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GREAT PLACES (LAND USE)			
LU 1	Implementation of Land Use Map. Implement the Land Use Map (Map GP-1) and Land Use Designations (Table GP-3) by approving development and conservation projects consistent with adopted land use designations, densities and intensities. Ensure consistency between the General Plan, Zoning Ordinance and other land use regulations.	LU 1	<u>Implementation of Land Use Map.</u> Implement the Land Use Designation Map by approving development and conservation projects consistent with the land use definitions, densities and intensities indicated in LU Table 2. Ensure consistency between the General Plan, the Zoning Ordinance, and other land use regulations.
LU 1a	<u>Land Use.</u> Use the Zoning Ordinance to specify uses allowed in each zoning district, consistent with GP Table 2.	LU 1.2	Use the Zoning Ordinance to specify uses allowed in each zoning district, consistent with LU Table 2. Not all uses listed for a particular designation will be allowed in all locations so designated. The Zoning Ordinance establishes districts allowing some uses by right (permitted uses) and others with a use permit (conditional uses).
LU 1b	<u>Density and Intensity of Development.</u> Allow development at any density or intensity within the range shown by the Land Use Map (Map GP-1) and Land Use Designations (Table GP-3) provided applicable objectives, policies and programs of all chapters of the General Plan are met. Maximum densities/intensities (top of stated ranges) may in some cases be achieved, but there is no guarantee of achieving the maximum density/intensity. Developments on properties designated for multi-family residential should not be allowed below the minimum density of the density range unless there are environmental or compatibility issues that warrant density reduction.	LU 2 & 3	<u>Development Consistent with General Plan.</u> Allow development at any density within the range shown by the Land use Designations Map provided applicable objectives, policies and programs of all chapters of the General Plan are met. Maximum densities (top of stated density range applied to total gross acreage) may in some cases be achieved, but there is no guarantee of achieving the maximum density. <u>City/Property Owner Cooperation.</u> Work with property owners so that proposed developments will both attain density/intensity within the ranges stated and be consistent with community objectives, City regulations, and environmental and infrastructure constraints. Recognize that in some cases, the minimum density of the applicable land use designation may not be attained.
LU 1c	<u>North Marin Water District's Water Tank Sites.</u> Consider redesignating the Rosalia Water Tank site parcel (APN 153-11-15) from Business and	New	

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	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.		
LU 2	Growth Management Objectives. The City shall seek to manage its growth so that: A. The natural environment will be protected and/or enhanced whenever 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.	New	
LU 3	Anticipated Growth. Plan the City's infrastructure and service levels to provide capacity for the total amount of development expected by 2035 as shown in Table GP-4.	EN 32.3	The City shall monitor new development to ensure that projections made in the Draft General Plan are not exceeded.
LU 3a	<u>Review Growth Assessment.</u> Review the General Plan's growth assumptions periodically and adjust assumptions, service levels, infrastructure capacity and development impact fees as necessary. If citywide growth is exceeding projections, update the General Plan and evaluate the impacts of the additional growth.	EN 32.3	The City shall monitor new development to ensure that projections made in the Draft General Plan are not exceeded.
LU 3b	<u>Infrastructure and Service Level Planning.</u> Coordinate growth projections and the planning of infrastructure and public services with the water, sanitary, fire protection and school districts	LU 7.1	Manage growth and infrastructure capacity through coordination and communication with provider agencies. The City will continue to communicate and exchange information with agencies and districts responsible for providing transportation, schools, water, flood control, and wastewater treatment.
LU 3c	<u>Impacts of New Development on Infrastructure and Services.</u> Analyze project impacts on infrastructure	LU 7 & LU 7.2	<u>Growth Management.</u> Recognize the available and planned capacity of infrastructure and

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	<p>capacity and services as part of CEQA review, and require design and mitigation measures in consultation with provider agencies. If CEQA 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 as appropriate in one or more of the following ways as permitted by state law:</p> <ol 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: <ol 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. 		<p>public services when considering proposals for development.</p> <p>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 review or other analysis of development projects concludes that a proposed project would result in a deterioration of service or would cause available capacity to be exceeded, respond in one or more of the following ways:</p> <ol 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: <ol style="list-style-type: none"> i. generate substantial overriding public benefits ii. be in compliance with all of the other goals, objectives, and policies of the General Plan, and iii. benefit the public health, safety, and general welfare of the community. d. Deny the project.
<p>LU 4</p>	<p>Development to Pay Fair Share. Require new development to pay its fair share of infrastructure improvements and public service costs to maintain infrastructure capacity and service levels in the City, to the extent allowed by law and except as provided by other policies and programs in the Plan.</p>	<p>LU 8</p>	<p>Development to Pay Fair Share. Require new developments to pay their fair share of infrastructure improvements and public service costs to maintain infrastructure capacity and service levels in the City, to the extent allowed by law and except as provided by other policies and programs in the Plan.</p>

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LU 4a	<u>Development Impact Fees.</u> Establish and periodically review public facilities impact fees.	LU 8.3	Establish and periodically review public facilities impact fees.
LU 4b	<u>Funding Fee Study.</u> Consider establishing a surcharge on building permit fees to fund the periodic review of impact fees.	New	
LU 5	Home Occupations. Continue to allow low-intensity home occupations as appropriate as a means of supporting home-based businesses and reducing commuting.	New	
LU 6	Elder Care and Housing. Promote the development of housing to meet the needs of an aging population, including group homes and residential care facilities.	New	
LU 6a	<u>Provide Information.</u> Provide information at the City permit counter and online regarding local and state regulations for establishing group homes, residential care facilities for the elderly and accessory dwelling units.	HS 2.2 & 2.3	Work with organizations representing senior citizens, the disabled, and other affected groups to identify suitable opportunities for community care homes, group homes, and other facilities for programs and services. Facilitate dissemination of information to organizations and the affected community regarding City processing requirements and foster awareness of organizational activities in the community. Assist in developing a permit processing checklist that identifies City, County, and State regulatory and licensing requirements in order to assist persons and organizations interested in establishing community care homes or group homes in Novato.
LU 6b	<u>Zoning Code Amendment.</u> Update the Residential Care Facilities for the Elderly regulations in the Zoning Code to be consistent with changes in state law and local needs, including affordability requirements.	New	
LU 7	Downtown's Role. Maintain and enhance the Downtown as the community's center for commercial, cultural, social, entertainment and civic functions. Retain its small-town ambience and pedestrian character while fostering its economic vitality.	New	

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LU 8	Retail Environment. Encourage retail uses on the ground floor to create a continuous and vibrant streetscape for pedestrians, particularly along Grant Avenue and Redwood Boulevard. New buildings should be oriented towards the sidewalk with large display windows and highlighted pedestrian entries. Continue to limit ground floor uses along portions of Grant Avenue and Redwood Boulevard to create a continuous pedestrian-oriented experience with retail shops, personal services, restaurants and entertainment venues.	CI 21 & DSP LU 2	<u>Ground Floor Retail.</u> Encourage the establishment of ground floor retail uses wherever feasible. Encourage retail uses on ground floor in all appropriate Specific Plan designations.
LU 8a	<u>Zoning Regulations.</u> Consider an update to ground floor use regulations to establish limits to avoid overconcentration of certain personal services and eliminate tobacco product shops as an allowed use.	New	
LU 9	Entertainment and Cultural Facilities. Encourage cultural facilities, such as theaters, museums and galleries to stimulate nightlife. Encourage outdoor cafes.	DSP LU 11.1	The design for the renovated theatre should be as consistent and close as possible to a 1940s'/1950's style theater. Remove the mansard roof and cedar shakes on the roof, and replace with a masonry parapet, consistent with 1940s'/1950's design. Install an elevated sign tower, typical of theaters built in the 1940's /1950's. Widen the sidewalk in front of the theater and surface with special enhanced paving, and illuminate it with new marquee lighting.
LU 10	Civic Center. Retain government functions Downtown in a compact civic center. Consider expansion of the City Green, improvement of Sherman Avenue to function on occasion as a continuation of civic space, and repurposing of viable historic structures owned by the City.	CI 20 & DSP LU 21	City Hall. Maintain the City Hall campus and appropriate community facilities Downtown. Beautify Sherman Avenue as a gateway to Downtown. Consider horizontal, or vertical banners at Sherman and De Long welcoming visitors to Downtown (see Chapter 6 Capital Improvements Program). Use decorative paving to delineate diagonal parking lanes within an overall decorative pattern curb to curb. Install street trees, benches, trash receptacles, bike racks, a City Hall Campus

