide information to potential users.	MO 17b: Route Maps. Post information depicting Novato’s bicycle routes on the City’s website and use other technology to provide information to potential users. <u>To the extent practical, also provide copies of route maps and/or links to cell phone applications identifying local bicycle routes.</u>

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	available and could be promoted.			
Recreation, Cultural and Community Services Commission				
IN	Consider adding “Civic Engagement” as one of the General Plan themes in Section 1.6 (page 1-11).	Staff does not recommend a change. The General Plan themes relate to overarching priorities that affect policies and programs in multiple chapters of the Plan. Civic Engagement is addressed specifically in the City that Works chapter (page 6-42).		
LW	Change the term “elderly” to “older adult” consistent with County terminology.	Edits proposed to change “elderly” to “seniors” (not “older adults”) for consistency with terminology used in the General Plan and the Novato Municipal Code, and in general usage by the City (e.g., Margaret Todd Senior Center, “senior citizen housing,” etc.). Where the general plan references “residential care facilities for the elderly”, which are regulated through the California Residential Care Facilities Act (Health and Safety Code Division 2, Chapter 3.2), no change is	<p>LW 14b: Universal Design Recommendations. Consider the creation of universal design recommendations to share with developers and the public to facilitate the ability of the elderly to remain in their homes.</p> <p>MO 21: Accessibility Improvements. Create an accessible circulation system that is consistent with guidelines established by the Americans with Disabilities Act (ADA), allowing mobility-impaired users such as the disabled and elderly to safety and effectively travel within and beyond the City.</p>	<p>LW 14b: Universal Design Recommendations. Consider the creation of universal design recommendations to share with developers and the public to facilitate the ability of the elderly <u>seniors</u> to remain in their homes.</p> <p>MO 21: Accessibility Improvements. Create an accessible circulation system that is consistent with guidelines established by the Americans with Disabilities Act (ADA), allowing mobility-impaired users such as the disabled and elderly <u>seniors</u> to safety and effectively travel within and beyond the City.</p>

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		<p>proposed.</p> <p>The County’s Area Plan 2016-2020 Area Agency on Aging uses both terms (“senior” appears 52 times and “older adult” is used 147 times in the document).</p>		
LW	<p>Modify text in Section 4.4 Healthy Eating Active Living (paragraph 4, page 4-8), to change the City’s commitment to “healthy eating and active living”, and not “obesity prevention”.</p>	Edits proposed.	<p>Novato’s commitment to obesity prevention includes making every effort to plan and construct a built environment that encourages walking and biking by providing a network of sidewalks, paths, and bike lanes and routes that connect residential neighborhoods, schools, parks, recreational facilities, shopping areas, employment centers, and transit centers. The City also strives to provide an ample number of parks, playgrounds and recreation facilities throughout the City so access is easy and close by.</p>	<p>Novato’s commitment to obesity prevention <u>active living</u> includes making every effort to plan and construct a built environment that encourages walking and biking by providing a network of sidewalks, paths, and bike lanes and routes that connect residential neighborhoods, schools, parks, recreational facilities, shopping areas, employment centers, and transit centers. The City also strives to provide an ample number of parks, playgrounds and recreation facilities throughout the City so access is easy and close by.</p>
LW	<p>Recommend adding a new policy emphasizing the importance of pocket parks within walking distance to homes in a neighborhood, particularly in higher density area such as the Northwest Quadrant.</p>	Edits proposed.	<p>LW 2b: <i>New Neighborhood Parks</i>. Explore creation of new neighborhood parks in underserved areas, such as the Northwest Quadrant Neighborhood.</p>	<p>LW 2b: New Neighborhood Parks. Explore creation of new neighborhood parks <u>in areas which are underserved and/or higher density</u>, such as the Northwest Quadrant Neighborhood.</p>

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LW	Modify Program LW 2f Park Use and Maintenance (page 4-19) to eliminate “reduce maintenance costs.”	Staff does not recommend a change since looking for opportunities to reduce maintenance or water use saves both City costs and natural resources.	LW 2f: Park Use and Maintenance. Examine methods to improve parks to maximize use, reduce maintenance costs, and improve access and opportunities for recreation, including new products, systems and technologies.	
LW	Modify Program LW 5c Promote Trail Use (page 4-20) to include provision of physical trail route maps, including reference to accessible trails.	Edits proposed.	LW 5c: Promote Trail Use. Promote trail use by educating community members on trail locations and accessibility.	LW 5c: Promote Trail Use. Promote trail use by educating community members on trail locations and accessibility <u>posting information depicting Novato’s trails, including accessible trails and, to the extent practical, also providing copies of trail maps and/or links to cell phone applications identifying local trails.</u>
LW	Modify Policy LW 10 Access to Healthy Foods (page 4-21) to encourage locating community gardens in higher density areas and a program for working collaboratively with the school district.	Edits proposed.	LW 10: Access to Healthy Foods. Promote convenient locations to purchase fresh fruits and vegetables throughout the community, including local-serving grocery stores and community gardens, where feasible and appropriate.	LW 10: Access to Healthy Foods. Promote convenient locations to purchase fresh fruits and vegetables throughout the community including local-serving grocery stores and community gardens, <u>particularly in areas with higher-density housing,</u> where feasible and appropriate. <u>Work collaboratively with the school districts in siting community gardens.</u>
CW	Modify Policy MO 19 Safe and Convenient Pedestrian Facilities (page 6-50) to add a reference to sidewalk condition.	Edits proposed.	MO 19: Safe and Convenient Pedestrian Facilities. Promote, provide and maintain a safe and convenient pedestrian system, including consideration of lighting, road surface conditions, access points, signage, shade landscaping and roadway crossings.	MO 19: Safe and Convenient Pedestrian Facilities. Promote, provide and maintain a safe and convenient pedestrian system, including consideration of lighting, <u>sidewalk condition,</u> road surface conditions, access points, signage, shade landscaping and roadway crossings.

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CW	Modify Program MO 21d Paratransit (page 6-51) to promote convenient bus service for seniors to service locations such as the Margaret Todd Senior Center.	Edits proposed.	MO 21d: Paratransit. Encourage the transit agencies to provide cost-effective paratransit and other transit options that enable the mobility of the disabled and older adults.	MO 21d: Paratransit. Encourage the transit agencies to provide cost-effective paratransit and other transit options that enable the mobility of the disabled and older adults. <u>Work with transit providers to provide bus stops at facilities providing senior services, such as the Margaret Todd Senior Center.</u>					
CW	Add a new program calling for community volunteerism and a more coordinated City recruitment/ placement effort.	Edits proposed.		[Add new:] GV 7: Volunteerism. Encourage and support residents and businesses to volunteer with the City. Create volunteer opportunities within City departments and foster community projects through partnerships with neighborhoods and service groups.					
AP	In Appendix A (page A-16), change Program LW 2b New Neighborhood Parks from long term to short term.	Edits proposed.	 <table border="1"> <tr> <td>LW 2b</td> <td>New Neighborhood Parks. Explore creation of new neighborhood parks in underserved areas, such as the Northwest Quadrant neighborhood.</td> <td>CS</td> <td>Long Short</td> <td>\$600,000</td> </tr> </table>		LW 2b	New Neighborhood Parks. Explore creation of new neighborhood parks in underserved areas, such as the Northwest Quadrant neighborhood.	CS	Long Short	\$600,000
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Economic Development Advisory Commission									
GP	Concern that the lowered projections for jobs and housing in the new General Plan will not provide sufficient opportunities for economic development in Novato. The text should make clear that the projections are	Edits proposed to text on page 2-21.	Development projections for the General Plan are determined by analyzing vacant and underutilized parcels within the City and the development potential that is allowed under the applicable land use designation. Development projections for residential units and commercial, industrial and office use square footage are shown in Table GP-4. The development projections include the development potential of the General Plan	Development projections for the General Plan are determined by analyzing vacant and underutilized parcels within the City and the development potential that is allowed under the applicable land use designation. Development projections for residential units and commercial, industrial and office use square footage are shown in Table GP-4. The development projections include the development potential of the General Plan					

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	simply that, and not an assumed cap on development.		focus areas, as well as the housing development potential in the available land inventory of the Housing Element in Appendix C.	focus areas, as well as the housing development potential in the available land inventory of the Housing Element in Appendix C. <u>Development projections do not imply a cap on development.</u>
GP	In Table GP-1 Population and Job Growth Forecasts (page 2-13 & 14), verify that the 2035 population forecast is consistent with the anticipated number of dwelling units.	ABAG and MTC are currently updating forecasts for Plan Bay Area 2040. At this time, the only updated forecasts that are available are for households and employment for the year 2040. Full forecasts including population, the number of employed residents, and jobs by sector are expected to be released by the end of 2017. In light of this, staff has estimated data for years between the 2010 and 2040 data points using linear interpolation, and has estimated population using the average household size assumed for each 5-year increment in PBA 2013. When the fully detailed forecasts are provided by ABAG, staff will modify Table GP-1 to be consistent.	<p>The City is not expected to grow much over the next twenty years, adding about 3,200 residents between 2015 and 2035 according to the Association for Bay Area Governments (ABAG) latest forecasts. ABAG is a regional planning agency comprising the counties, cities and towns of the nine-county San Francisco Bay Area. ABAG uses the 2010 US Census count as a starting point for population and the number of households, and then projects growth in five-year increments as shown in Table GP-1. For employment statistics, ABAG draws on a number of sources, including the US Department of Commerce, Bureau of the Census, US Department of Labor, Bureau of Labor Statistics, and California Department of Finance.</p> <p>ABAG’s forecasts have been controversial in the past, particularly because they are used in developing the Regional Housing Needs Assessment, which identifies the number of housing units, by income level, for which a city must plan over an eight-year period. ABAG updates its projections about every two years taking into account changes in labor force demand, age and ethnicity. Economic cycles are impossible to predict, but they have had a significant impact on the</p>	<p>The City is not expected to grow much over the next twenty years, adding about <u>3,200</u> 2,800 residents <u>and 620 households</u> between 2015 and 2035, <u>as shown in Table GP-1. The City developed these estimates using U.S. Census data for population and number of households in 2010, and Plan Bay Area estimates for households in 2040 and jobs in 2010 and 2040.</u> according to the Association for Bay Area Governments (ABAG) latest forecasts. ABAG is a regional planning agency comprising the counties, cities and towns of the nine-county San Francisco Bay Area. ABAG uses the 2010 US Census count as a starting point for population and the number of households, and then projects growth in five-year increments as shown in Table GP-1. For employment statistics, ABAG draws on a number of sources, including the US Department of Commerce, Bureau of the Census, US Department of Labor, Bureau of Labor Statistics, and California Department of Finance.</p> <p>ABAG’s forecasts have been controversial in the past, particularly because they are used in developing the Regional Housing Needs Assessment, which identifies the number of housing units, by income level, for which a</p>