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			<p>directory and interpretive signs for historic buildings.</p> <p>Develop the Sherman Avenue Plaza (unfunded) prior to or in conjunction with proposed improvements to Grant Avenue (CIP funded project 93-012).</p>
LU 11	<p>Automobile-Intensive Uses. Discourage the location of new automobile-intensive uses such as gas stations, oil changers, car washes, drive-throughs and mini-marts Downtown.</p>	CI 23	Automobile-Intensive Uses. Discourage the location of new automobile-intensive uses such as gas stations, oil changers, car washes, fast foods and mini-marts Downtown.
LU 12	<p>Gathering Places. The Downtown should be comfortable and sometimes 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 community gathering spaces by expanding the existing City Green in the Civic Center, utilizing a portion of the very wide North Redwood Boulevard right-of-way (including median), or other identifying other appropriate locations.</p>	CI 22 & DSP LU 6 & 10	<p>Town Square/Plaza. Consider the establishment of a “Town Square/Plaza” Downtown.</p> <p>Reinforce gathering places and introduce new gathering places where people can meet. The Specific Plan recommends an appropriate mix and intensity of uses which will generate and support increased activity to benefit businesses.</p> <p>The town plaza should predominantly be a “green space”, in keeping with the concept of a New England village Common. The area of the site should be devoted to paved walkways and surface should be subservient to the area in grass and other landscaping, but should be able to serve such uses as the Farmer’s Market, parade reviewing stands, and award or memorial events. The existing trees on the present Redwood Boulevard median are to remain as existing landscaping and mature canopy, and therefore, serve to create a plaza ambiance immediately.</p>
LU 13	<p>Pedestrian Amenities. Install pedestrian-oriented street improvements, particularly along Grant Avenue, including benches, planters, street furniture, drinking fountains and large canopy street trees. Require where appropriate that new development provide public art, particularly interactive pieces, to lend identity and charm to Downtown.</p>	CI 26 & DSP UD 11.4 & UD 11.4.1	<p>Pedestrian Movement. Encourage a pedestrian-friendly Downtown with outdoor seating.</p> <p>Improvements to sidewalks, particularly on Grant Avenue, are essential to enhancement of the pedestrian character of Downtown.</p> <p><u>Public Sidewalks and Improvements</u></p> <ol style="list-style-type: none"> 1. Use removable pavers along curbs, where feasible, to accommodate electrical and water connections.

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			<ol style="list-style-type: none"> 2. Use sealed brick or paver to access entries into stores. Consider corner entries and enhanced paving such as “Courtyard Square”. 3. Repair sidewalks which have been raised by tree roots, for pedestrian safety. 4. Build-out sidewalks at corner crosswalks on Grant Avenue to provide area for pedestrians. Circulation and sitting to shorten street crossing for pedestrians and to encourage slower traffic speeds. Perform this in conjunction with the planned reconstruction of the street.
LU 14	Mixed Use. Allow second and third story residential units above ground floor commercial space in areas designated with Downtown Core zoning where appropriate. Attempt to minimize conflicts between residential and commercial land uses through careful design, acknowledging that the downtown is a more active and dynamic living environment.	CI 28	<u>Additional Housing.</u> Accommodate additional housing on upper floors over commercial and office uses where appropriate.
LU 14a	<u>Rezoning.</u> 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-6, from General Commercial to Downtown Core.	New	
LU 15	Gateway Treatment. Install gateway design elements at the intersections of Grant/Redwood, DeLong/Redwood, Redwood/Olive, 7 th /Grant, and Sherman/DeLong to highlight the sense of entry into Downtown.	DSP UD 9	Designate as key gateways for specific design enhancements the following: <ul style="list-style-type: none"> • De Long Avenue/Redwood Boulevard (east, west, south) • Redwood Boulevard/Olive Avenue or immediately north • Seventh Street/Grant Avenue • Sherman Avenue/De Long Avenue
LU 15a	<u>Downtown Fountain.</u> Consider renovating or replacing the existing fountain at Redwood Blvd and Grant Avenue.	New	
LU 16	Scale of Development. Redevelopment should be compatible with the existing fine-	DSP LU 3	Require consideration of a “village design” concept for many of the major catalyst sites with opportunities for development. Multiple

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	<p>grained, pedestrian friendly, small-storefront fabric, particularly along Grant Avenue. Buildings should be broken up into modules with multiple pedestrian entries that reinforce the traditional storefront character of Downtown.</p>		<p>uses associated with multiple buildings or single buildings with multiple facades and entryways are given preference over large single use structures. This multiple use/multiple structure concept will create and maintain the small town, human scale pedestrian, curious, friendly, attractive visions for Downtown Novato.</p>
<p>LU 16a</p>	<p><u>Design Guidelines.</u> Update and formally adopt Downtown Design Guidelines to articulate desired design criteria for site design, new construction, building renovations and additions, landscaping, and signs.</p>	<p>CI 25, DSP UD 1, 2, 3, 11.1, 11.2, 11.6 & 11.7</p>	<p><u>Architectural and Landscape Design.</u> Require attractive architectural and landscape design for all new developments as well as for expansion to existing uses, consistent with Downtown Specific Plan guidelines. Retain the existing street trees (replacement of sweet gums with more suitable species to take place as they reach the end of their life span). Introduce new trees where they are missing to create larger areas shaded by trees, and use native tree types (such as live Oak, or native deciduous oaks like Valley, Oregon and Black Oaks) in conjunction with Downtown gateway features. Plants and trees which are drought-tolerant and do not require excessive maintenance will be required. In order to keep sidewalks as open as possible, new trees are recommended for planting in small islands or bulb-outs in the street (careful layout of parking potentially avoids removal of on-street spaces).</p> <p>The choice of plant materials shall be determined by the following considerations: tight urban spaces, pedestrian traffic, soils conditions, invasiveness of root structures, efficiency of water use, resistance to pests, disease, vehicle emissions and vandals, compatibility with building signs (avoiding obscuring the signs behind foliage), street/sidewalk lighting, building awnings and other factors.</p> <p>Recommendations for locations in the Downtown area are as follows (some recommendations have already been implemented, such as tulip trees along the parking median on Redwood Boulevard). The following listing consists of approved streetscape plantings and other urban design</p>

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			<p>components for the Specific Plan area as revised from the Streetscape Master Plan.</p> <ul style="list-style-type: none"> • Redwood Blvd north between DeLong and Olive <ul style="list-style-type: none"> - Plant Tulip Tree to reinforce a small scale, pedestrian character. - Plant Cork Oak in a random fashion in the median. • Redwood Blvd/DeLong intersection <ul style="list-style-type: none"> -Plant leftover triangular median spaces with a formal bosque (dense grouping, usually on a formal grid) of small, upright flowering trees. - Use a low stone wall at corners for a civic commercial look. - Treat the intersection with special paving. - Plant redwood trees in informal masses on each corner, to echo existing vegetation. - Plant Columnar Flowering Pear in a formal bosque in the median. • DeLong Avenue <ul style="list-style-type: none"> - Establish a unified, refined Downtown and civic character to this street. - Plant Hornbeam in formal rows along the street. - Plant upright Flowering Pear, double triangulated, in the median. • “Suburban Commercial I” area NW of Olive/Redwood Intersection <ul style="list-style-type: none"> -Plant formal pattern of street trees, spaced to allow views into retail uses. - screen parking with berms and shrubs. - plant a formal street tree pattern in the median: in wider medians carry the tree pattern along the street. - Plant accent trees and shrubs at entries into commercial areas. - Provide benches and other street furniture. • “Suburban Commercial II” area NE of Olive/Redwood Intersection <ul style="list-style-type: none"> - Strengthen the streetscape pattern with repetitive planting in the median. - Plant masses of evergreen trees to define intersections or screen parking.

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			<ul style="list-style-type: none"> - Plant informal masses of deciduous trees; cluster to allow views of buildings and signs. - Plant shrubs informally along the edge of the roadway.
			<ul style="list-style-type: none"> • Highway 101 On/off Ramp (at DeLong): <ul style="list-style-type: none"> - Plant formal hedgerows of poplars to accent this and other interchanges. - Plant masses of oaks. - Plant sinuous masses of native shrubs. - Plant freeway overpass structures with clinging vines.
			<ul style="list-style-type: none"> • Southeast Corner of DeLong and Redwood: <ul style="list-style-type: none"> - Plant oaks on the open hillside, extending across Redwood including the median, to emphasize the historic oak/grassland ecology. - Use special paving, specimen trees at corners, use trellis or other corner feature to set off this “major” intersection (similar treatment at other major intersections in Novato).
			<ol style="list-style-type: none"> 1. Use architectural themes discussed here during the design review evaluation <ol style="list-style-type: none"> a. identification of existing historic styles b. architectural styles found to be desirable by DSPSC 2. Preserve historic buildings. Remove alterations whose design and/or materials are not consistent with the underlying historic character of the building and its immediate surroundings. Uncover and repair original features. 3. Building height, bulk, style, period proportions, colors and materials shall conform to local design district guidelines 4. Use recessed entries, step back upper floors, varied rooflines that are consistent and coordinated with adjoining structures is strongly encouraged; 5. Roof materials shall be consistent with the residential character of the community; flat roofs shall be screened from public areas, and shall be covered with dark grey gravel;

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			<ol style="list-style-type: none"> 6. Consistent use of architectural detailing on all bldg. elevations 7. Mechanical equipment shall be screened from view 8. Visible wall and/or window-mounted AC equipment is prohibited 9. Encourage the use of awnings 10. Storefront windows and displays are encouraged where compatible with surroundings. 11. Buildings located near street corners shall respond to their location by designing entries facing the corner, or by recessing the first floor building face to create a small pedestrian use area. 12. Restrict the number of paint colors in a project to three, with one color used for accents only. 13. Maintain the small town scale and pedestrian character of Downtown in the design of new storefronts and additions and modifications to existing buildings. 14. Allow an increase in building height for mixed use projects in which housing is included and a top floor is used only for housing. 15. Encourage decorative features adapted from historical examples. 16. Encourage the use of industrial materials, such as metal panels with raised ribs in the N of Old Town area. 17. Consider murals on blank walls. 18. Install indirect lighting inside of storefront windows. 19. On-site outdoor furniture, telephone booths, accessories shall be integrated into the architectural design of the principal structure. <p>For mixed use development fronting Grant Ave and Redwood Blvd, prohibit residential balconies.</p> <p>Specific design guidelines for parking and circulation:</p> <ol style="list-style-type: none"> 1. The majority of parking shall be located away from public view, but convenient to find via appropriate signage.

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			<ol style="list-style-type: none"> 2. Long, straight uninterrupted rows of parking shall be avoided in favor of landscaped islands with no more than eight stalls in a row. 3. All parking areas shall be landscaped and provided with maintenance infrastructure (i.e., irrigation) as described in Section 11.6.4. While it is recognized that parking is constrained in the Downtown, there is no desire to have paved areas devoid of landscaping and tree canopy and their contribution to the microclimate and positive ambiance of the Downtown. Landscaping shall also include, where appropriate, view screening using vines and trellises and attractive shrubs and other plantings. Gravel and bark ground covers are to be avoided. 4. All parking areas adjoining residential zoning districts shall be separated by a 5-foot minimum landscape buffer and a 6-foot solid wood fence or masonry wall. Preferable vegetation shall be evergreen trees spaced at 10 feet on center. 5. Parking spaces, curb-cuts, walks, ramps and signage for the accommodation of handicapped access, pursuant to state standards, shall be designed to integrate with the building architecture through the creative use of paving and building materials, landscaping, railing designs and signage systems. Handicapped access facilities shall be conveniently located adjacent to main building entrances in order to minimize the amount of contact with auto traffic. 6. Design provisions shall be made for proper repair and maintenance of paved surfaces. 7. Internal circulation and parking layout for all development shall avoid the backing of vehicles onto public streets. 8. All parking lots shall incorporate internally looped circulation systems where possible, so that drivers will not be dependent on public streets when making multiple passes through a parking lot.

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			<p>9. Street access points shall be consolidated with shared access easements for adjacent commercial lots where possible to avoid multiple curb-cuts. On corner lots, curb cuts shall maintain a maximum separation from intersections.</p> <p>10. Decorative, slip-resistant paving is encouraged for use on pedestrian walkways, which shall be grade separated from driveway and parking areas. Distinctive paving is also encouraged where these routes cross driveways.</p> <p>11. Unobstructed visibility shall be maintained at all vehicular intersections and pedestrian crossings to assure safety. Truck loading facilities shall be located off of major streets in such a manner as to avoid visual impact, noise impact to residential uses, and conflicts with pedestrian and normal vehicular traffic</p> <p>13. Bicycle racks shall be provided as appropriate for the nature and intensity of use.</p> <p>14. Parking areas shall be graded, paved and drained to prevent storm water from running over public sidewalks and ponding on site.</p> <p>15. Provide easily identified pedestrian drop-off points, close to building entries and linked to pedestrian walkways.</p> <p>16. Where feasible, end row parking spaces shall be protected and screened from the turning movements of other vehicles with curbed landscape areas.</p>
LU 17	SMART Corridor. Encourage installation of the planned pedestrian/bicycle path along the SMART corridor, connecting the Downtown with the North Novato and Downtown train stations.	DSP LU 4 & DSP CP 17	<p>If feasible, retain a portion of the railroad ROW corridor to be landscaped and used for pedestrian traffic, within a linear park.</p> <p>Work with NCRA and NWPRA to allow multiple use of the corridor on a temporary or permanent basis – preserves long term options for public transit.</p>
LU 18	Shuttle Connection. Encourage the operation of convenient shuttle service between the SMART stations and employment stations.	New	
LU 19	Redwood Boulevard. Improve the appearance and multi-modal	New	

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	function of Redwood Boulevard through median improvements, wider sidewalks, improved bicycle lanes, and large canopy street trees.		
LU 20	Parking. Facilitate the provision of adequate parking, emphasizing a combination of public, private and shared parking facilities. Parking should be accessed from side streets and located out of or screened from public view where feasible, but convenient to find via appropriate signage. Driveways crossing the public sidewalk along Grant Avenue and Redwood Boulevard are discouraged; access to parking is encouraged from side streets where feasible.	CI 24	<u>Additional Parking.</u> Facilitate the provision of adequate parking, emphasizing a combination of public and private parking facilities.
LU 21	Railroad Depot. Restore and reuse the former depot building if feasible. In the interim, improve the site for public parking.	DSP LU 7	Replace/renovate/restore the depots, using historic blueprints with leasable space for special-retail and/or restaurant use. No permanent improvements shall be permitted which would foreclose on future transit-related needs/uses. Replication/renovation/restoration shall follow the Secretary of Interior Standards for Rehabilitation of historic structures.
LU 21a	<u>Depot Planning Process.</u> Consider initiating a planning process to determine proposed uses and potential for restoration of the old depot and former freight building area.	New	
LU 22	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	DSP LU 8	1. Allow only multiple uses (not one single use) which support Downtown and the community, such as a mix of commercial/retail and professional offices. The Mission Lodge site is attractive for the “village design” concept because of its size and proposed Redwood Boulevard pedestrian and auto access, adjacent to mass transit, and as a key gateway to the Downtown. Additionally, the DeLong/Redwood site is diagonally across the intersection and

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	<p>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. Carefully evaluate any grading proposal to assure compliance with the City's Municipal Code provisions relating to flood damage prevention requirements. Consider vacating and possible sale of portions of Front Street for a desired development as appropriate.</p>	<p>2.</p> <p>3.</p>	<p>provides the opportunity to have coordinated development in style and scale.</p> <p>Only for multiple use projects consistent with #1, above, vacate that portion of Front Street which is adjacent to the project site, as shown in Figure 22. Upon dedication of suitable property at the First Street boundary of the site to implement Number 3, below, a new access drive from Redwood Boulevard (southbound) onto the site and to the retained section of Front Street north of the site is allowed. This new access drive would require some regrading, because Redwood is higher in elevation than Front Street at that location. Vacation of Front Street would take place pursuant to procedures established in the Public Streets, Highways and Service Easements Vacation Law, located at Sections 8300-8363 of the Streets and Highways Code, requiring hearings and making findings for such street vacation. Findings would include consistency with the General Plan, demonstration that the street to be vacated is unnecessary for present or prospective public use, and demonstration that the vacation is in the public interest. Convert First Street from existing one-way southbound traffic to two-way traffic. The street would be widened on the east side to approximately 24 feet from curb to curb, requiring reconfiguration of existing parking on First, between Elm and Mirabella, as a condition for development of the expanded Mission Lodge site. A sidewalk would be added to one side of First Street and landscape buffers and/or parkway plantings included. The traffic impacts of this modification would be limited to insignificant changes to volumes on First Street, Court Road and Elm Drive.</p> <p>The architectural focus of any development of the Mission Lodge site</p>