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			Bay Area’s technology sector-driven economy since the dot-com bubble of the early 2000s. Projections are also informed by local land use, growth policies and expected infrastructure investments.	city must plan over an eight year period. ABAG updates its projections about every two years taking into account changes in labor force demand, age and ethnicity. Economic cycles are impossible to predict, but they have had a significant impact on the Bay Area’s technology sector-driven economy since the dot-com bubble of the early 2000s. Projections are also informed by local land use, growth policies and expected infrastructure investments.																																													
GP	Continuation of comment above	The population and household forecasts in Table GP-1 (page 2-14) is consistent with the projected number of dwelling units in Table GP-4 (page 2-21).	<p>Table GP-1 Population and Job Growth Forecasts</p> <table border="1"> <thead> <tr> <th></th> <th>2010</th> <th>2015</th> <th>2020</th> <th>2025</th> <th>2030</th> <th>2035</th> <th>Change 2015-2035</th> <th>% Change 2015-2035</th> </tr> </thead> <tbody> <tr> <td>Population</td> <td>51,904</td> <td>52,500 52,400</td> <td>53,200 53,000</td> <td>53,900 53,500</td> <td>54,700 54,200</td> <td>55,700 55,200</td> <td>3,200 2,800</td> <td>6% 5%</td> </tr> <tr> <td>Households</td> <td>20,279</td> <td>20,470 20,430</td> <td>20,680 20,590</td> <td>20,880 20,740</td> <td>21,070 20,890</td> <td>21,250 21,050</td> <td>780 620</td> <td>4% 3%</td> </tr> <tr> <td>Employed Residents</td> <td>23,890</td> <td>25,090</td> <td>26,380</td> <td>26,270</td> <td>26,140</td> <td>26,340</td> <td>1,250</td> <td>5%</td> </tr> <tr> <td>Jobs</td> <td>20,890</td> <td>21,770 26,700</td> <td>22,710 27,020</td> <td>23,040 27,340</td> <td>23,410 27,660</td> <td>23,870 27,980</td> <td>2,100 1,280</td> <td>10% 5%</td> </tr> </tbody> </table> <p>Source: <i>U.S. Census; Association for Bay Area Governments for Plan Bay Area 2013 2040; City of Novato</i></p>			2010	2015	2020	2025	2030	2035	Change 2015-2035	% Change 2015-2035	Population	51,904	52,500 52,400	53,200 53,000	53,900 53,500	54,700 54,200	55,700 55,200	3,200 2,800	6% 5%	Households	20,279	20,470 20,430	20,680 20,590	20,880 20,740	21,070 20,890	21,250 21,050	780 620	4% 3%	Employed Residents	23,890	25,090	26,380	26,270	26,140	26,340	1,250	5%	Jobs	20,890	21,770 26,700	22,710 27,020	23,040 27,340	23,410 27,660	23,870 27,980	2,100 1,280	10% 5%
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GP	In Table GP-4 Development Projections (page 2-21) verify that the 2035 population forecast is consistent with the anticipated number of dwelling units.	ABAG and MTC are currently updating forecasts for Plan Bay Area 2040. At this time, the only updated forecasts that are available are for households and employment for the year	<p>TABLE GP-4 DEVELOPMENT PROJECTIONS</p> <table border="1"> <thead> <tr> <th>LAND USE</th> <th>1996 GENERAL PLAN ESTIMATED BUILDOUT</th> <th>EXISTING BUILT AND UNDER CONSTRUCTION 2015</th> <th>ADDITIONAL DEVELOPMENT PROJECTED THROUGH 2035</th> <th>TOTAL DEVELOPMENT PROJECTED THROUGH 2035</th> </tr> </thead> <tbody> <tr> <td>Residential</td> <td>26,509 units</td> <td>21,469 units</td> <td>870 units</td> <td>22,339 units</td> </tr> <tr> <td></td> <td></td> <td></td> <td>686</td> <td>22,155</td> </tr> </tbody> </table>		LAND USE	1996 GENERAL PLAN ESTIMATED BUILDOUT	EXISTING BUILT AND UNDER CONSTRUCTION 2015	ADDITIONAL DEVELOPMENT PROJECTED THROUGH 2035	TOTAL DEVELOPMENT PROJECTED THROUGH 2035	Residential	26,509 units	21,469 units	870 units	22,339 units				686	22,155																														
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		2040. ABAG expects the number of households to increase from 20,279 in 2010 to 21,200 in 2040. Using linear interpolation, staff estimates a total of 21,047 households for 2035. Assuming a 5% vacancy rate, this translates to 22,155 dwelling units in 2035. Edits proposed.		
EV	Revise the text in Section 5.3 Office and Industrial Market (page 5-5) which states, “the office market is beginning to recover.” The office vacancy rate in now up to 30%.	Edits proposed.	The office market is beginning to recover after a long slump following the recession that began in 2008, when some office building vacancy rates were 30 percent or higher. Existing office vacancies will continue to absorb new demand in the short-term. The new SMART stations at Atherton Avenue and Hamilton are expected to increase the city’s attractiveness for new office space, particularly at Hamilton Landing and in northern Novato, where the Buck Institute could anchor a bio/life sciences industry hub.	The office market is beginning to recover after a long slump following the recession that began in 2008, when some office building vacancy rates were 30 percent or higher. <u>Office building vacancies are high – around 30 percent—and have not yet recovered from lows experienced during the recession of 2008-2010.</u> Existing office vacancies will continue to absorb new demand in the short-term. The new SMART stations at Atherton Avenue and Hamilton are expected to increase the city’s attractiveness for new office space, particularly at Hamilton Landing and in northern Novato, where the Buck Institute could anchor a bio/life sciences industry hub.
EV	Add a policy and program calling for the study and eventual disposition of the City’s land holdings at Hamilton since	Edits proposed.		[Add new:] <u>EV 5: City Holdings at Hamilton.</u> Restore historic buildings, remove blight and economically utilize the City’s properties at Hamilton.

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	Hamilton was not considered as a Focus Area in the new General Plan.			
EV	Add a program to Policy EV 1 Economic Vitality (page 5-7) calling for a strategy to address the leakage of retail sales to other communities in identified retail sectors.	Edits proposed.		[Add new:] <u>EV 1f: Retail Leakage.</u> <u>Develop a strategy to proactively address the leakage of retail sales to other communities in identified retail sectors.</u>
CW	Add a policy to the Mobility section calling for long-term improvement of Highway 37 to withstand the impacts of sea level rise due to the importance of this corridor on the movement of goods and personnel to and from Novato.	Edits proposed.		[Add new after MO2 and renumber remainder:] <u>MO X: Highway Improvements.</u> <u>Support Caltrans and regional efforts to improve Highways 101 and 37 to accommodate needed capacity and sea level rise given the City's reliance on regional transportation links.</u>
CW	There should be a policy or program calling for consideration of an infrastructure bond or similar revenue measure to balance future budgets due to the fiscal disconnect between a much slower	Edits proposed.		[Add new:] <u>GV 3c: Infrastructure Maintenance.</u> <u>Consider establishing new revenue sources to adequately fund infrastructure maintenance. Such funding would require voter approval and a broad-based community campaign.</u>

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	growth rate and costs of maintaining aging infrastructure.			
Design Review Commission				
GP	Modify Policy LU-14 Entertainment and Cultural Facilities (page 2-29) to incorporate plazas to the list of desired entertainment and cultural facilities in the Downtown.	Staff does not recommend a change. Policy LU 17: Gathering Places addresses gathering places, which are differentiated from entertainment and cultural facilities addressed in Policy LU 14 .	<p>LU 14: Entertainment and Cultural Facilities. Encourage cultural facilities, such as theaters, museums and galleries to stimulate nightlife. Encourage outdoor cafes.</p> <p>LU 17: Gathering Places. The Downtown should be comfortable and festive for a wide variety of public gatherings. New development should attempt to incorporate outdoor dining or small seating areas, alcoves and other inviting public spaces. The City should provide a larger community green, either by expanding the existing City Green in the Civic Center, possibly utilizing a portion of the very wide North Redwood Boulevard right-of-way, or other appropriate locations.</p>	
GP	Modify Policy LU-15 Civic Center (page 2-29) to include repurposing of the surrounding historic structures owned by the City in the proposed Civic Center Plan.	Edits proposed.	LU 15: Civic Center. Retain government functions Downtown in a compact civic center. Consider expansion of the City Green into a more usable space, and improvement of Sherman Avenue to function on occasion as a continuation of civic space.	LU 15: Civic Center. Retain government functions Downtown in a compact civic center. Consider expansion of the City Green into a more usable space, and improvement of Sherman Avenue to function on occasion as a continuation of civic space, <u>and repurposing of viable historic structures owned by the City.</u>
GP	Modify Policy LU 26 Railroad Depot (page 2-31) by adding possible uses for the former	No change recommended since no reuse concepts for the depot building have been developed.		

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	depot building.			
GP	Add a program to Policy CC 12 Compatibility of Development with Surroundings (page 2-45) calling for the preparation of design guidelines for parking lots and street landscaping.	No change recommended since Program CC 17a Parking Lot Landscaping (page 2-46) calls for updating parking lot landscape regulations including parking lot trees and screen landscaping.	CC 17a: Parking Lot Landscaping. Update parking lot landscape standards to encourage tree growth and shading.	
DDG	Add a reference in Downtown Design Guidelines III A1e (page 10) for the need for depth and relief on building facades along sidewalks (recessed doors, cornices, awnings, inset windows) to avoid a “flat” elevation.	Edits proposed to Guideline III 5 (page 14).	Downtown Design Guidelines III 5: Visual Interest. Building facades, particularly facades that face public spaces, shall include high quality design elements that provide visual interest from the ground level to the roof or cornice.	Downtown Design Guidelines III 5: Visual Interest. Building facades, particularly facades that face public spaces, shall include high quality design elements that provide visual interest from the ground level to the roof or cornice. <u>A sense of depth and visual relief shall be provided through design elements such as recessed doors, cornices, awnings and inset windows to avoid a “flat” elevation.</u>
DDG	Modify Downtown Design Guideline III A9a Building Base (page 16) to not require raised display windows.	Edits proposed.	Downtown Design Guidelines III A9a: Building Base. The base of buildings should address the following design considerations: a. The base should serve to raise the interior display area up to view and protect the building and display windows from damage.	Downtown Design Guidelines III A9a: Building Base. The base of buildings should address the following design considerations: a. The base should serve to raise the interior display area up to view and protect the building and display windows from damage.

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DDG	Add a provision in the Downtown Design Guidelines to discourage or preclude disruption of the pedestrian-oriented building facades on Grant Avenue with parking lots or parking structures.	Edits proposed to Downtown Design Guideline II C (page 6) and to Policy LU 25 Parking (page 2-31)	<p>Downtown Design Guideline II C: Continuity of Streetscape/Parking Behind Buildings. The continuity of pedestrian oriented facilities and space along street frontages shall be maintained. Avoid, and where feasible, eliminate parking lots fronting the street(s).</p> <p>LU 25: Parking. Facilitate the provision of adequate parking, emphasizing a combination of public and private parking facilities. Parking should generally be located out of or screened from public view, but convenient to find via appropriate signage.</p>	<p>Downtown Design Guideline II C: Continuity of Streetscape/Parking Behind Buildings. The continuity of pedestrian oriented facilities and space along street frontages shall be maintained. Avoid, and where feasible, eliminate parking lots fronting the street(s) <u>and driveways across the public sidewalk along Grant Avenue and Redwood Boulevard.</u></p> <p>LU 25: Parking. Facilitate the provision of adequate parking, emphasizing a combination of public and private parking facilities. Parking should generally be located out of or screened from public view, but convenient to find via appropriate signage. <u>Driveways crossing the public sidewalk along Grant Avenue and Redwood Boulevard are discouraged; access to parking is encouraged from side streets where feasible.</u></p>
Planning Commission				
GP	Consider revising Figure GP-1 Novato Areas (page 2-6) to include area north of Novato Blvd. into North (San Marin) neighborhood.	Staff concurs. Revised map attached.		
GP	Concern that more jobs are being added than housing. Address by increasing densities on available housing sites?	No change recommended. Potential housing sites are addressed in the adopted Housing Element and ample sites are identified to accommodate		

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		household growth projected by ABAG.		
GP	Add a footnote to Table GP-4 Development Projections (page 2-21) to explain the negative Industrial number.	Footnote text proposed.		[Add new footnote to Table GP-4:] <i><u>“Industrial” is negative due to the projected conversion of existing industrial buildings on North Redwood Boulevard, including the Birkenstock warehouse.</u></i>
GP	Question re: statement in Policy LU 2 Growth Management Objectives (page 2-24) re: Novato being a small town - was something similar to this in the 1996 General Plan? Suggest making this policy more consistent with language in the Vision statement.	No changes recommended. While “small town character” is not defined (and would be difficult to do so), the Vision Statement (page 1-7) endorsed by the Planning Commission and City Council, includes reference to the city’s “natural beauty, quaint downtown and small town character,” which formed the basis for this proposed policy language. The Planning Commission and City Council should discuss this policy language in their deliberations on the Draft General Plan.	LU 2: Growth Management Objectives. The City shall seek to manage its growth so that: A. The natural environment will be protected to the extent feasible. B. The relatively high level of services and infrastructure enjoyed by City residents is maintained or enhanced. C. The City’s small town character is retained.	
GP	Concern that Program LU 3c: Impacts of new Development on Infrastructure and Services (page 2-24) subsection (a) is too	No change recommended. LU 3c provides options for modifications to development proposals that exceed infrastructure capacity per CEQA review.	LU 3c: Impacts of New Development on Infrastructure and Services. Analyze project impacts on infrastructure capacity and services as part of CEQA review, and require design and mitigation measures in consultation with provider agencies. If CEQA	

Chapter	Comment	Staff Response	Proposed Edits	
			Existing text	Proposed Text
	limiting for increases of traffic in infill areas.	Note that CEQA has been revised to exempt infill developments within a half-mile of major transit facilities (e.g., SMART stations) provided that specific environmental conditions do not exist (e.g., historic structures, archaeological resources, endangered species, slope failure, etc.)	<p>review or other analysis of development projects concludes that a proposed project would result in a significant deterioration of service or would cause available capacity to be exceeded, respond in one or more of the following ways as permitted by state law:</p> <ul style="list-style-type: none"> a. Require project redesign in order to prevent service from deteriorating or capacities being exceeded, provided that all economic use of the property is not prevented; b. Condition the project on developer funding of improvements needed to maintain services and/or provide additional infrastructure capacity; c. The project may be approved if it can be found that the project will do one or more of the following: <ul style="list-style-type: none"> i. generate substantial overriding public benefits, ii. be in compliance with all of the other goals and policies of the General Plan, and iii. benefit the public health, safety, and general welfare of the community. d. Deny the project. 	
GP	Modify Policy LU 16: Automobile-Intensive Uses (page 2-29) to add a prohibition on new drive-through windows/ATMs in the Downtown.	Edits proposed.		[Add new:] <u>Program LU 16a: Drive-through Facilities.</u> <u>Consider modifications to the Zoning Code to prohibit new drive-through windows and automated tellers in the Downtown Retail Core District.</u>

Chapter	Comment	Staff Response	Proposed Edits	
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GP	Modify Program LU 19a: Mixed Use Rezoning (page 2-29) to allow future improvements to non-conforming gas station facilities (3-2 vote).	No changes recommended. This would require a site-specific modification of the City’s non-conforming use provisions in the Zoning Code. Administering such property-based exceptions would be challenging and could easily be overlooked. Both gas stations have recently been fully renovated, so further modifications/expansions are unlikely for many years.	LU 19a: Rezoning. Rezone and change the General Plan Land Use Map for properties along Redwood Boulevard between Vallejo Avenue and Pinheiro Circle, as identified as Site 1 in Figure GP-7, from General Commercial to Downtown Core.	
GP	Add a legend to Figure GP-7: Downtown (page 2-30).	Legend text proposed.		[Add new legend to Figure GP-7:] <u>1 – Site referenced in Program LU 19a</u>
GP	Update Policy LU 22: SMART Corridor (page 2-30) to add the Downtown SMART station.	Edits proposed.	LU 22: SMART Corridor. Encourage installation of the planned pedestrian/bicycle path along the SMART corridor, connecting the Downtown with the North Novato train station.	LU 22: SMART Corridor. Encourage installation of the planned pedestrian/bicycle path along the SMART corridor, connecting the Downtown with the North Novato <u>and Downtown</u> train stations.
GP	Update Policy LU 23 Shuttle Connection (page 2-30) to add the Downtown SMART station.	Edits proposed.	LU 23: Shuttle Connection. Support the operation of convenient shuttle service between the North Novato SMART station and Downtown.	LU 23: Shuttle Connection. Support the operation of convenient shuttle service between the North Novato <u>and Downtown</u> SMART stations <u>and employment centers and the Downtown.</u>
GP	Modify Policy LU 25 Parking (page 2-31) to encourage/require access to parking lots from side streets.	Include “where feasible”	LU 25: Parking. Facilitate the provision of adequate parking, emphasizing a combination of public and private parking facilities. Parking should generally be located out of or screened from public view, but	LU 25: Parking. Facilitate the provision of adequate parking, emphasizing a combination of public and private parking facilities. Parking should generally be <u>accessed from side streets and located out of or screened from public view where feasible,</u>