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			<p>should be to the south portion of the property, because median trees in Redwood Blvd. block views of the north end of the site from vehicles traveling westbound De Long (see Figures 22 and 23). Views of Mt. Burdell and Big Rock Ridge should be preserved by limiting development on the site to single story.</p> <ol style="list-style-type: none"> 4. Protect the residential neighborhood west of the property from disruption from vehicular traffic and parking, truck loading and site lighting. Screen parking and loading from residences. Install a potentially bermed and landscaped screening wall or fence where parking abuts First Street. Depress parking where feasible. Scale development back to single story on west side of site. 5. Retain all trees along the west side of Redwood Blvd.; minimize removal of trees for new access to Redwood Boulevard. To preserve sight lines and traffic safety, trees north and south of these access drives may be pruned. 6. Retain palm trees on the Mission Lodge site (notable historic entry feature, using them in paseos and garden courtyards); allow for relocation onsite, if feasible. 7. Require that facades facing Redwood Blvd. and Diablo Blvd. be articulated with windows, awnings, off-sets and/or other features to maintain a pedestrian scale and to avoid uninteresting blank walls. Retain mission-style, and/or use a mix of Specific Plan recommended facade styles. 8. The property owner should commit to a relocation program for the current residents of the Mission Lodge.
LU 23	Nugent Lane. Consider vacation and sale or an encroachment agreement for the portion of Nugent Lane between Machin and Redwood to the adjacent property owner to improve dining or retail opportunities.	DSP LU 26	Vacate the section of Nugent Lane between Machin Avenue and Redwood Boulevard as part of the improvements to the block between Vallejo and Sweetser. The portion of Nugent Lane at Redwood Boulevard could be conveyed to the adjacent property owner

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			to increase the dining or retail opportunities fronting on Redwood Boulevard.
LU 24	Pedestrian Alleys: Encourage the creation of pedestrian ways or “paseos” for midblock circulation between Grant Avenue and both Cain and Scown Lanes and between Scown Lane and Sweetser Avenue in conjunction with redevelopment.	DSP UD 11.4.3	<u>Pedestrian Passageways</u> 1. Encourage private walkways between Grant and Scown Lane, Grant and Cain, and between Scown and Sweetser. Such walkway improvements could be eligible for match funding under the proposed facade improvement program. 2. Encourage development of outdoor cafes in protected passageways or “breezeways” and protected courtyards.
LU 25	Downtown Business Improvement District. The City will continue to work in partnership with the Downtown Novato Business Association to manage the Downtown Business Improvement District (DBID) to encourage economic vitality and community connection in our city center through promotion, events, and beautification.	DSP IM 1	Organization and Cooperation among business and property owners and the City of Novato; establish a Downtown Business Improvement District.
LU 26	North Redwood Corridor. Consider the following preferred land use concepts and design guidelines for the bounded area and individual sites depicted in Figure GP-7 in evaluating development and infrastructure proposals for the North Redwood Corridor:	New	North Redwood Blvd. Focus Area Report
LU 26a	<u>North Redwood Corridor Sites 5b and 6.</u> Consider redesignation of North Redwood Corridor Sites 5b and 6, as identified in Figure GP-7, from Commercial/ Industrial to General Commercial and rezoning to a consistent zoning district.	New	North Redwood Blvd. Focus Area Report
LU 27	North, North Redwood Corridor. Consider the following preferred land use concepts and design guidelines for the bounded area and individual sites depicted in Figure GP-8 in evaluating development and infrastructure proposals for the North, North Redwood Corridor:	New	North, North Redwood Blvd. Focus Area Report

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LU 27a	<u>North, North Redwood Corridor Site 1.</u> Consider redesignation of North, North Redwood Corridor Site 1, as identified in Figure GP-8, from Light Industrial/Office to Business and Professional Office and rezoning to a consistent zoning district.	New	North, North Redwood Blvd. Focus Area Report
LU 27b	<u>North, North Redwood Corridor Site 2.</u> Consider redesignation of North, North Redwood Corridor Site 2, as identified in Figure GP-8, from Light Industrial/Office to Business and Professional Office and rezoning to a consistent zoning district.	New	North, North Redwood Blvd. Focus Area Report
LU 27c	<u>North, North Redwood Corridor Site 3.</u> Consider redesignation of North, North Redwood Corridor Site 3, as identified in Figure GP-8, from Light Industrial/Office to Business and Professional Office and rezoning to a consistent zoning district.	New	North, North Redwood Blvd. Focus Area Report
LU 28	<p>Northwest Quadrant Neighborhood. Consider the following land use, design and circulation objectives for the bounded area and individual sites depicted in Figure GP-9 in evaluating development and infrastructure proposals for the Northwest Quadrant Neighborhood:</p> <p><u>Slow Down Traffic through the Neighborhood</u></p> <ul style="list-style-type: none"> Evaluate and implement as appropriate physical modifications and signage to decrease vehicular speeds on Vallejo and Olive Avenues. <p><u>Improve Pedestrian Safety and Walkability</u></p> <ul style="list-style-type: none"> Evaluate specialty paving and raised table crosswalks at key intersections to distinguish entry into the residential neighborhood and to slow traffic. Encourage property owners to plant street trees in landscape medians where planting strips exist and in front yards where planting 	LU 6 and 6a	<p><u>Northwest Quadrant.</u> Update and revise the Northwest Quadrant Plan and adopt it as an Area Plan. Retain existing General Plan policies for the Northwest Quadrant until the Plan is adopted, as follows:</p> <ol style="list-style-type: none"> The interface between the Grant Avenue commercial frontage and the residential areas on Second through Seventh Streets shall provide buffering between the noise, lights, etc. from parking areas and living environments. This area will not be approved for new residential development unless parcel size, aggregation of parcels, or site plan design, provides for barriers, setbacks, residence orientation/location, etc., which will reduce intrusion of noise, fumes, and light into dwellings. Offices, institutions, or similar nonresidential uses in this area are encouraged, in order to provide a transition between the commercial and residential uses. <p>In approving any design for residential development in the buffer area, the Design Review Committee shall find that the design provides the maximum</p>

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	<p>strips do not exist, particularly Vallejo and Olive Avenues and Fourth Street. Consider assistance such as discounted trees through bulk purchase.</p> <p><u>Strengthen Neighborhood Identity</u></p> <ul style="list-style-type: none"> • Consider creation of gateway entries into the neighborhood with improvements such as specialty paving, decorative features and/or signage. • Explore options for unique signage to identify the neighborhood. <p><u>Explore Potential for Additional Park Space</u></p> <ul style="list-style-type: none"> • Explore options to create an additional park/tot lot on existing vacant or underutilized parcels. • Explore the creation of a path and overlook area utilizing existing City property at the top of the hill northwest of the neighborhood. <p><u>Prioritize Code Enforcement</u></p> <ul style="list-style-type: none"> • Enforce as appropriate and feasible existing property use and maintenance standards to address vehicle storage, landscape upkeep and illegal commercial uses. 		<p>feasible reduction of noise, fumes, and light intrusion into residential units.</p> <ol style="list-style-type: none"> 2. In the remaining areas of the Northwest Quadrant, the objective is to maintain a desirable living environment with a broad variety of housing types and prices. <ol style="list-style-type: none"> a. Allow duplexes or two single-family homes per lot anywhere in the area. b. Allow multi-family housing only in cases where the City makes the following findings: <ol style="list-style-type: none"> 1) That the rezoning would not encourage the demolition of a sound dwelling; in order to demonstrate that rezoning would not encourage the demolition of a sound dwelling, an applicant must either present a factual report on the physical condition of the existing dwelling, including an estimate of the cost of needed repairs; or present a feasible site plan showing incorporation of the existing dwelling into future development. 2) That the rezoning would not lead to the intrusion of apartments into a predominately single-family area. 3. Rezoning, if it meets the findings and Policy 3, shall be for maximum densities as follows: <ol style="list-style-type: none"> a. For lots less than 7,500 square feet in area, maximum density shall be two units. b. For lots 7,500 to 14,999 square feet in area, maximum density shall be limited to one unit per 2,500 square feet. Where a parcel has an average width of less than 60 feet, the number of permitted dwellings shall be reduced by 20 percent, requiring 2,700 square feet per unit. c. For lots 15,000 square feet and larger, maximum density shall be limited to one unit per 2,200 square feet per unit. 4. Uses such as churches and other institutions, private recreational facilities,

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			<p>etc., should also be allowed on a case-by-case basis, where such development will not have a negative impact on the residential character of the particular block in question. Such uses are generally allowed by use permit, rather than rezoning.</p> <p>5. Aggregation on parcels to achieve higher densities will require simultaneous development of the aggregated parcels.</p> <p>Prepare an Area Plan for the Northwest Quadrant.</p>
LU 28a	<p><u>Redevelopment of Parcels with Single Family Dwellings.</u> Consider elimination or revision of the current policy which precludes redevelopment of properties that contain a “sound” single-family dwelling.</p>	LU 6 and 6a	See above.
LU 28b	<p><u>Neighborhood Compatibility Zoning Standards and Design Guidelines.</u> Consider adoption of new neighborhood compatibility zoning regulations and design guidelines to ensure compatible development within the existing Medium Density Multi-Family Residential density range (10-20 units/acre). These zoning regulations and design guidelines should result in new development which:</p> <ul style="list-style-type: none"> • Is in scale with the existing neighborhood, limiting heights to two stories, calling for “house-form” buildings (duplexes, triplexes, fourplexes and bungalow courts) with maximum width and depth established for each building type to reinforce the small-scale residential character of the neighborhood and incentivizing smaller unit sizes, • Is varied in physical type and design to provide interest and 	LU 6 and 6a	See above.

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	<p>reinforce the diversity of the neighborhood,</p> <ul style="list-style-type: none"> Results in an active street front where residents can meet and interact. Housing should be oriented towards the street with unit entries, porches and patios facing the street, with surface parking and garages towards the rear and not visible from the street and canopy trees planted in front yards and sidewalk planting strips where they exist. 		
LU 28c	<p><u>Non-Conforming Apartments.</u> Consider revision of zoning regulations for non-conforming apartments in the study area to allow replacement of the existing number of units provided they comply with the new neighborhood compatibility standards.</p>	LU 6 and 6a	See above.
LU 28d	<p><u>Clayton Court.</u> Consider redesignation of Clayton Court, depicted as Site 1 in Figure GP-9, from Medium Density Multiple-Family Residential to Low Density Residential and rezoning to a consistent zoning district in recognition of its current single-family development pattern.</p>	LU 6 and 6a	See above.
LU 28e	<p><u>First Street.</u> Consider redesignation of the westerly side of First Street from Olive Avenue to Vallejo Avenue, depicted as Site 2 in Figure GP-9, from Mixed Use to Medium Density Multiple-Family Residential (identical to the rest of the NW Quadrant neighborhood) and rezoning to a consistent zoning district which would eliminate the requirement for commercial development in recognition of its current development pattern which is almost entirely residential.</p>	LU 6 and 6a	See above.
LU 29	<p>Urban Growth Boundary Established. An Urban Growth Boundary is</p>	LU 10a & 11	<u>Urban Growth Boundary.</u> An Urban Growth Boundary is established, as shown on LU Map

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	<p>established, as shown on Map GP-1. Land use designations outside the Urban Growth Boundary have been established for long term planning purposes. For the duration of the Urban Growth Boundary, development outside the Urban Growth Boundary shall be limited to non-urban agricultural, conservation, parkland, and open space uses except as provided herein.</p>		<p>1. Land use designations outside the Urban Growth Boundary have been established for long-term planning purposes. For the 20-year duration of the Urban Growth Boundary, development outside the Urban Growth Boundary shall be limited to non-urban uses such as agricultural, conservation, parkland, and open space uses except as provided herein. The City, its departments, boards, commissions, officers and employees, shall not grant, or approve any general plan amendment, rezoning, or zoning ordinance amendment, specific plan, master plan, precise development plan, tentative or final subdivision map, conditional use perm it, building perm it or any other discretionary or ministerial land use or development approval or entitlement for urban land uses outside the Urban Growth Boundary except as provided in this policy.</p> <p>All City departments, boards, commissions, officers and employees shall act on applications for land use approvals or entitlements outside the Urban Growth Boundary consistent with state law in a manner that avoids any approval of such applications by operation of state or other law.</p> <p>Until November 4, 2017, the foregoing Policy 10A , and LU Map 1 as it depicts the Urban Growth Boundary may be amended only by a vote of the people or pursuant to any of the procedures set forth below. [see General Plan text]</p>
<p>LU 29a</p>	<p><u>City Action on Proposals Outside the UGB.</u> a. The City, its departments, boards, commissions, officers and employees, shall not grant or approve any general plan amendment, rezoning or zoning ordinance amendment, specific plan, master plan, precise development plan, tentative or final subdivision map, conditional use permit, building permit or any other discretionary or</p>	<p>LU 10A</p>	<p>[see General Plan text]</p>

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	<p>ministerial land use or development approval or entitlement for urban land uses outside the Urban Growth Boundary except as provided in this policy. All City departments, boards, commissions, officers and employees shall act on all referrals from other agencies regarding the extension or connection of urban services such as sewer or water service, outside the Urban Growth Boundary consistent with the requirements of this policy. [see draft General Plan for remainder of text]</p>		
<p>LU 29b</p>	<p><u>Sphere of Influence.</u> Request that the Marin County Local Agency Formation Commission (LAFCO) revise, consistent with state law and Marin LAFCO policies, the Novato Sphere of Influence as appropriate to assist the City with the implementation of the Urban Growth Boundary.</p>	<p>LU 11.1</p>	<p>Request that the Marin County Local Agency Formation Commission refer proposals for inclusion in the area served by the Novato Sanitary District to the City for review and comment and act favorably on the City's recommendations.</p>
<p>LU 29c</p>	<p><u>Urban Service Areas.</u> Study potential Urban Service Areas as defined by LAFCO and consider amending the General Plan to delineate them and adopt appropriate policies.</p>	<p>LU 10.2</p>	<p>Study potential Urban Service Areas as defined by LAFCO and consider amending the General Plan to delineate them and adopt appropriate policies.</p>
<p>LU 29d</p>	<p><u>Annexation and Connection to the Novato Sanitary District.</u></p> <p>a. Request that the Marin County Local Agency Formation Commission refer proposals for inclusion in the area served by the Novato Sanitary District to the City for review and comment and act favorably on the City's recommendations in a manner consistent with the purpose and intent of the Urban Growth Boundary.</p>	<p>LU 13</p>	<p><u>Annexation Guidelines.</u> Require annexations to meet all of the following guidelines:</p> <p>a. Areas to be annexed must be able to be served by existing City facilities and by facilities provided by other agencies, or by environmentally and economically feasible extensions to these facilities. Findings to support annexations must be made to indicate that improvements to support the development are available. These include transportation, water supply, fire, wastewater treatment, schools, and other public services and facilities.</p> <p>b. Proposed annexations must be contiguous to existing developed areas. Annexation and development that "leapfrogs" over vacant and undeveloped land will not be allowed.</p>