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			convenient to find via appropriate signage.	but convenient to find via appropriate signage.
GP	Consider eliminating pedestrian upgrades in Policy LU 28 Scown Lane (page 2-31). There is a need for service vehicles.	Edits proposed to eliminate the policy since the vision of pedestrian improvements in the alleyway is inconsistent with the current and anticipated service commercial/industrial uses which require truck deliveries.	LU 28: Scown Lane. Encourage pedestrian improvements such as connections to Grant Avenue between buildings, and consider making Scown Lane one-way with a striped or elevated pedestrian walkway and improved lighting.	LU 28: Scown Lane. Encourage pedestrian improvements such as connections to Grant Avenue between buildings, and consider making Scown Lane one-way with a striped or elevated pedestrian walkway and improved lighting.
GP	Add a legend to Figure GP-8: North Redwood Corridor (page 2-35).	Legend text proposed.		[Add new legend to Figure GP-8:] <u>1 - Site referenced in Policy LU 32</u> <u>2 - Site referenced in Policy LU 32</u> <u>3 - Site referenced in Policy LU 32</u> <u>4 - Site referenced in Policy LU 32</u> <u>5a - Site referenced in Policy LU 32</u> <u>5b - Site referenced in Policy LU 32 and Program LU 32a</u> <u>6 - Site referenced in Policy LU 32 and Program LU 32a</u>
GP	Modify Policy LU 33 North, North Redwood Corridor (page 2-38) to add description of proposed land use change for Sites 3, 4, 5 and 6.	Edits proposed.	Site 4 <i>Design Guidelines</i> <ul style="list-style-type: none"> Respect existing wetlands and oak trees in project design. Take into account slope stability and the presence of gas transmission pipelines in project design and siting of buildings. Site 5 <i>Design Guidelines</i> <ul style="list-style-type: none"> Respect existing oak trees in project 	Add: Site 3 <i>Preferred Land Use Concept</i> <ul style="list-style-type: none"> <u>Research and development use and office buildings.</u> Site 4 <i>Preferred Land Use Concept</i> <ul style="list-style-type: none"> <u>Research and development use and office buildings.</u>

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			<p>design.</p> <p>Site 6 <i>Design Guidelines</i></p> <ul style="list-style-type: none"> Take vehicular access to the site from Redwood Boulevard. Respect existing wetlands and oak trees in project design. Take into account slope stability and the presence of gas transmission pipelines in project design and siting of buildings. 	<p><i>Design Guidelines</i></p> <ul style="list-style-type: none"> <u>Respect existing wetlands and oak trees in project design.</u> <p>Site 5 <i>Preferred Land Use Concept</i></p> <ul style="list-style-type: none"> <u>Research and development use and office buildings.</u> <p>Site 6 <i>Preferred Land Use Concept</i></p> <ul style="list-style-type: none"> <u>Research and development use and office buildings.</u>
GP	Add a legend to Figure GP-9: North, North Redwood Corridor (page 2-39).	Legend text proposed.		<p>[Add new legend to Figure GP-9:]</p> <p><u>1 – Site referenced in Policy LU 33 and Program LU 33a</u></p> <p><u>2 - Site referenced in Policy LU 33 and Program LU 33b</u></p> <p><u>3 - Site referenced in Policy LU 33 and Program LU 33c</u></p> <p><u>4 - Site referenced in Policy LU 33</u></p> <p><u>5 - Site referenced in Policy LU 33</u></p> <p><u>6 - Site referenced in Policy LU 33</u></p> <p><u>7 - Site referenced in Policy LU 33</u></p>
GP	Correct Policy LU 33 North, North Redwood Corridor (page 2-40): third bullet should be Site 7, not Site 2.	Edits proposed.	In conjunction with redevelopment of Site 2, connection of East Campus Drive to the Rush Creek Landing Road/Redwood Boulevard intersection, including pedestrian and bicycle facilities to promote access by office employees to the SMART station and to create a location for the retail/personal service uses described above, while respecting existing wetlands in making the	In conjunction with redevelopment of Site 2 7 , connection of East Campus Drive to the Rush Creek Landing Road/Redwood Boulevard intersection, including pedestrian and bicycle facilities to promote access by office employees to the SMART station and to create a location for the retail/personal service uses described above, while respecting existing wetlands in making the

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			roadway connection.	roadway connection.
GP	Add a legend to Figure GP-10 Northwest Quadrant Neighborhood (page 2-43).	Legend text proposed.		[Add new legend to Figure GP-10:] <u>1 – Site referenced in Program LU 34d</u> <u>2 – Site referenced in Program LU 34e</u>
GP	Modify Policy CC 9 New Commercial Development (page 2-45) by adding “providing direct access to businesses from adjacent public street.”	Edits proposed.	<p>CC 9: New Commercial Development. Encourage new commercial developments to provide the following to enhance the pedestrian experience:</p> <ul style="list-style-type: none"> a. physical separation of vehicular and pedestrian movement wherever possible; b. street trees to create a safer and more pleasant environment for walkers, c. pedestrian-oriented lighting to improve security and the sense of safety, d. convenient, secure pedestrian access from parking lots and entrances to commercial uses, e. pedestrian walkways and street furniture at street level adjacent to buildings, public transit and parking facilities, f. landscaped open areas, outdoor furniture and public art in areas to be provided as gathering places for employees and customers in commercial office and industrial areas, and g. clustering of commercial buildings to create pedestrian zones and avoid wide expanses of parking between building entrances. 	<p>CC 9: New Commercial Development. Encourage new commercial developments to provide the following to enhance the pedestrian experience:</p> <ul style="list-style-type: none"> a. physical separation of vehicular and pedestrian movement wherever possible; b. street trees to create a safer and more pleasant environment for walkers, c. pedestrian-oriented lighting to improve security and the sense of safety, d. convenient, secure pedestrian access from <u>adjacent public streets</u>, parking lots and <u>building</u> entrances to commercial uses, e. pedestrian walkways and street furniture at street level adjacent to buildings, public transit and parking facilities, f. landscaped open areas, outdoor furniture and public art in areas to be provided as gathering places for employees and customers in commercial_office and industrial areas, and g. clustering of commercial buildings to create pedestrian zones and avoid wide expanses of parking between building entrances.

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GP	Modify Policy CC 10 New Development in Residential Neighborhoods (page 2-45) to change “adequate” parking to “sufficient.”	Edits proposed.	<p>CC 10: New Development in Residential Neighborhoods. Preserve, enhance and maintain the residential character of neighborhoods to make them desirable places to live. New development should:</p> <ul style="list-style-type: none"> • Enhance neighborhood image and quality of life, • Incorporate sensitive transitions in height and setbacks from adjacent properties to respect adjacent development character and privacy, • Preserve historic and architecturally significant structures, • Respect existing landforms and natural features, • Maintain acceptable infrastructure service levels, and • Provide adequate parking. 	<p>CC 10: New Development in Residential Neighborhoods. Preserve, enhance and maintain the residential character of neighborhoods to make them desirable places to live. New development should:</p> <ul style="list-style-type: none"> • Enhance neighborhood image and quality of life, • Incorporate sensitive transitions in height and setbacks from adjacent properties to respect adjacent development character and privacy, • Preserve historic and architecturally significant structures, • Respect existing landforms and natural features, • Maintain acceptable infrastructure service levels, and • Provide <u>adequate sufficient</u> parking.
GP	Modify Policy CC 18 Parking Standards (page 2-46) to encourage shared use where practical.	Edits proposed.	<p>CC 18: Parking Standards. Reduce the visibility of parking facilities and the amount of land necessary for them to the maximum extent feasible.</p>	<p>CC 18: Parking Standards. Reduce the visibility of parking facilities and the amount of land necessary for them to the maximum extent feasible. <u>Encourage shared parking facilities where practical.</u></p>
EL	Modify Table EL-1 Special Status Animal and Plant Species (page 3-12) to highlight “Mammals” and “Plants” as section headings.	Staff concurs.		Section-head text will be highlighted with bold font in the final document.
EL	Revise description of Bel Marin Keys and Hamilton Wetlands	Edits proposed.	The Bel Marin Keys and Hamilton Wetlands form a buffer between developed areas and the San Pablo Bay. In 2014, a wetlands	The Bel Marin Keys and Hamilton Wetlands form a buffer between developed areas and the San Pablo Bay. In 2014, a wetlands

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			Existing text	Proposed Text
	(page 3-14) as being “underway.”		restoration project returned nearly 650 acres of seasonal and tidal wetlands to the Hamilton area, providing new habitat for a diverse array of plants, wildlife and waterfowl. A new section of the Bay Trail runs along the western border. The second phase of the project, which will restore the Bel Marin Keys wetlands, is underway. Much of this area is currently farmed.	restoration project returned nearly 650 acres of seasonal and tidal wetlands to the Hamilton area, providing new habitat for a diverse array of plants, wildlife and waterfowl. A new section of the Bay Trail runs along the western border. The second phase of the project, which will restore the Bel Marin Keys wetlands, is underway <u>planned but currently unfunded</u> . Much of this area is currently farmed.
EL	Modify Policy EL 7 Bayland Area Protection (page 3-27). The phrase “does not encroach” is too limiting.	Edits proposed. Note that Program EL 6a (page 3-26) already addresses evaluation and regulation of development setbacks from wetlands.	EL 7: Bayland Area Protection. Regulate development in the Bayland Overlay Zone so that it does not encroach into wetlands or sensitive wildlife habitats, provided that this regulation does not prevent all use of a property. Discourage human activity that damages fisheries, or habitat for birds, fish or other wildlife.	EL 7: Bayland Area Protection. Regulate development in the Bayland Overlay Zone so that it does not encroach, <u>discouraging encroachments</u> into wetlands or sensitive wildlife habitats, provided that this regulation does not prevent all use of a property. Discourage human activity that damages fisheries, or habitat for birds, fish or other wildlife.
EL	Modify Program EL 10a Integrated Pest Management (page 3-27): Concern that the wording is too directive, and should suggest seeking alternative means to management of invasive species - there is a balance needed involving cost and effectiveness.	Edits proposed.	EL-10a: Integrated Pest Management. Utilize integrated pest management techniques to reduce or eliminate use of potentially toxic chemicals in City operations.	EL-10a: Integrated Pest Management. Utilize integrated pest management techniques to reduce or eliminate use of potentially toxic chemicals in City operations <u>where financially feasible and effective</u> .
EL	Consider adding a program to consume	No changes recommended. The proposed update of		

Chapter	Comment	Staff Response	Proposed Edits	
			Existing text	Proposed Text
	less and encourage reuse of materials.	the City’s Environmentally Preferable Purchasing program will address consumption/reuse of materials for municipal use. Trying to address community consumption in terms of source reduction is very difficult.		
LW	Change “obesity prevention” to “active living” in the first sentence of the fourth paragraph in Section 4.4 Healthy Eating, Active Living (page 4-8)	Edits proposed.	Novato’s commitment to obesity prevention includes making every effort to plan and construct a built environment that encourages walking and biking by providing a network of sidewalks, paths, and bike lanes and routes that connect residential neighborhoods, schools, parks, recreational facilities, shopping areas, employment centers, and transit centers.	Novato’s commitment to obesity prevention <u>active living</u> includes making every effort to plan and construct a built environment that encourages walking and biking by providing a network of sidewalks, paths, and bike lanes and routes that connect residential neighborhoods, schools, parks, recreational facilities, shopping areas, employment centers, and transit centers.
EV	Add a program or call-out box to Policy EV 1 Economic Vitality (page 5-7) referencing the Housing Element and the need for workforce housing for a well-functioning economy.	Text for call-out box proposed.		[Add new:] <u>Affordable housing for Novato’s workforce is critical for a well-functioning economy. Policies and programs to encourage workforce housing are contained in the Housing Element in Appendix C.</u>
EV	Modify Policy EV 3: Business Support , changing “create” to “foster.”	Edits proposed.	EV 3: Business Support. Create a collaborative relationship between the City and local businesses to support their success.	EV 3: Business Support. Create <u>Foster</u> a collaborative relationship between the City and local businesses to support their success.
CW	Revise text of Roadway and Freeway	Edits proposed.	Roadway and Freeway Operations	Roadway and Freeway Operations