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	<p>b. Consider, on a case-by-case basis, supporting connection of property outside the City limits to the Novato Sanitary District, if the City determines it is necessary for public health and safety, or for any reason defined in the exceptions to the Urban Growth Boundary contained in Program 29a.c.</p>		<p>c. Annexation of an area should not have either short-term or long-term negative impacts on the City’s fiscal condition. d. For proposed developments seeking annexation, a specific development plan, including maps and text, must be prepared for the proposed annexation, showing how the proposed development contributes to the attainment of General Plan goals and policies. e. Proposed developments must be consistent with the proper land use designation and meet all other requirements of the General Plan. f. Other relevant policies are found in the Economic Development and Fiscal Vitality Chapter. EC Program 23.2 would establish annexation fees and EC Policy 25 and E C Program 25 .1 call for a Fiscal Impact assessment of projects as appropriate.</p>
<p>LU 29e</p>	<p><u>Policies and Ordinances of LAFCO, County of Marin, Novato Sanitary District and North Marin Water District.</u> Request that LAFCO, the County of Marin, the Novato Sanitary District and the North Marin Water District recognize the Urban Growth Boundary in their official plans and adopt policies and ordinances consistent with the Urban Growth Boundary consistent with the intent of the voters.</p>	<p>LU 10.3 LU 12.2</p>	<p>Request that LAFCO and the County of Marin recognize the Urban Growth Boundary in their official plans. Request that the County of Marin adopt land use policies consistent with the Novato General Plan for the areas outside the City’s Sphere of Influence but within the Area of Interest.</p>
<p>LU 29f</p>	<p><u>MOUs with LAFCO, County of Marin, Novato Sanitary District and North Marin Water District.</u> Request that LAFCO, the County of Marin, the Novato Sanitary District and the North Marin Water District enter into a Memorandum of Understanding (MOU) with the City to recognize the Urban Growth Boundary and assist in the implementation of the policies and programs of the UGB consistent with the intent of the voters.</p>	<p>New</p>	
<p>LU 29g</p>	<p><u>Coordination with Marin County.</u> Request the County of Marin to work with the City when preparing or amending Community Plans or</p>	<p>LU 16</p>	<p>Coordination with Marin County. Coordinate policies and land use planning with the County of Marin for areas outside the Urban Growth Boundary, including the Gness Field</p>

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	Specific Plans for the Gness Field, Black Point, Indian Valley, and other identified community areas outside the UGB.		area, Black Point, Indian Valley, and other areas.
LU 30g	<p>Annexations. Consistent with the application of state law, consider support of annexations that meet the following guidelines:</p> <ul style="list-style-type: none"> a. Areas to be annexed will be able to be served by existing City facilities and by facilities provided by other agencies, or by environmentally and economically feasible extensions to these facilities. Findings to support annexations must be made to indicate that improvements to support any contemplated development are or will be available. These include transportation, water supply, fire, wastewater treatment, schools, and other public services and facilities. b. Proposed annexations are or will be contiguous to existing developed areas. Annexation and development that “leapfrogs” over vacant and undeveloped land will not be supported. c. Annexation of an area should not have either short-term or long-term negative impacts on the City’s fiscal condition. d. For proposed annexations including development, a specific development plan, including maps and text, is prepared for the proposed annexation, showing how the proposed development contributes to the attainment of General Plan goals and policies. 	LU 13	<p><u>Annexation Guidelines.</u> Require annexations to meet all of the following guidelines:</p> <ul style="list-style-type: none"> a. Areas to be annexed must be able to be served by existing City facilities and by facilities provided by other agencies, or by environmentally and economically feasible extensions to these facilities. Findings to support annexations must be made to indicate that improvements to support the development are available. These include transportation, water supply, fire, wastewater treatment, schools, and other public services and facilities. b. Proposed annexations must be contiguous to existing developed areas. Annexation and development that “leapfrogs” over vacant and undeveloped land will not be allowed. c. Annexation of an area should not have either short-term or long-term negative impacts on the City’s fiscal condition. d. For proposed developments seeking annexation, a specific development plan, including maps and text, must be prepared for the proposed annexation, showing how the proposed development contributes to the attainment of General Plan goals and policies. e. Proposed developments must be consistent with the proper land use designation and meet all other requirements of the General Plan. f. Other relevant policies are found in the Economic Development and Fiscal Vitality Chapter. EC Program 23.2 would establish annexation fees and EC Policy 25 and E C Program 25 .1 call for a Fiscal Impact assessment of projects as appropriate.

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	e. Proposed developments are consistent with the proper land use designation and meet all other requirements of the General Plan.		
LU 30a	<u>Marin Valley Mobile Country Club.</u> Work with Novato Sanitary District and Marin LAFCO to evaluate annexation of the Marin Valley Mobile Country Club into the boundaries of the Sanitary District.	New	
LU 31	Area of Interest. Monitor proposed development and other land use issues within a defined Area of Interest beyond the City boundaries and existing Sphere of Influence for their effect on Novato.	LU 10.3 LU 12 LU 12.2	Request that LAFCO and the County of Marin recognize the Urban Growth Boundary in their official plans. <u>Area of Interest.</u> Monitor issues within the Area of Interest for their effect on Novato. Request that the County of Marin adopt land use policies consistent with the Novato General Plan for the areas outside the City's Sphere of Influence but within the Area of Interest.
LU 31a	<u>Notification.</u> Request that the County of Marin and other applicable agencies refer all proposed projects and programs within the Area of Interest to the City of Novato for review and comment and act favorably on the City's recommendations. Seek an agreement with the County to establish an appropriate referral process and the defined area of interest.	LU 12.1	Request that the County of Marin and other applicable agencies refer all proposed projects and programs within the Area of Interest to the City of Novato for review and comment, and act favorably on the City's recommendations.
LU 32	County Airport Planning. Continue to monitor the County's planning efforts for Gness Field Airport to ensure that the health and safety of Novato residents are protected.	LU 16 SF 36	Coordination with Marin County. Coordinate policies and land use planning with the County of Marin for areas outside the Urban Growth Boundary, including the Gness Field area, Black Point, Indian Valley, and other areas. <u>County Airport Planning.</u> Continue to monitor the County's planning efforts for Gness Field

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			Airport to ensure that the health and safety of Novato residents are protected.
LU 32a	<u>Development within the Referral Area.</u> Refer all General Plan amendments, Zoning Ordinance amendments and specific plans within the Gness Field Referral Area to the County Airport Land Use Commission.	SF 35.2	Refer all General Plan Amendments, Zoning Ordinance Amendments, and specific plans within the Gness Field Airport Referral Area to the ALUC

GREAT PLACES (COMMUNITY CHARACTER)

CC 1	Historic Buildings, Sites and Districts. Identify, recognize, and protect sites, buildings, structures and districts with significant cultural, aesthetic and social characteristics which are part of Novato’s heritage. Table B-7 of Appendix B provides a list of the City’s locally-designated historically significant resources.	CI 31	<u>Historic Buildings, Sites and Districts.</u> Identify, recognize, and protect sites, buildings, structures and districts with significant cultural aesthetic and social characteristics which are part of Novato’s heritage.
CC 1a	<u>Historic Building Designations.</u> Periodically, as necessary, review and consider revisions to the list of locally-designated historically significant resources, including consideration of modifying the boundaries of the Historic Preservation Overlay District.	New	
CC 2	Archaeological Resources Protection. Recognize the importance of protecting significant archaeological resources and implement measures to preserve such resources.	CI 30	<u>Archaeological Resources Protection:</u> Continue to protect archaeological resources.
CC 3	Hillsides. Protect Novato’s hillsides and ridgelines from erosion, slope failure and visual impacts by limiting the extent and location of new development and ensuring that new development complies with the requirements of the Hillside and Ridgeline Protection ordinance in the Zoning Code.	New	
CC 4	Environmental Constraints. Assess environmental constraints when considering development of lands	LU 9	<u>Constraints Analysis.</u> Assess environmental constraints when considering development of lands with high environmental value or

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	with high environmental value (e.g., wetlands or scenic ridgelines) or significant hazards (e.g., soil stability, fire or flood hazards).		significant hazards. Encourage development sponsors to use such Constraints Analysis in designing their projects, to avoid unnecessary expense in redesigning their project to incorporate the issues defined by Constraints Analysis. The Constraints Analysis expands the City's current development analysis on property. The property owner is being provided the option of submitting the Constraints Analysis prior to submittal of the project application and environmental documentation or submitting it with the environmental documentation. The Constraints Analysis is an analysis in addition to that required by CEQA.
CC 4a	<u>Constraints Analysis</u> . Require the submittal of a constraints analysis for new development consistent with the Hillside and Ridgeline Protection Ordinance or when needed as part of documentation for compliance with the California Environmental Quality Act (CEQA).	LU 9	<u>Constraints Analysis</u> . Assess environmental constraints when considering development of lands with high environmental value or significant hazards. Encourage development sponsors to use such Constraints Analysis in designing their projects, to avoid unnecessary expense in redesigning their project to incorporate the issues defined by Constraints Analysis. The Constraints Analysis expands the City's current development analysis on property. The property owner is being provided the option of submitting the Constraints Analysis prior to submittal of the project application and environmental documentation or submitting it with the environmental documentation. The Constraints Analysis is an analysis in addition to that required by CEQA.
CC 5	Clustering of Development. Encourage clustering of development on sites with environmental constraints in order to achieve environmental goals and attain densities within the range of the land use designation. Clustering of development may result in densities on some portions of a site exceeding the maximum densities or intensities in Table GP-3. Ensure that clustered development is compatible with the surrounding neighborhoods.	LU 4 & 5	<u>Clustering of Development</u> . Encourage clustering of development on sites with environmental constraints in order to achieve environmental goals and attain gross densities within the range of the land use designation. Clustering of development may result in net densities on some portions of a site exceeding the maximum densities in LU Table 2. <u>Compatibility with Surroundings</u> . Ensure that clustered development is compatible with the surrounding residential neighborhoods.