Chapter	Comment	Staff Response	Proposed Edits	
			Existing text	Proposed Text
	Operations (page 6-10) to address the existing a.m. LOS conditions on U.S. 101, not just the TAM LOS standard.		<p>Several roadway and freeway segments in Novato are part of the Marin County Congestion Management Program (CMP) network. The Transportation Authority of Marin, which serves as the region’s congestion management agency, has established LOS standards for designated roadways in Marin County. Unlike the LOS standards set by the Novato General Plan, which focus on intersections, the CMP LOS standards focus on roadway segments. The standards affecting Novato include a LOS E requirement for US 101 and a LOS D requirement for SR 37 and designated CMP major arterial segments of Novato Boulevard, South Novato Boulevard and Bel Marin Keys Boulevard.</p> <p>The General Plan Existing Conditions Report evaluated road segment and freeway operations for the weekday PM peak period. All of the designated road segments in Novato operate at LOS A or B. The study freeway segments are currently operating at LOS E or better. All roadway and freeway segments meet the thresholds required by the Marin County CMP.</p>	<p>Several roadway and freeway segments in Novato are part of the Marin County Congestion Management Program (CMP) network. The Transportation Authority of Marin, which serves as the region’s congestion management agency, has established LOS standards for designated roadways in Marin County. Unlike the LOS standards set by the Novato General Plan, which focus on intersections, the CMP LOS standards focus on roadway segments. The standards affecting Novato include a LOS E requirement for US 101 and a LOS D requirement for SR 37 and designated CMP major arterial segments of Novato Boulevard, South Novato Boulevard and Bel Marin Keys Boulevard.</p> <p>The General Plan Existing Conditions Report <u>Transportation Authority of Marin</u> evaluated road segment and freeway operations biennially. <u>for the weekday PM peak period.</u> All of the designated road segments in Novato <u>and the State Route 37 segment</u> operate at LOS A or B. <u>The Highway 101 segment in Novato (north of Atherton Avenue to the Sonoma County border) operates at LOS A during the AM peak period and southbound PM peak period and at LOS F during the northbound PM peak period.</u> <u>LOS F reflects forced-flow, “bumper-to-bumper” congested conditions. Because this highway segment is “grandfathered,” it is not required to meet the LOS E standard.</u> The study freeway segments are currently</p>

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				operating at LOS E or better. All roadway and freeway segments meet the thresholds required by the Marin County CMP.																																								
CW	Modify Table CW-3 Reported Crimes and Arrests (page 6-32) to eliminate the percentages or include a longer period of data.	Table CW-3 will be replaced with a bar graph showing crimes per thousand for a 20-year period (1996-2015). Edits to the accompanying text on page 6-32 proposed.	Currently, Novato experiences historically low crime rates, with more than a 45 percent drop in total crime over a 20-year period. There were a total of nearly 3,500 crimes reported in 2014, a 5 percent decrease from the previous year. A comparison of 2013 and 2014 reported crimes and arrests are shown in Table CW-3.	Currently, Novato experiences historically low crime rates. <u>There has been an overall decrease in the crime rate over the past 20 years as shown in Figure CW-6.</u> , with more than a 45 percent drop in total crime over a 20-year period. There were a total of nearly 3,500 crimes reported in 2014, a 5 percent decrease from the previous year. A comparison of 2013 and 2014 reported crimes and arrests are shown in Table CW-3.																																								
<p>Existing Table:</p> <p>TABLE CW-3 REPORTED CRIMES AND ARRESTS</p> <table border="1"> <thead> <tr> <th></th> <th>2013</th> <th>2014</th> <th>DIFFERENCE</th> </tr> </thead> <tbody> <tr> <td>Crimes Reported</td> <td>3,675</td> <td>3,497</td> <td>-5%</td> </tr> <tr> <td>Violent Felonies (Homicide, rape, robbery, aggravated assault)</td> <td>107</td> <td>80</td> <td>-253%</td> </tr> <tr> <td>Simple Assaults (misdemeanors)</td> <td>303</td> <td>269</td> <td>-11%</td> </tr> <tr> <td>Auto Burglaries</td> <td>112</td> <td>76</td> <td>-32%</td> </tr> <tr> <td>Residential Burglaries</td> <td>126</td> <td>69</td> <td>-45%</td> </tr> <tr> <td>Stolen Vehicle</td> <td>125</td> <td>122</td> <td>-2%</td> </tr> <tr> <td>Sex Offenses</td> <td>59</td> <td>59</td> <td>+5%</td> </tr> <tr> <td>Arrests</td> <td>1,740</td> <td>1,696</td> <td>-3%</td> </tr> <tr> <td>DUI Arrests</td> <td>258</td> <td>320</td> <td>+24%</td> </tr> </tbody> </table> <p>Proposed chart:</p>						2013	2014	DIFFERENCE	Crimes Reported	3,675	3,497	-5%	Violent Felonies (Homicide, rape, robbery, aggravated assault)	107	80	-253%	Simple Assaults (misdemeanors)	303	269	-11%	Auto Burglaries	112	76	-32%	Residential Burglaries	126	69	-45%	Stolen Vehicle	125	122	-2%	Sex Offenses	59	59	+5%	Arrests	1,740	1,696	-3%	DUI Arrests	258	320	+24%
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CW	Modify Program MO 1b Roadway Improvements (page 6-44) to incorporate language re: exploring opportunities for innovative traffic management techniques such as roundabouts when considering intersection upgrades.	Edits proposed.	<p>MO 1b: Roadway Improvements. Adopt a list of improvements (Table CW-2) that accommodates future growth consistent with the General Plan, enabling the roadway system to operate safely and efficiently. Prioritize construction of roadway improvements based on consideration of relevant factors including, but not limited to, funding availability, periodic analysis of traffic service levels, the location of new development, and safety considerations.</p>	<p>MO 1b: Roadway Improvements. Adopt a list of improvements (Table CW-2) that accommodates future growth consistent with the General Plan, enabling the roadway system to operate safely and efficiently. Prioritize construction of roadway improvements based on consideration of relevant factors including, but not limited to, funding availability, periodic analysis of traffic service levels, the location of new development, and safety considerations. <u>Explore opportunities for innovative traffic management techniques where appropriate when considering intersection upgrades, such as roundabouts.</u></p>																																										
CW	Modify Policy MO 2 Level of Service Standards (page 6-45)	Edits proposed.	<p>MO 2: Level of Service Standards. Establish traffic Level of Service (LOS) standards as follows for use in evaluating the impacts of</p>	<p>MO 2: Level of Service Standards. Establish traffic Level of Service (LOS) standards as follows for use in evaluating the impacts of</p>																																										

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	to clarify that LOS standards are now outside of the CEQA review process.		<p>proposed development projects so the project can be redesigned or effective mitigation measures can be implemented, making improvements to the roadway system, and determining appropriate traffic impact fees. Continue to consider LOS standards in evaluating traffic impacts in addition to any consideration of standards associated with Vehicle Miles Traveled (VMT).</p> <p>a. At intersections with signals or four-way stop signs: operation at LOS D,</p> <p>b. At intersections with stop signs on side streets only: operation at LOS E.</p>	<p>proposed development projects so the project can be redesigned or effective mitigation measures can be implemented, making improvements to the roadway system, and determining appropriate traffic impact fees. Continue to consider LOS standards in evaluating <u>traffic impacts the merits of proposed development or traffic infrastructure projects</u> in addition to any consideration of standards associated with Vehicle Miles Traveled (VMT) <u>in the required environmental review process.</u></p> <p>a. At intersections with signals or four-way stop signs: operation at LOS D,</p> <p>b. At intersections with stop signs on side streets only: operation at LOS E.</p>
CW	Review text of Program MO 6b Complete Streets Exemption Process (page 6-46) to assure compliance with MTC’s complete streets requirements.	No changes recommended. Consultant has verified that the proposed text complies with MTC’s directive.		
CW	Modify Policy MO 9: Vehicle Parking , replacing “adequate” with “sufficient.”	Edits proposed.	MO 9: Vehicle Parking. Provide adequate vehicular parking and discourage installation of excess parking to minimize land area devoted to paved parking.	MO 9: Vehicle Parking. Provide <u>adequate sufficient</u> vehicular parking and discourage installation of excess parking to minimize land area devoted to paved parking.
CW	Revise Policy MO 10 Higher Density/Intensity Land	No change recommended. “Direct” suggests a firm requirement, which may	MO 10: Higher Density/Intensity Land Uses Adjacent to Public Transit. Encourage higher density/intensity land uses such as offices,	

Chapter	Comment	Staff Response	Proposed Edits	
			Existing text	Proposed Text
	uses Adjacent to Public Transit (page 6-47), changing “encourage” to “direct.”	not always be appropriate given the locale.	mixed use, multiple family residences, public services and commercial retail centers near transit routes and facilities to reduce vehicle trips.	
CW	Modify Policy MO 17: Comprehensive Bicycle Path System , changing “system of bicycle facilities” to “bicycle network.”	Edits proposed.	MO 17: Comprehensive Bicycle Path System. Establish and maintain a system of bicycle facilities that are consistent with the adopted Bicycle/Pedestrian Plan.	MO 17: Comprehensive Bicycle Path System Network. Establish and maintain a system of bicycle <u>network</u> facilities that are <u>is</u> consistent with the adopted Bicycle/Pedestrian Plan.
CW	Modify Policy GV 5 Community Participation (page 6-58) to Incorporate “civil discourse.”	Edits proposed.	GV 5: Community Participation. Encourage and support public participation in the formulation and review of policies, new development and City operations, especially neighborhood level planning. City communications should be easily accessible to the public, including those with special needs.	GV 5: Community Participation. Encourage and support public participation <u>and civil discourse</u> in the formulation and review of policies, new development and City operations, especially neighborhood level planning. City communications should be easily accessible to the public, including those with special needs.
Novato Sanitary District				
EL	Modify Policy EL 27: Solid Waste Reduction , changing the diversion rate goal to 80% by 2025, consistent with Novato Sanitary District’s goal.	The City’s Zero Waste resolution currently calls for 80% reduction by 2012 and “zero waste” by 2025, although zero waste is not defined. Staff has received examples of waste reduction goals from other agencies and will share with the Sanitary District and their new waste	EL 27: Solid Waste Reduction. Encourage solid waste reduction methods towards achieving a 94% diversion rate by 2025.	

Chapter	Comment	Staff Response	Proposed Edits	
			Existing text	Proposed Text
		contractor prior to recommending edits to the Council in April.		
CW	Modify sentence on page 6-38, changing “upgrade” to “replace.”	Edits proposed.	NSD’s collection system consists of over 240 miles of sewer lines and 40 pump stations. The District continues to work on upgrades of the collection system and provides grants to homeowners to upgrade their sewer laterals.	NSD’s collection system consists of over 240 miles of sewer lines and 40 pump stations. The District continues to work on upgrades of the collection system and provides grants to homeowners to upgrade <u>replace</u> their sewer laterals.
Age Friendly Novato Steering Committee				
LW	Change wording in the Plan from “elderly” to “older adults” in keeping with County terminology.	Where the general plan references “elderly” when referring to residential care facilities for the elderly, which are regulated through the California Residential Care Facilities Act (Health and Safety Code Division 2, Chapter 3.2), no change is proposed. Other edits proposed to change “elderly” to “seniors,” consistent with terminology in the General Plan and the Novato Municipal Code, and in general usage by the City (e.g., Margaret Todd Senior Center, “senior citizen housing,” etc.).	<p>LW 14b: Universal Design Recommendations. Consider the creation of universal design recommendations to share with developers and the public to facilitate the ability of the elderly to remain in their homes.</p> <p>MO 21: Accessibility Improvements. Create an accessible circulation system that is consistent with guidelines established by the Americans with Disabilities Act (ADA), allowing mobility-impaired users such as the disabled and elderly to safety and effectively travel within and beyond the City.</p>	<p>LW 14b: Universal Design Recommendations. Consider the creation of universal design recommendations to share with developers and the public to facilitate the ability of the elderly <u>seniors</u> to remain in their homes.</p> <p>MO 21: Accessibility Improvements. Create an accessible circulation system that is consistent with guidelines established by the Americans with Disabilities Act (ADA), allowing mobility-impaired users such as the disabled and elderly <u>seniors</u> to safety and effectively travel within and beyond the City.</p>
LW	Modify Policy LW 14 Older Adult Services	Edits proposed.	LW 14: Senior Services. Support and promote the provision of comprehensive	LW 14: Senior Services. Support and promote the provision of comprehensive

Chapter	Comment	Staff Response	Proposed Edits	
			Existing text	Proposed Text
	(page 4-22) to add coordination with the “County and non-profit older adult service providers” and add a program encouraging training programs for all city staff in “best practice” programs and services for seniors as they are developed.		senior programs and services in coordination with senior service providers.	senior programs and services in coordination with senior service providers <u>the County and non-profit senior service providers.</u>
LW	Add to Program LW 14a Older Adult Services (page 4-22) “Novato Village and Novato Independent Elders Program.	Edits proposed.	LW 14a: Senior Services. Promote available senior services and programs at the Margaret Todd Senior Center and through other City communication tools.	LW 14a: Senior Services. Promote available senior services and programs at the Margaret Todd Senior Center, <u>Novato Village and Novato Independent Elders Program</u> and through other City communication tools.
CW	Modify Policy MO 13: Transit Facilities (page 6-48) to address the lack of a bus stop at the Margaret Todd Center.	Edits proposed to Program MO 21d: Paratransit (same as above, under comments from the Recreation, Cultural and Community Services Commission).	MO 21d: Paratransit. Encourage the transit agencies to provide cost-effective paratransit and other transit options that enable the mobility of the disabled and older adults.	MO 21d: Paratransit. Encourage the transit agencies to provide cost-effective paratransit and other transit options that enable the mobility of the disabled and older adults. <u>Work with transit providers to provide bus stops at facilities providing senior services, such as the Margaret Todd Senior Center.</u>
LW	Consider adding a policy or program encouraging coordinating existing school programs close to Margaret Todd to engage in intergenerational	No change recommended. Past City efforts to coordinate intergenerational programs between seniors and school-age youth has not been successful due to logistical issues		

Chapter	Comment	Staff Response	Proposed Edits	
			Existing text	Proposed Text
	opportunities and encourage older adult mentorship and volunteerism.	(transportation of students to senior center, need for security clearance/TB vaccines, etc.) and the presence of school district volunteer program offering opportunities for senior involvement in the classroom.		
Marin Conservation League				
GP	Former Mission Lodge site (page 2-31) is in a flood zone that prohibits fill due to displacement of water to neighboring residential properties. This would require new commercial/residential uses being located on the second floor, increasing their visibility.	Edit proposed. The former Mission Lodge site is within the large Flood Zone AE. Adding fill to these properties is not prohibited, but is required under City code (Section 5-31.006) to be carefully evaluated as part of a grading permit process to assure that the fill area does not increase the water surface area appreciably in the surrounding flood zone.	LU 27: Former Mission Lodge site. Development should address the street frontage and sidewalk with windows and entries, and visibility of parking should be minimized. Building scale and height should be compatible with its location as a gateway site, but should be considerate of the adjacent single-family homes. Retain mature trees to the maximum extent feasible, acknowledging the need for visibility of tenants. Protect the adjacent residential neighborhood from potential impacts such as noise from a potential drive-through and loading/refuse areas, and screen parking and loading areas. Consider vacating and possible sale of portions of Front Street for a desired development as appropriate.	LU 27: Former Mission Lodge site. Development should address the street frontage and sidewalk with windows and entries, and visibility of parking should be minimized. Building scale and height should be compatible with its location as a gateway site, but should be considerate of the adjacent single-family homes. Retain mature trees to the maximum extent feasible, acknowledging the need for visibility of tenants. Protect the adjacent residential neighborhood from potential impacts such as noise from a potential drive-through and loading/refuse areas, and screen parking and loading areas. <u>Carefully evaluate any grading proposal to assure that no appreciable increase in flood water levels would occur in the surrounding area.</u> Consider vacating and possible sale of portions of Front Street for a desired development as appropriate.
GP	Suggest that Site 5a (ROIC property) of the North Redwood Blvd.	No change recommended. There would be no legal nexus to require		

Chapter	Comment	Staff Response	Proposed Edits	
			Existing text	Proposed Text
	Corridor (page 2-34) include a requirement for daylighting the creek behind Nova-Ro III where it is piped through site 5a.	development of a different site across Redwood Blvd. to fund very costly environmental improvements on another property. This might be an option to consider if wetland mitigation is required as part of a future environmental review for the new development.		
GP	The proposals for the Birkenstock warehouse (page 2-38) address reuse of the building. Additional development should be limited due to the hills, adjacent open space and as an entry to Novato.	No change recommended. The City's Hillside Ordinance significantly limits development potential due to slope conditions. Site is within the Urban Growth Boundary, slated for development.		
AP	Site 4 (Campus Properties) of the North, North Redwood Corridor shows a housing overlay and no site constraints in Table 46 (page C-77). The site has a wetland and the slopes are very unusable and should be identified as site constraints.	No change recommended. Table 46 (Available Land Inventory) is part of the Housing Element in Appendix C which was adopted in 2015. No changes are recommended to the Housing Element which would necessitate review and recertification by State HCD. The site is flat and does not contain slopes. Wetlands exist on the perimeters of the		

Chapter	Comment	Staff Response	Proposed Edits	
			Existing text	Proposed Text
		housing site and will be addressed by the City's Wetland Protection Ordinance requirements.		
EL	Figure EL-1 Waterways (page 3-5) shows no creeks flowing off Mt. Burdell. This map should reflect the same waterways as the County's Novato Creek Watershed Study, plus the Rush Creek Watershed.	No change recommended. Figure EL-1 is identical to that contained in the 1996 General Plan and is based on USGS mapping of waterways ("blue line creeks"). Staff concurs with the need to update this map, which is called for in Program EL 1c Update Creek/Stream Map , which will be based on new mapping data and updating definitions of creeks, streams and significant tributaries, which is called for in Program EL 1b Update Definitions . This work is substantial and will occur as an implementation measure subsequent to adoption of the new General Plan.		
EL	Figure EL-2 Watersheds (page 3-6) is not accurate. The watershed identified in green as San Antonio Creek watershed should be identified as Rush	Figure EL-2 has been revised to separately identify the Rush Creek Watershed.		Revised figure attached [to come].

Chapter	Comment	Staff Response	Proposed Edits	
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	Creek Watershed, consistent with the 1999 Stream Management Guidelines prepared by Questa Engineering.			
EL	The City should recognize the County's Baylands Corridor on the maps identifying environmentally sensitive areas. Comparable areas within the City's jurisdiction should be identified and similarly protected.	No change recommended. Novato established its Baylands Overlay District as well as Wetlands Protection, Waterway/Riparian Protection and Scenic Resources Protection ordinances in 2001 to protect undeveloped baylands. Staff has asked MCL to clarify the specific protections provided by the County's regulations that they believe are lacking in Novato's current overlay district and ordinances.		
EL	It should be noted that woodlands along Novato Creek northwest of town is a remnant of a California Bay, Oak forest.	No changes recommended. The text is describing general areas of woodlands. There are many areas containing Oak/Bay woodlands in Novato, including the upper reaches of Novato Creek, as shown in Figure EL-3 Vegetation.		

Chapter	Comment	Staff Response	Proposed Edits	
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EL	Figure EL-6 Ridgelines and Scenic Resources (page 3-18) should identify O’Hair Park as a scenic resource.	No change recommended. O’Hair Park is already identified as a scenic area in Figure EL-6.		
EL	Consider including a policy or program requiring new development to use pervious surfaces for parking lots and driveways.	PW?		
EL	Include a goal/policy/program to encourage Novato to continue as a Tree City and to encourage the planting of trees, especially along streets.	No changes recommended. Several policies in the Draft General Plan promote street trees and trees in general including LU 16, 18, 24, 27, 32, 33, and 34, CC 9, 14, 16 and 17, EL 22 and 23. In addition, Program EL 21a calls for the creation of a citywide Tree Management Program to foster urban forest health and replacement.		
EL	Modify Program EL 26a Zoning for Solar Facilities (page 3-30) to include large <u>and medium size</u> solar installations.	Edits proposed.	EL 26a Zoning for Solar Facilities. Consider preparation of zoning regulations for siting and design of large-scale solar energy facilities.	EL 26a Zoning for Solar Facilities. Consider preparation of zoning regulations for siting and design of large <u>and medium</u> -scale solar energy facilities.
EL	Modify Policy EL 27 Solid Waste Reduction	Staff concurs. The Marin County Solid Waste JPA is	EL 27: Solid Waste Reduction. Encourage solid waste reduction methods towards	

Chapter	Comment	Staff Response	Proposed Edits	
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	(page 3-31). 94% solid waste diversion may be too idealistic by 2025, since Novato has barely attained 50% diversion and neither the City nor Novato Sanitary District have control over the entire discards stream. Appendix F Greenhouse Gas Reduction Measures references 96% diversion by 2035.	reevaluating its 2025 diversion goal. Staff has done research and will be discussing a revised goal with Novato Sanitary District staff. New waste hauler (San Francisco-based Recology) may also offer input.	achieving a 94% diversion rate by 2025.	
EL	Energy efficiency could be promoted by encouraging energy audits and upgrades at the time of property sale, at the buyer's request.	In March 2015 the Council considered and rejected a mandatory resale inspection/upgrade program. Staff could try to promote PACE and other energy efficiency programs through the Board of Realtors.		

Marin Audubon Society

EL	The land holdings of Marin Audubon and the County's Rush Creek Preserve should be listed in Table EL-2 Open Space In and Near Novato (page 3-15) and on Figure EL-5 Open Space Areas (page 3-16).	Marin County's Rush Creek Open Space Preserve is listed in Table EL-2. The Audubon's parcel APN 143-151-23 is shown on Figure EL-5 and listed in the Open Space Inventory in Appendix E because it is designated Conservation. The Audubon's larger	Open Space Category							Jurisdiction	General Plan Designation	Other Plan or Map Designation
			Assessor Parcel Number	Natural Resources	Managed Production of Resources	Outdoor Recreation	Public Health and Safety	Military Support	Tribal Resources*			
			<u>143-151-24</u>	X		X	X					

Chapter	Comment	Staff Response	Proposed Edits	
			Existing text	Proposed Text
		parcel APN 143-151-24 is currently designated Low Density Residential (R1). Staff proposes to add this parcel to the Open Space Inventory in Appendix E and include it in the map on page E-10.		
GP	Marin Audubon requests that its properties have a General Plan Land Use Designation which precludes all development potential.	The only land use category that precludes almost all development is Open Space, which is defined (page 2-20) as applying only to publically owned lands. This definition could be broadened to apply to private property upon request of the property owner as well. In addition, Map GP-1 Land Use Designations (page 2-17), Figure EL-5 Open Space Areas (page 3-16), the Open Space Inventory (Appendix E), and the Open Space Inventory Map (page E-10) would have to be revised for the Audubon-owned properties (APN 143-151-23 and 143-151-24).	Open Space: The Open Space land use designation applies to publicly-owned land that is largely unimproved and devoted to the preservation of natural resources, agriculture, and outdoor recreation. Additionally, caretaker quarters and utility uses may be allowed.	Open Space: The Open Space land use designation applies to publicly-owned land and <u>privately-owned land subject to conservation easements</u> that is largely unimproved and devoted to the preservation of natural resources, agriculture, and outdoor recreation. Additionally, caretaker quarters and utility uses may be allowed.
EL	The name of the California Clapper Rail has been changed to	Revise text on page 3-11 and in Table EL-1 Special-Status Animal and Plant	California Clapper Rail	California Clapper Rail <u>California Ridgway's Rail</u>

Chapter	Comment	Staff Response	Proposed Edits	
			Existing text	Proposed Text
	California Ridgway's Rail.	Species to reflect the name change.		
EL	The description of the acquisition of the Rush Creek Preserve (page 3-14) is inaccurate. Marin Audubon actually acquired the property and donated it to Marin County Open Space District and the California Department of Fish and Wildlife.	Edits proposed.	The Rush Creek Open Space preserve was acquired by the Open Space District, with significant help from the Marin Audubon Society, specifically as bird habitat.	The Rush Creek Open Space preserve was acquired by the <u>Marin Audubon Society and donated to the Marin County Open Space District and California Department of Fish and Wildlife</u> , with significant help from the Marin Audubon Society, specifically as bird habitat.
EL	Modify Policy EL 3 Wildlife Habitat by eliminating words "Endeavor to" and add "and control human use of these areas to protect them." Apply this policy also to wetlands, the Bay and upland habitats.	No changes recommended. Qualifying language is suggested to make this a policy statement, not a mandate requiring a General Plan amendment if development proposals do not "enhance" wildlife areas. Policy EL 14 addresses public access to open space areas. Finally, this policy addresses habitat in watercourses. Other policies (EL 7, EL 11) address protection of other habitat areas.	Policy EL 3 Wildlife Habitat: Endeavor to preserve and enhance wildlife habitat areas in watercourse areas and control human use of these areas as necessary to protect them.	
EL	Add a separate policy addressing protection of endangered and other special status	No changes recommended. Policy EL 11 Species Diversity and Habitat (page 3-27) addresses habitat	Policy EL 11 Species Diversity and Habitat: Protect biological resources, including migratory birds, anadromous fish, and threatened and endangered species, that are	

Chapter	Comment	Staff Response	Proposed Edits	
			Existing text	Proposed Text
	species.	protection for threatened and endangered species.	necessary to maintain a diversity of plant and animal species.	
EL	<p>Modify Policy EL 6 Wetlands Ecology (page 3-26) to retitle it “Wetland Protection” and to clearly state the preferred alternative for any proposed development is to avoid the wetlands. The zoning code should be modified to allow only uses in wetlands that are water dependent or essential for public safety. If the property is too small to develop without filling wetlands, a biological assessment should be required beforehand to determine the functions and values of the wetlands that would be lost, determine whether avoidance is possible and, if not, to identify the least damaging area to be impacted.</p>	<p>No changes recommended. The title of the policy is appropriate, and the implementing program is titled “Wetlands Protection.” The Zoning Code’s Wetland Protection and Restoration Ordinance includes the following text re: preservation which staff believes is sufficient to protect wetlands unless the decision-making authority decides an encroachment is warranted based on a biological assessment of the wetland function and quality:</p> <p>19.36.060a: “Development shall be designed and constructed to avoid wetlands to the maximum extent feasible” and</p> <p>19.36.070a: “<i>Wetland Buffer</i>. A buffer area of a minimum of 50 feet in width shall be established to provide for undisturbed habitat adjacent to the wetland and to maintain sufficient watershed to support the wetland. The</p>	<p>Policy EL 6 Wetlands Ecology: Preserve and enhance wetlands ecology.</p> <p>Program EL 6a Wetlands Protection: Ensure that new development complies with the requirements of the Wetland Protection and Restoration ordinance in the Zoning Code.</p>	