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CC 6	Infill Development. In order to minimize the need for expansion of the Urban Growth Boundary, focus new residential and commercial growth at appropriate infill sites near transit and retail services.	New	
CC 7	Mixed Use Development. Accommodate additional housing on upper floors over commercial and office uses where appropriate.	DSP LU 7.5, UD 11.2.14 & IM 15	<p>Allow an increased building height limit for mixed use/commercial/residential projects only if the top floor is used for housing, pursuant to the Zoning Ordinance.</p> <p>Allow an increase in building height for mixed use projects in which housing is included and a top floor is used only for housing.</p> <p>Amend the Zoning Ordinance to allow for an increase in the allowed height of buildings in the Downtown Specific Plan Area for mixed use projects containing housing, where the top floor is used only for housing. This policy would apply to mixed use in the Downtown Core as well as to areas designated Mixed Use. This amendment is consistent with General Plan CI Policy, which states: “Consider amendments to the building height regulations in the Zoning Ordinance to allow additional height for well-designed structures Downtown that do not obstruct scenic views.”</p>
CC 8	Pedestrian-Oriented Land Uses. Encourage pedestrian-oriented, rather than auto-dependent uses in areas such as, but not limited to, Downtown, Ignacio Plaza, Hamilton Town Center, The Square Shopping Center and other activity centers where mixed uses, shared parking (on- and off-street), transit service, and other conditions facilitate pedestrian circulation and community interaction.	CI 8	<u>Pedestrian-Oriented Land Uses.</u> Encourage pedestrian-oriented, rather than auto-dependent uses in areas such as Downtown, Ignacio, and other activity centers where mixed uses, shared parking (on- and off-street), transit service, and other conditions facilitate pedestrian circulation.
CC 9	New Commercial Development. Encourage new commercial developments to provide the following to enhance the pedestrian experience:	CI 15.1	<p>Consider adopting the following design guidelines for pedestrian facilities:</p> <ol style="list-style-type: none"> a. provide physical separation of vehicular and pedestrian movement wherever possible and plant street trees to create a safer and more pleasant environment for walkers;

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	<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 adjacent public streets, parking lots and building 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. 		<ul style="list-style-type: none"> b. provide pedestrian-oriented lighting to improve security and the sense of safety; c. require convenient, secure pedestrian access from parking lots and entrances to commercial uses; d. encourage commercial developments to include pedestrian walkways and street furniture at street level adjacent to buildings, public transit and parking facilities; and e. encourage clustering of commercial buildings to create pedestrian zones and avoid wide expanses of parking between building entrances. f. Encourage landscaped open areas and outdoor furniture in areas to be provided as gathering places for employees and customers in commercial office and industrial areas.
<p>CC 10</p>	<p>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, 	<p>New</p>	

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	<ul style="list-style-type: none"> ▪ Maintain acceptable infrastructure service levels, and ▪ Provide sufficient parking. 		
CC 11	Neighborhood Services. Promote local retail services within comfortable walking and bicycling distance of all residents and employees. Encourage neighborhood retail centers to create comfortable community gathering places.	New	
CC 12	Compatibility of Development with Surroundings. Ensure that new development is sensitive to the surrounding architecture, topography, landscaping, and to the character, scale, and ambiance of the surrounding neighborhood, and consistent with adopted City policies and design guidelines. Recognize that neighborhoods include community facilities needed by Novato residents as well as homes, and integrate facilities into neighborhoods.	CI 1 & 6.1	<p><u>Compatibility of Development with Surroundings.</u> Ensure that new development is sensitive to the surrounding architecture, topography, landscaping, and to the character, scale, and ambiance of the surrounding neighborhood. Recognize that neighborhoods include community facilities needed by Novato residents as well as homes, and integrate facilities into neighborhoods.</p> <p>Amend the Zoning Ordinance to address:</p> <ol style="list-style-type: none"> a. shared parking, trash and recycling facilities; b. required ground floor retail or personal service uses wherever appropriate; and c. site and building design which are compatible with and enhance the adjacent and surrounding residential neighborhood in terms of scale, building design, color, exterior materials, roof styles, lighting, landscaping and signage.
CC 12a	<u>Design Guidelines.</u> Prepare design guidelines to be applied as part of the Design Review process. Focus on guidelines for multi-family and commercial development. Guidelines should promote design features that contribute to a pedestrian-friendly environment and encourage active recreation.	CI 1.1 & 15.1	<p>Establish Design Guidelines to be applied as part of the Design Review process. Consider adopting the following design guidelines for pedestrian facilities:</p> <ol style="list-style-type: none"> a. provide physical separation of vehicular and pedestrian movement wherever possible and plant street trees to create a safer and more pleasant environment for walkers; b. provide pedestrian-oriented lighting to improve security and the sense of safety; c. require convenient, secure pedestrian access from parking lots and entrances to commercial uses; d. encourage commercial developments to include pedestrian walkways and street

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			furniture at street level adjacent to buildings, public transit and parking facilities; and e. encourage clustering of commercial buildings to create pedestrian zones and avoid wide expanses of parking between building entrances. f. Encourage landscaped open areas and outdoor furniture in areas to be provided as gathering places for employees and customers in commercial office and industrial areas.
CC 12b	<u>Lighting Design Guidelines</u> . Include standards for exterior lighting in design guidelines that support Dark Sky principles, addressing issues such as security, appearance, intensity and light spillage.	CI 13	<u>Lighting Design Guidelines</u> . Amend the Zoning Ordinance to incorporate design guidelines for exterior lighting addressing issues such as security, appearance, and intensity. The guidelines shall provide the types of lights and lighting to be used in various types of development so that new projects mitigate impacts on open space or other valuable City views to the extent feasible.
CC13	Architectural Character . The architecture of new development should be authentic to the style being expressed, with appropriate finish details (materials, colors, application techniques).	CI 3	<u>Variety in Design</u> . Discourage sameness and repetitive designs.
CC 14	Traditional Site Design . Explore the use of traditional site design and architectural principles in areas with established patterns or sufficiently large development areas to use those principles successfully. Elements of traditional site design and architecture include: a. sidewalks with curbs, gutters, and a planting strip between the sidewalk and the roadway b. traditional home designs with porches and verandas c. trees planted adjacent to arterial streets and highways d. garages in the rear or sides of properties.	CI 2	Explore the use of traditional site design and architectural principles in areas with established patterns or sufficiently large development areas to use those principles successfully. Elements of traditional site design and architecture include: a. grid street systems b. sidewalks with curbs, gutters, and a planting strip between the sidewalk and the roadway c. traditional home designs with porches and verandas d. trees planted adjacent to arterial streets and highways e. narrower traffic lanes on local streets, with limited on-street parking f. rounded street corners with “bulb outs” at key intersections