Chapter	Comment	Staff Response	Proposed Edits	
			Existing text	Proposed Text
		<p>Review Authority may require additional width to protect high habitat values and/or provide adequate watershed area and hydrology.</p> <p>The Review Authority may reduce the wetland buffer if a finding is made that:</p> <ol style="list-style-type: none"> 1. The proposed buffer provides adequate watershed hydrology to support the wetland and protects the resource value of the wetland; or 2. The strict application of the buffer requirement would result in a taking of the property without just compensation.” <p>The ordinance also contains additional requirements for approval of a Wetland Management Plan and other area protections.</p>		
EL	<p>Modify Policy EL 7 Bayland Area Protection to define baylands as all lands that are or were historically subject to tidal action as well as adjacent uplands 100 feet landward of the</p>	<p>No changes recommended by staff. Expansion of the Bayland Overlay Zone to include previously diked baylands and a 100’ upland buffer would be a City Council policy direction.</p>	<p>Policy EL 7 Bayland Area Protection Regulate development in the Bayland Overlay Zone so that it does not encroach into wetlands or sensitive wildlife habitats, provided that this regulation does not prevent all use of a property. Discourage human activity that damages fisheries or habitat for birds, fish or other wildlife.</p>	

Chapter	Comment	Staff Response	Proposed Edits	
			Existing text	Proposed Text
	wetlands. Recommends a stronger word than “discourage” human activity...			
EL	Modify Policy EL 8 Tidal Areas (page 3-27) to call for the City to regulate wetlands, not just rely on other agencies, rather than approve development that cannot subsequently get regulatory permits.	Edits proposed. As part of the CEQA process, staff involves regulatory agencies in reviewing environmental documents and studies and in defining mitigation measures. Staff agrees that this can be explicitly stated, but it should apply to all habitat areas, so modification of Policy EL 16 Coordination (page 3-26) is proposed.	Policy EL 8 Tidal Areas Cooperate with State and Federal agencies to ensure that areas subject to tidal action remain in their natural state. Policy 16 Coordination. Work with local, regional, state, and federal agencies on environmental protection efforts.	Policy 16 Coordination. Work with local, regional, state, and federal agencies on environmental protection efforts. <u>Involve regulatory agencies in the environmental review process and in developing mitigation measures.</u>
EL	Policy EL 11 Species and Habitat Diversity (page 3-27) is commendable. As stated above, the City should take a proactive role in protecting species, not just rely on other agencies. Program EL 11a Agency Cooperation should be modified to eliminate the word “substantially” – any adverse effects to endangered special	Edits proposed. As suggested above, Policy 16 is proposed to articulate the City’s active role with regulatory agencies through the CEQA process. The word “substantially” in Program EL 11a is included since all development has the potential to contribute to impacts which cumulatively adversely affect species, such as adding greenhouse gases or roadway runoff, or reduce the amount of	Policy EL 11 Species and Habitat Diversity. Protect biological resources, including migratory birds, anadromous fish, and threatened and endangered species, that are necessary to maintain a diversity of plant and animal species. Program EL 11a Agency Cooperation. Cooperate with state and federal agencies to ensure that development does not substantially adversely affect special status species appearing on the state or federal list for any rare, endangered, or threatened species.	Policy 16 Coordination. Work with local, regional, state, and federal agencies on environmental protection efforts. <u>Involve regulatory agencies in the environmental review process and in developing mitigation measures.</u>

Chapter	Comment	Staff Response	Proposed Edits	
			Existing text	Proposed Text
	status species should be avoided whenever possible.	undeveloped land accessible to such species.		
EL	Policy EL 14 Access to Public Open Space (page 3-27) is beneficial. Public access should only be provided where impacts can be avoided.	No edits proposed.	Policy EL 14 Access to Public Open Space. Protect publicly-owned open space areas in their natural state consistent with public access as appropriate, while minimizing adverse environmental impacts. Encourage public access to publically-owned open space and shorelines where appropriate in a manner compatible with the preservation and enhancement of the natural environment. Secure access to open space through review of development proposals where appropriate and legal.	
EL	Modify Policy EL 21 Trees on Public Land (page 3-28) to state a goal of “avoiding removal of native trees whenever possible.” The text sounds like cutting native trees is fine as long as additional trees are planted.	Edits proposed.	Policy EL 21 Trees on Public Land. Protect native woodlands and significant trees on public lands by planting additional trees needed to maintain age and species diversity, ensuring the proper and timely pruning of trees, and removing non-native species, particularly if they are invasive.	Policy EL 21 Trees on Public Land. Protect native woodlands and significant trees on public lands. <u>Enhance the urban forest and wildlands by</u> planting additional trees needed to maintain age and species diversity, ensuring the proper and timely pruning of trees, and removing non-native species, particularly if they are invasive.
EL	Modify Program EL21a Tree Management Program (page 3-28) from “Consider adopting” to “Adopt” and expand to apply to any natural lands the	No changes proposed. The use of “Consider” is intentional, since implementing this expensive program is contingent upon the City Council approving future	Program EL21a Tree Management Program. Consider adopting a Tree Management Program for trees on City-owned land and the right of way, establishing varieties, size and spacing requirements, and priority planting schedules. Said program should include standards for both the City and	

Chapter	Comment	Staff Response	Proposed Edits	
			Existing text	Proposed Text
	City owns.	funding. The program would include creating a management plan for trees in open space areas.	adjacent property owners in accordance with Chapter 15 of the Novato Municipal Code.	
EL	Modify Policy EL 22 Trees on Private Property (page 3-29) to include a program calling for a tree preservation ordinance that restricts the removal of native trees over a certain diameter.	No edits proposed. The City already has an ordinance and permit process for removal of any tree over 6” in diameter on undeveloped sites and over 24” elsewhere.	Policy EL 22 Trees on Private Property. Encourage and, where appropriate, require actions by private property owners to protect the health of native woodlands and trees.	
EL	Modify Policy 23 Trees in New Development (page 3-29) to require retention of native trees and stating a preference for planting native trees in new development.	No edits proposed. The policy states the intent to retain native vegetation to the “maximum extent feasible.” Requiring retention is not always possible depending on site conditions, including the extent and location of native trees. The City’s water efficient landscape ordinance requires the planting of natives and Mediterranean-acclimated plants.	Policy 23 Trees in New Development. Require that the site planning, construction and maintenance of development preserve existing healthy trees and native vegetation on site to the maximum extent feasible. Replace trees and vegetation not able to be saved.	

Chapter	Staff Edits	Explanation	Existing Text	Proposed Text																																																																																																									
n/a	Acknowledgements page	Add a caption for the cover photo.		<i>Cover photo: View of Novato from Mt. Burdell.</i>																																																																																																									
n/a	Table of Contents, pages 1-11 and 1-13, Chapter 6 heading, and Appendix A Implementation Plan heading (page A-25)	Change “City That Works” to “A City That Works” to be consistent with the City’s Strategic Plan.	City That Works	<u>A</u> City That Works																																																																																																									
GP	Delete Figure GP-3 (page 2-14)	Historical and projected jobs were quantified using different methodologies.		Remove figure.																																																																																																									
GP	Table GP-2 General Plan Land Use Acreage (page 2-15 and 2-16)	Revise acreage to reflect the change in land use designation for a portion of the Hamilton Hospital parcel (APN 157-690-52) from Parkland to Mixed Use and proposed changes to land use designations for focus area parcels and the Rosalia Water Tank site.	<p>TABLE GP-2 GENERAL PLAN LAND USE ACREAGE</p> <table border="1"> <thead> <tr> <th>LAND USE DESIGNATION</th> <th>ACRES</th> <th>PERCENT OF TOTAL</th> <th></th> <th></th> </tr> </thead> <tbody> <tr> <td colspan="5">Residential</td> </tr> <tr> <td>Rural Residential</td> <td>189</td> <td>1.2%</td> <td></td> <td></td> </tr> <tr> <td>Very Low Density Residential</td> <td>565</td> <td>3.5%</td> <td>566</td> <td></td> </tr> <tr> <td>Low Density Residential</td> <td>4,382</td> <td>27.2%</td> <td>4,384</td> <td></td> </tr> <tr> <td>Medium Density Detached Residential</td> <td>94</td> <td>0.6%</td> <td></td> <td></td> </tr> <tr> <td>Medium Density Residential</td> <td>386</td> <td>2.4%</td> <td></td> <td></td> </tr> <tr> <td>Medium Density Multiple-Family Residential</td> <td>374</td> <td>2.3%</td> <td>375</td> <td></td> </tr> <tr> <td>High Density Multiple-Family Residential</td> <td>31</td> <td>0.2%</td> <td></td> <td></td> </tr> <tr> <td><i>Subtotal</i></td> <td>6,021</td> <td>37.3%</td> <td>6,023</td> <td>37.4%</td> </tr> <tr> <td colspan="5">Commercial and Mixed-Use</td> </tr> <tr> <td>Mixed Use</td> <td>65</td> <td>0.4%</td> <td>63</td> <td></td> </tr> <tr> <td>Neighborhood Commercial</td> <td>58</td> <td>0.4%</td> <td></td> <td></td> </tr> <tr> <td>General Commercial</td> <td>223</td> <td>1.4%</td> <td></td> <td></td> </tr> <tr> <td>Downtown Core</td> <td>34</td> <td>0.2%</td> <td>41</td> <td>0.3%</td> </tr> <tr> <td><i>Subtotal</i></td> <td>300</td> <td>2.4%</td> <td>384</td> <td></td> </tr> <tr> <td colspan="5">Business and Industrial</td> </tr> <tr> <td>Commercial/Industrial</td> <td>19</td> <td>0.1%</td> <td></td> <td></td> </tr> <tr> <td>Business and Professional Office</td> <td>213</td> <td>1.3%</td> <td>319</td> <td>2.0%</td> </tr> <tr> <td>Research/Education-Institutional</td> <td>180</td> <td>1.1%</td> <td></td> <td></td> </tr> <tr> <td>Light Industrial/Office</td> <td>300</td> <td>2.4%</td> <td>277</td> <td>1.7%</td> </tr> </tbody> </table>	LAND USE DESIGNATION	ACRES	PERCENT OF TOTAL			Residential					Rural Residential	189	1.2%			Very Low Density Residential	565	3.5%	566		Low Density Residential	4,382	27.2%	4,384		Medium Density Detached Residential	94	0.6%			Medium Density Residential	386	2.4%			Medium Density Multiple-Family Residential	374	2.3%	375		High Density Multiple-Family Residential	31	0.2%			<i>Subtotal</i>	6,021	37.3%	6,023	37.4%	Commercial and Mixed-Use					Mixed Use	65	0.4%	63		Neighborhood Commercial	58	0.4%			General Commercial	223	1.4%			Downtown Core	34	0.2%	41	0.3%	<i>Subtotal</i>	300	2.4%	384		Business and Industrial					Commercial/Industrial	19	0.1%			Business and Professional Office	213	1.3%	319	2.0%	Research/Education-Institutional	180	1.1%			Light Industrial/Office	300	2.4%	277	1.7%	
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Very Low Density Residential	565	3.5%	566																																																																																																										
Low Density Residential	4,382	27.2%	4,384																																																																																																										
Medium Density Detached Residential	94	0.6%																																																																																																											
Medium Density Residential	386	2.4%																																																																																																											
Medium Density Multiple-Family Residential	374	2.3%	375																																																																																																										
High Density Multiple-Family Residential	31	0.2%																																																																																																											
<i>Subtotal</i>	6,021	37.3%	6,023	37.4%																																																																																																									
Commercial and Mixed-Use																																																																																																													
Mixed Use	65	0.4%	63																																																																																																										
Neighborhood Commercial	58	0.4%																																																																																																											
General Commercial	223	1.4%																																																																																																											
Downtown Core	34	0.2%	41	0.3%																																																																																																									
<i>Subtotal</i>	300	2.4%	384																																																																																																										
Business and Industrial																																																																																																													
Commercial/Industrial	19	0.1%																																																																																																											
Business and Professional Office	213	1.3%	319	2.0%																																																																																																									
Research/Education-Institutional	180	1.1%																																																																																																											
Light Industrial/Office	300	2.4%	277	1.7%																																																																																																									

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GP	Map GP-1 Land Use Designations (page 2-17)	Revise map to reflect the change in land use designation for a portion of the Hamilton Hospital parcel (APN 157-690-52) from Parkland to Mixed Use, and a portion of the North Marin Water District’s Rosalia Tank site (APN 153-111-15) from Business and Professional Office to Very Low Density Residential.		Revised map attached.																																	
GP	Table GP-3: General Commercial Land Use Category (page 2-19),	Correct grammatical error and clarify residential use.	The General Commercial land use designation is applied to areas appropriate for a broad range of retail, service, manufacturing, warehousing, research and development, office, recreation, assembly, education, residential and utility uses may be allowed.	The General Commercial land use designation is applied to areas appropriate for a broad range of retail, service, manufacturing, warehousing, research and development, office, recreation, assembly, education, residential live/work and utility uses may be allowed.																																	

Chapter	Staff Edits	Explanation	Existing Text	Proposed Text																									
GP	Table GP-3: Downtown Core Land Use Category (page 2-19)	Correct grammatical error.	The Downtown Core land use designation is applied to the downtown area suitable for a mix of retail, service, office, recreation, assembly, education, residential and utility uses may be allowed.	The Downtown Core land use designation is applied to the downtown area suitable for a mix of retail, service, office, recreation, assembly, education, residential and utility uses may be allowed .																									
GP	Table GP-4: Development Projections (page 2-21)	Revise table to reflect updated commercial and office square footage projections.	<p>TABLE GP-4 DEVELOPMENT PROJECTIONS</p> <table border="1"> <thead> <tr> <th>LAND USE</th> <th>1996 GENERAL PLAN ESTIMATED BUILDOUT</th> <th>EXISTING BUILT AND UNDER CONSTRUCTION 2015</th> <th>ADDITIONAL DEVELOPMENT PROJECTED THROUGH 2035</th> <th>TOTAL DEVELOPMENT PROJECTED THROUGH 2035</th> </tr> </thead> <tbody> <tr> <td>Residential</td> <td>26,509 units</td> <td>21,469 units</td> <td>870 units</td> <td>22,339 units</td> </tr> <tr> <td>Commercial</td> <td>9,579,455 sq. ft.</td> <td>3,756,960 sq. ft.</td> <td>688,509 sq. ft.</td> <td>4,445,469 sq. ft.</td> </tr> <tr> <td>Industrial</td> <td>2,215,778 sq. ft.</td> <td>1,082,314 sq. ft.</td> <td>-167,688 sq. ft.</td> <td>914,626 sq. ft.</td> </tr> <tr> <td>Office</td> <td>2,392,641 sq. ft.</td> <td>3,427,918 sq. ft.</td> <td>646,353 sq. ft.</td> <td>4,074,271 sq. ft.</td> </tr> </tbody> </table>		LAND USE	1996 GENERAL PLAN ESTIMATED BUILDOUT	EXISTING BUILT AND UNDER CONSTRUCTION 2015	ADDITIONAL DEVELOPMENT PROJECTED THROUGH 2035	TOTAL DEVELOPMENT PROJECTED THROUGH 2035	Residential	26,509 units	21,469 units	870 units	22,339 units	Commercial	9,579,455 sq. ft.	3,756,960 sq. ft.	688,509 sq. ft.	4,445,469 sq. ft.	Industrial	2,215,778 sq. ft.	1,082,314 sq. ft.	-167,688 sq. ft.	914,626 sq. ft.	Office	2,392,641 sq. ft.	3,427,918 sq. ft.	646,353 sq. ft.	4,074,271 sq. ft.
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GP	New Program LU 1c: North Marin Water District's Water Tank Sites (Page 2-24)	Add a program calling for redesignation and rezoning of the North Marin Water District's water tank sites as agreed by the City Council at their November 10, 2015 meeting.		Lu 1c: North Marin Water District's Water Tank Sites. Consider redesignating the Rosalia Water Tank site parcel (APN 153-11-15) from Business and Professional Office to Very Low Density Residential, and rezoning the Rosalia and San Marin water tank sites to zoning districts compatible with their residential land use designations.																									
GP	Policy LU 5: Urban Growth Boundary (page 2-25)	Correct typos and grammatical error.	LU 5: Urban Growth Boundary. An Urban Growth Boundary (UGB) as shown on the Land Use Map (Figure GP 6) was approved by	LU 5: Urban Growth Boundary. An Urban Growth Boundary (UGB) as shown on the Land Use Map (Figure GP 6) <u>Figure GP-5</u> was																									

Chapter	Staff Edits	Explanation	Existing Text	Proposed Text
			the citizens of Novato in 1987 and remains in effect until November 4, 2017. The full text of the voter-approved Urban Growth Boundary provisions are contained in Appendix D.	approved by the citizens of Novato in 1987 <u>1997</u> and remains in effect until November 4, 2017. The full text of the voter-approved Urban Growth Boundary provisions are <u>is</u> contained in Appendix D.
GP	Figure GP-6: General Plan Focus Areas (page 2-27) and text on page 2-27	Enlarge and renumber numbers in circles and revise train station symbol to be legible.	The General Plan includes four focus areas as shown in GP-6: the Downtown; the North Redwood Corridor; the North, North Redwood Corridor; and the Northwest Quadrant Neighborhood.	The General Plan includes four focus areas as shown in GP-6: <u>1)</u> the Downtown; <u>2)</u> the North Redwood Corridor; <u>3)</u> the North, North Redwood Corridor; and <u>4)</u> the Northwest Quadrant neighborhood.
GP	Figure GP-7: Downtown (page 2-30)	Revise train station symbol to be legible.		
GP	North Redwood Corridor vision statement on page 2-32	Revise to refer to both the San Marin and Downtown SMART stations.	The North Redwood Corridor provides an opportunity for the City to address its historic retail sales leakage and address community needs by creating a vibrant retail area with a unique sense of place, featuring inviting gathering places with restaurants and entertainment. New commercial development should be pedestrian-oriented with an active street frontage and convenient pedestrian and bicycle connections to the Downtown and the SMART station. New residences are encouraged, both on the remaining Atherton Ranch site and on the vacant site east of Trader Joe's. Redwood Boulevard should be enhanced with improvements such as landscaping, pedestrian/bicycle paths and wide sidewalks.	The North Redwood Corridor provides an opportunity for the City to address its historic retail sales leakage and address community needs by creating a vibrant retail area with a unique sense of place, featuring inviting gathering places with restaurants and entertainment. New commercial development should be pedestrian-oriented with an active street frontage and convenient pedestrian and bicycle connections to the Downtown and the <u>nearby</u> SMART stations. New residences are encouraged, both on the remaining Atherton Ranch site and on the vacant site east of Trader Joe's. Redwood Boulevard should be enhanced with improvements such as landscaping, pedestrian/bicycle paths and wide sidewalks.
GP	Figure GP-8: North Redwood Corridor (page 2-35)	Revise train station symbol to be legible.		Final map version will be modified.

Chapter	Staff Edits	Explanation	Existing Text	Proposed Text
LW	SMART/Northwest Pacific Railroad paragraph on page 4-12	Update information on SMART service.	SMART has begun reconstruction of the rail line to support their future passenger service which is expected to begin in 2016.	SMART has begun reconstruction of the rail line to support their future passenger service which is expected to begin <u>passenger service</u> in 2016 <u>2017</u> .
LW	Revise Table LW-1 City Parks to update amenities in the listed parks.	See attached edit sheet.		
LW	Revise description of the functions of the Downtown Recreation Center (page 4-5).		The Downtown Recreation Center is a multipurpose community center offering a comprehensive recreation program serving all ages, from preschool to senior. Programmed activities include card games, sports, tournaments, video games, pool tables and foosball. Events held at the Center include middle school dances serving hundreds of Novato's young people each year.	The Downtown Recreation Center is a multipurpose community center offering a comprehensive recreation program serving all ages, from preschool to senior. Programmed activities include card games, sports, tournaments, video games, pool tables and foosball. Events held at the Center include middle school dances <u>school recreation nights</u> serving hundreds of Novato's young people each year.
LW	Revise description of the functions of the Hamilton Community Center (page 4-5).		The recreation amenities in the Hamilton area offer a variety of indoor and outdoor recreational facilities. The Community Center includes an arts and crafts room, a dance studio, an auditorium, multipurpose rooms, and a recreation room. The Recreation Area has a pool, a baseball field, a multi-use turf area, a gymnasium with a full-length basketball court, racquetball courts, an amphitheater with a stage and a picnic area, plus lighted tennis courts and basketball and roller hockey court.	The recreation amenities in the Hamilton area offer a variety of indoor and outdoor recreational facilities. The <u>Hamilton</u> Community Center includes <u>a preschool an</u> arts and crafts room , a dance studio, an auditorium, multipurpose rooms, and a recreation room. The Recreation Area has a pool, a baseball field, a multi-use turf area, a gymnasium with a full-length basketball court, racquetball courts (closed), an amphitheater with a stage and a picnic area, plus lighted tennis courts and basketball and roller hockey court.
LW	Revise description of the functions of the		The History Museum provides a look into Novato's early days, with historic photos,	The History Museum provides a look into Novato's early days, with historic photos,

Chapter	Staff Edits	Explanation	Existing Text	Proposed Text
	Hamilton Field History Museum (page 4-6).		documents and books, featuring in-depth accounts of social and ranch life from Novato’s past. The Museum is operated by the City with support from Historical Guild volunteers.	documents and books, featuring in-depth accounts of social and ranch life from Novato’s past. The Museum is operated by the City with support from <u>Novato</u> Historical Guild volunteers.
LW	Section 4.4 Healthy Eating, Active Living (page 4-8)	Revise text to reflect in improvements currently under construction at Bahia Mini Parks	Novato has 17 City parks or indoor facilities and 13 schools that provide active recreation opportunities. All areas of Novato are within a half-mile walking and a one-mile biking distance from these facilities, with the exception of the Bahia and Partridge Knolls neighborhoods, although these neighborhoods are adjacent to public open space and trails. The Bahia neighborhood also has several small pocket parks and access to water recreation facilities along the Petaluma River.	Novato has 17 <u>18</u> City parks or indoor facilities and 13 schools that provide active recreation opportunities. All areas of Novato are within a half-mile walking and a one-mile biking distance from these facilities, with the exception of the Bahia and Partridge Knolls neighborhoods, although these <u>this</u> neighborhoods are <u>is</u> adjacent to public open space and trails. The Bahia neighborhood also has several small pocket parks and access to <u>water recreation facilities along the Petaluma River.</u>
CW	SMART paragraph on page 6-16	Update information on SMART service.	SMART passenger service is expected to begin in late 2016. Once operational, SMART will provide service to Novato residents and businesses at two stops, a Novato North –San Marin Station located on Redwood Boulevard, and a Novato South—Hamilton Station located just north of Main Gate Road. A Downtown Novato Station adjacent to the Depot lot on Grant Avenue is planned with the first phase of construction beginning in 2016.	SMART passenger service is expected to begin in late 2016 <u>2017</u> . Once operational, SMART will provide service to Novato residents and businesses at two stops, a Novato North –San Marin Station located on Redwood Boulevard, and a Novato South—Hamilton Station located just north of Main Gate Road. A Downtown Novato Station adjacent to the Depot lot on Grant Avenue is planned with the first phase of construction beginning in 2016.
AP	Appendix A: Implementation Table heading	Correct typo	Ordinance or Other Legistation	Ordinance or Other Legistation <u>Legislation</u>

Chapter	Staff Edits	Explanation	Existing Text	Proposed Text																																								
AP	Modify cost estimate for Program EL 25e: Public Outreach in Appendix A Implementation Plan	Cost estimate is already included in preceding program.	<table border="1"> <thead> <tr> <th colspan="2"></th> <th colspan="2">GENERAL</th> <th>COST EST.</th> <th colspan="2">FINANCING</th> <th colspan="5">ACTION</th> </tr> <tr> <th>No.</th> <th>Program</th> <th>Lead Dept.</th> <th>Timing (short, 1-5 yrs; long, 5-20 yrs)</th> <th>\$ Estimate Range</th> <th>New CIP (GF unless noted)</th> <th>Operating Budget (GF unless noted)</th> <th>Other Financing</th> <th>Ordinance or other Legislation</th> <th>Study or Plan</th> <th>Guidelines, Standards or Monitoring</th> <th>Inter-agency Coordination</th> <th>Development Review</th> <th>Ongoing Public Education & Outreach</th> </tr> </thead> <tbody> <tr> <td>EL 25e</td> <td><i>Public Outreach.</i> Promote residential and commercial energy and water efficiency and conservation programs to residents and businesses.</td> <td>CD</td> <td>Short</td> <td>Part-time position needed \$60,000/year</td> <td></td> <td>X</td> <td></td> <td></td> <td></td> <td></td> <td>X</td> <td></td> <td>X</td> </tr> </tbody> </table> <p style="text-align: center;">Included in Program EL 25d</p>			GENERAL		COST EST.	FINANCING		ACTION					No.	Program	Lead Dept.	Timing (short, 1-5 yrs; long, 5-20 yrs)	\$ Estimate Range	New CIP (GF unless noted)	Operating Budget (GF unless noted)	Other Financing	Ordinance or other Legislation	Study or Plan	Guidelines, Standards or Monitoring	Inter-agency Coordination	Development Review	Ongoing Public Education & Outreach	EL 25e	<i>Public Outreach.</i> Promote residential and commercial energy and water efficiency and conservation programs to residents and businesses.	CD	Short	Part-time position needed \$60,000/year		X					X		X	
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AP	Modify cost estimate for Program EL 25g: PACE Financing in Appendix A Implementation Plan	Cost estimate is already included in preceding program.	<table border="1"> <tbody> <tr> <td>EL 25g</td> <td><i>PACE Financing.</i> Enable PACE (Property Assessed Clean Energy) financing programs to fund installation of renewable energy systems and other efficiency upgrades in existing buildings. Help promote these opportunities to residents and businesses.</td> <td>CD</td> <td>Short</td> <td>Part-time position needed \$60,000/year</td> <td></td> <td>X</td> <td></td> <td>X</td> <td></td> <td></td> <td>X</td> <td></td> <td>X</td> </tr> </tbody> </table> <p style="text-align: center;">Included in Program EL 25d</p>	EL 25g	<i>PACE Financing.</i> Enable PACE (Property Assessed Clean Energy) financing programs to fund installation of renewable energy systems and other efficiency upgrades in existing buildings. Help promote these opportunities to residents and businesses.	CD	Short	Part-time position needed \$60,000/year		X		X			X		X																											
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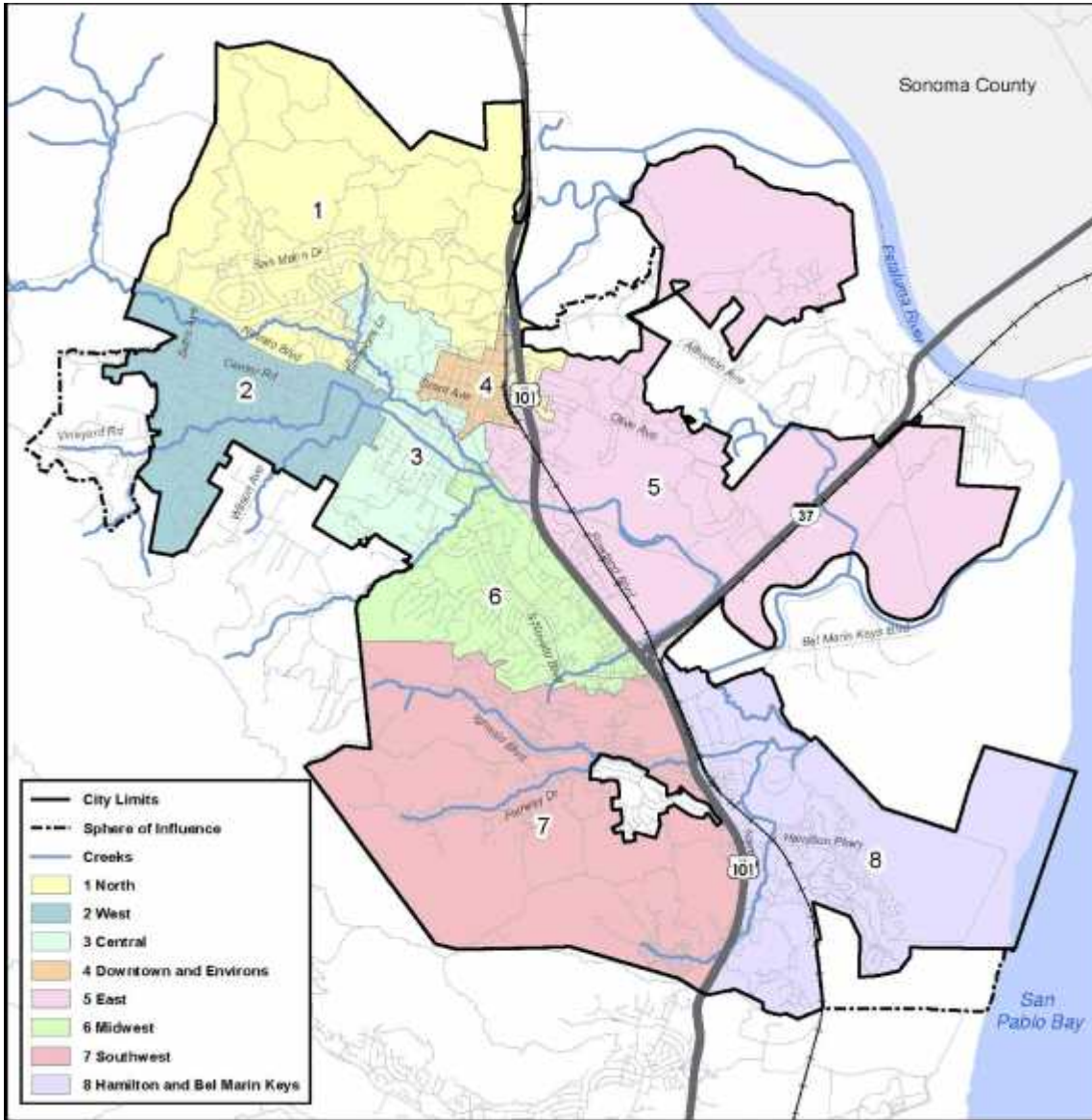
Chapter	Staff Edits	Explanation	Existing Text	Proposed Text
AP	Add Housing Element implementation table	While the Housing Element isn't being updated, the Implementation Table in Appendix A should list all General Plan programs to facilitate implementation tracking and reporting.		Staff will be updating Appendix A to include Housing Element programs.
AP	Appendix C, Housing Element (pages C-131 to C-160)	Remove "n" in front of each program ID.		
AP	Appendix F, GHG Emissions Reduction Summary (pages F-1 and F-2) and Measure 29 (page F-46)	Revise GHG reduction calculated for 2035 as per revision to Policy EL 27 (to be determined).		
AP	Appendix F, Public Outreach Reduction Measure 5 (page F-8)	Revise Program Description to include a reference to the Resilient Neighborhoods program	Implement a communitywide public outreach and education campaign to inform residents, businesses, and consumers about the way that individuals can reduce their energy costs and GHG emissions. This includes informing the public about the benefits of installing energy efficient indoor and outdoor lighting and alerting them to the availability of free or reduced cost energy audit programs, rebates, and other incentives that are available to assist residential and commercial energy audits and retrofits. Utilize the City's website, newsletters, social media, energy bill inserts,	Implement a communitywide public outreach and education campaign to inform residents, businesses, and consumers about the way that individuals can reduce their energy costs and GHG emissions. This includes informing the public about the benefits of installing energy efficient indoor and outdoor lighting and alerting them to the availability of free or reduced cost energy audit programs, rebates, and other incentives that are available to assist residential and commercial energy audits and retrofits. Utilize the City's website, newsletters, social media, energy bill inserts,

Chapter	Staff Edits	Explanation	Existing Text	Proposed Text									
			public service announcements, recognition programs, and other forms of public outreach.	public service announcements, recognition programs, and other forms of public outreach. <u>Work with community-based outreach organizations, such as Resilient Neighborhoods, to educate and motivate community members on ways to reduce greenhouse gas emissions in their homes, businesses, transportation modes, and other activities.</u>									
AP	Appendix F, Marin Clean Energy Measure 1-6 (page F-9)	Correct title and program description to reflect Council's vote on March 15, 2015.	Marin Clean Energy Community Action 1-6 Action: Encourage Marin Clean Energy to reach its goal to provide Light Green power content that is 95 percent GHG-free by 2025. Encourage homeowners and businesses to purchase Marin Clean Energy's Deep Green 100 percent renewable electricity.	Marin Clean Energy Community Action 1-6 Reduction Measure 6 Action <u>Program Description</u> : Encourage Marin Clean Energy to reach its goal to provide Light Green power content that is 95 percent GHG-free by 2025. Encourage homeowners and businesses to purchase Marin Clean Energy's Deep Green 100 percent renewable electricity.									
AP	Appendix F, Increase Tree Cover Reduction Measure 11 (page F-15)	Correct formatting error in second line of calculation table and clarify calculation assumption for number of trees planted in the inventory period.	year <hr/> <hr/> <p style="text-align: center;"><i>Calculation</i></p> <hr/> <hr/> <table border="1" data-bbox="877 967 1885 1084"> <thead> <tr> <th></th> <th>2020</th> <th>2035</th> </tr> </thead> <tbody> <tr> <td>Annual sequestration rate per tree</td> <td>0.0354 MTCO₂</td> <td>0.0354 MTCO₂</td> </tr> <tr> <td>growing stage in inventory year</td> <td>3,000</td> <td>10,000</td> </tr> </tbody> </table> <u>Number of trees planted between 2015 and 2020 or 2035 target years in active growing stage (average 500 trees per year)</u>		2020	2035	Annual sequestration rate per tree	0.0354 MTCO ₂	0.0354 MTCO ₂	growing stage in inventory year	3,000	10,000	
	2020	2035											
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AP	Appendix F, Zero Waste, Measure 29	Add an action to the Program Description to consider updating the City's Environmentally Preferable Purchasing and Contracting Policy.		<u>k. Consider updating the City's Environmentally Preferable Purchasing and Contracting Policy adopted in 2008 to incorporate the latest standards and best practices.</u>

Revisions to Maps and Figures

Figure GP-1 Novato Areas



Map GP-1 Land Use Designations

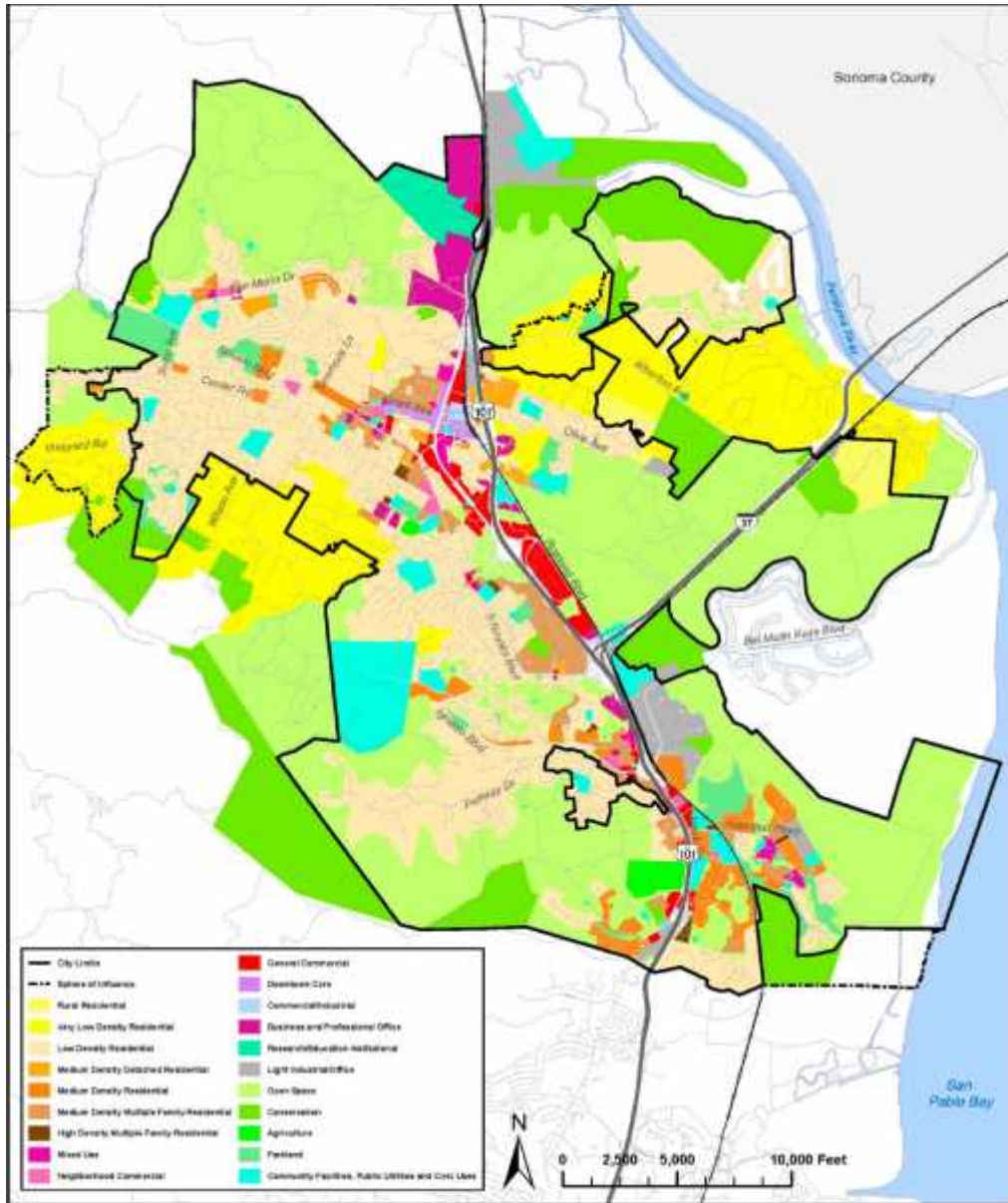


TABLE LW-1 CITY PARKS

MAP ID	PARK	ACRES	AMENITIES
1	Ammo Hill	122.8	
2	Arroyo Avichi Park	7.2	Barbeques, playground, tot lot, water spray feature
3	Bahia Mini Parks (6)	1.8	No amenities, just natural areas
4	Creekside Park	7.9	Benches
5	Downtown Recreation Center Pocket Park	0.3	
6	Hamilton Amphitheater Park	4.1	Amphitheater, restrooms, tot lot, open lawn, gazebo
7	Hamilton Firehouse Park	0.9	
8	Hill Recreation Area	12.4	Ballfields, multi-use turf area, track
9	Hillside Park	1.2	Playground, tot lot, restrooms
10	Indian Valley Campus of College of Marin	8.1	Fields, picnic area <u>Lighted ballfields and bleachers, picnic area, and restrooms</u>
11	Josef Hoog Park	9.8	Group barbeque area, multi-use turf area, basketball court, playground, tot lot, restrooms, walking path
12	Joyce Street Tot Lot	0.1	Tot lot, picnic area
13	Lee Gerner Park	2.0	Benches, creekside seating
14	Lynwood Hill Park	11.6	Open access, no amenities
15	Marin Highlands Park	3.8	Playground, picnic tables, and open lawn
16	Marion Recreation Area	2.0	Multi-use turf area, ballfields, lawn area
17	Miwok Park	37.9	Trails, Marin Museum of the American Indian, group BBQ areas, bocce ball courts, children's gazebo, horseshoe pits, restrooms, open lawn, playgrounds, creek access
18	Novato City Green	0.1	Open lawn and seating
19	Novato Skate Park	1.3	Skate viewing area, lawn, picnic and game tables
20	O'Hair Park	98.3	Trails, 2.8-acre Dogbone Meadow off-leash dog park, equestrian center, creek access
21	Olive Tot Lot	0.1	Barbeque, tot lot, chess table
22	Pansy Tong Lo Tot Lot Park	0.8	Pathway with no amenities
23	Pioneer Park	8.9	Group barbeque area, multi-use turf area, playground, picnic tables, gazebo, lighted tennis courts, paved walking path, restrooms, tot lot, creek access
24	Reservoir Hill Vista Trail	32	ADA accessible trail, parking, benches
25	Scottsdale Pond/Marsh	51.9	Fishing pier, gazebo, Evalyn Kelly Interpretive Area, model sailboat sailing, seating
26	Slade Park*	3.0	Barbeque area, multi-use turf area, playground
27	South Hamilton Park	6.9	Ballfield, multi-use turf area, playground, tot lot, SF Bay trailhead, parking, picnic tables and barbeque, basketball hoop
28	Stafford Grove Park	0.3	Playground, gazebo
29	Thigpen Sports Courts*	1.8	Lighted Basketball courts, roller hockey courts, tennis courts, parking

Playground, lawn area, picnic tables, benches

* Properties owned by other entities but maintained and managed by the City