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			g. absence of large radius intersection corners h. garages in the rear or sides of properties
CC 15	Gates on Private Streets and Gated Communities. Preserve Novato’s sense of community by prohibiting the creation of gated communities and the placement of gates on private streets serving two or more independent single-family dwelling units.	CI 1A	<u>Gates on Private Streets and Gated Communities.</u> Preserve Novato’s small town character and integrated sense of community by prohibiting the creation of gated communities and the placement of gates on private streets serving two (2) or more independent single-family dwelling units.
CC 15a	<u>Zoning Amendment.</u> Amend the Zoning Ordinance and Development Standards to prohibit gated communities.	New	
CC 16	Entryways. Encourage the improvement of entryways to the City through use of distinctive signs, street lighting, landscaping and street trees.	CI 11	<u>Entryways.</u> Encourage the development of entryways to the City through use of distinctive signs, street lighting, landscaping and street trees.
CC 17	Landscape Standards. Maintain and periodically update minimum landscape standards.	CI 7.1	Maintain and periodically update minimum landscape standards.
CC 17a	<u>Parking Lot Landscaping.</u> Update parking lot landscape standards to encourage tree growth and shading.	New	
CC 17b	<u>Tree Replacement Standards.</u> Consider modifying tree replacement standards, possibly allowing replacement with fewer but larger trees where appropriate.	New	
CC 18	Parking Standards. Reduce the visibility of parking facilities and the amount of land necessary for them to the maximum extent feasible. Encourage shared parking facilities where feasible.	CI 12	<u>Parking Standards.</u> Reduce the visibility of parking facilities and the amount of land necessary for them to the maximum extent feasible.
CC 19	Property Maintenance and Nuisance Abatement. Enforce property maintenance codes and abate nuisances.	CI 5	<u>Property Maintenance and Nuisance Abatement.</u> Encourage property maintenance and abate nuisances.
ENVIRONMENTAL STEWARDSHIP			
ES 1	Ecology of Creeks and Streams. Preserve and enhance the ecology of creeks and streams, including	EN 1 & 5.2	Ecology of Creeks and Streams. Preserve and enhance the ecology of creeks and streams.

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	riparian vegetation. Prohibit further degradation and require restoration of previously-degraded riparian areas as a condition of development approval when restoration is feasible, taking into account the project's size and cumulative impacts.		Prohibit further degradation and require restoration of previously-degraded riparian areas as a condition of development approval when restoration is feasible, taking into account the project's size and cumulative impacts.
ES 1a	<u>Waterway and Riparian Protection</u> . Ensure that new development complies with the requirements of the Waterway and Riparian Protection ordinance in the Zoning Code for watercourses shown on Figure ES-1.	EN 2, 2.1 & 4	<u>Vegetation in Watercourse Areas</u> . Protect vegetation in watercourse areas. Require mitigation for loss of riparian vegetation. On-site mitigation is preferred wherever possible. <u>Erosion Control</u> . Minimize soil disturbance and surface run off in the Stream Protection Zones. Pursuant to the City's grading ordinance, work in and adjacent to the zones shall be conducted during the dry season only, at times when the Community Development Department determines that surface runoff will be minimal or containable.
ES 1b:	<u>Update Definitions</u> . Update definitions of protected creeks, streams and significant tributaries in the Zoning Code where appropriate. Consider developing definitions for ephemeral and intermittent waterways as appropriate.	EN 1.1	Establish Stream Protection Zone (see GP for full text)
ES 1c	<u>Update Creek/Stream Map</u> . Update Figure ES-1 utilizing best available data to designate protected creeks, streams and significant tributaries. Consider including ephemeral and intermittent waterways as appropriate.	New	
ES 1d	<u>Agency Cooperation</u> . Refer proposals for grading, filling, or construction that would alter a watercourse shown on Figure ES-1 to the State Department of Fish and Wildlife and Marin County Flood Control District for comment.	New	
ES 2:	Watershed Management . Minimize the effects of pollution in stormwater runoff in Novato and its effective	EN 35	<u>Watershed Management</u> . Minimize the effects of pollution in storm water runoff. Retain and restore where feasible the natural

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	watersheds. Retain and restore where feasible the natural hydrological characteristics of watersheds in Novato, including daylighting of drainages that were previously buried.		hydrological characteristics of watersheds in the Novato Area of Interest.
ES 2a	<u>NPDES Compliance</u> . Ensure that new development complies with the requirements of the National Pollutant Discharge Elimination System (NPDES) and the applicable Urban Runoff Pollution Prevention Ordinance.	EN 35.1	Continue to implement the Clean Stormwater Ordinance. As budget allows, increase storm drain maintenance to reduce urban runoff pollutants and increase street sweeping programs.
ES 2b	<u>Maintenance</u> . Prioritize storm drain maintenance and street sweeping programs to reduce urban runoff pollutants	EN 35.1	Continue to implement the Clean Stormwater Ordinance. As budget allows, increase storm drain maintenance to reduce urban runoff pollutants and increase street sweeping programs.
ES 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.	EN 3	<u>Wildlife Habitat</u> . Endeavor to preserve and enhance wildlife habitat areas in watercourse areas and control human use of these areas as necessary to protect them.
ES 4	Habitat Restoration . Restore damaged portions of riparian areas to their natural state, including removal of invasive species, wherever feasible.	EN 5	<u>Habitat Restoration</u> . Restore damaged portions of riparian areas to their natural state, wherever feasible.
ES 5	Public Access to Watercourses . Manage public access to watercourses shown on Figure EL-1 in a manner that will not degrade the habitat.	EN 6	<u>Public Access</u> . Manage public access to watercourses shown on EN Map 1 in a manner that will not degrade the habitat.
ES 6	Wetlands Ecology . Preserve and enhance wetlands ecology.	EN 10	<u>Wetlands Ecology</u> . Preserve and enhance wetlands ecology.
ES 6a	<u>Wetland Protection</u> . Ensure that new development complies with the requirements of the Wetland Protection and Restoration ordinance in the Zoning Code	EN 10.3	Encourage wetlands restoration where appropriate.
ES 6b	<u>Wetland Buffer</u> . Amend the Zoning Code to include the protection of special status species as a reason to require an expanded wetland buffer area.	New	

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ES 7	Bayland Area Protection. Regulate development in the Bayland Overlay Zone so that it discourages encroachment into wetlands or sensitive wildlife habitats, provided that this regulation does not prevent all reasonable economic use of a property. Discourage human activity that damages fisheries, or habitat for birds, fish or other wildlife	EN 12	<u>Bayland Area Protection.</u> 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.
ES 8	Tidal Areas. Cooperate with State and Federal agencies and seek to retain areas subject to tidal action in their natural state.	EN 14	<u>Tidal Areas.</u> Cooperate with State and Federal agencies to ensure that areas subject to tidal action remain in their natural state.
ES 9	Agriculture in Bayland Areas. Allow agricultural uses in Bayland Areas that do not adversely affect wetlands or sensitive wildlife habitats and do not damage fish habitat.	EN 15 & 20	<u>Agriculture in Bayland Areas.</u> Encourage the continuation of agricultural uses in Bayland Areas that do not adversely affect wetlands or sensitive wildlife habitats and do not damage fish habitat. <u>Agricultural Land.</u> Encourage preservation of agriculture.
ES 10	Water Quality. Protect water resources from pollution and sedimentation, and preserve their environmental and recreation values.	New	
ES 10a	<u>Integrated Pest Management.</u> Utilize integrated pest management techniques to reduce or eliminate use of potentially toxic chemicals in City operations where financially feasible and effective. Update the City's Integrated Pest Management Policy as appropriate.	New	
ES 11	Species Diversity and Habitat. 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.	EN 12.2 & 18	Encourage protection of migratory and other birds, anadromous fish and endangered species. <u>Species Diversity and Habitat.</u> Protect biological resources that are necessary to maintain a diversity of plant and animal species.
ES 11a	<u>Agency Cooperation.</u> 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,	EN 19	<u>Special Status Species.</u> 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.

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	endangered, or threatened species. Require a special status species survey as appropriate.		
ES 11b	<u>Information on Invasive Plants.</u> Provide information on the City's website regarding invasive plants and how to manage and eradicate them.	New	
ES 11c	<u>Management of Invasive Plants.</u> Consider adopting requirements for new development to remove and manage invasive plants.	New	
ES 12	Views. Encourage protection of visual access to the San Pablo Bay Shoreline and the Petaluma River.	EN 13	<u>Views.</u> Encourage protection of visual access to the San Pablo Bay Shoreline and the Petaluma River.
ES 13	Open Space of Countywide and Local Importance. Protect designated open space of Countywide and local significance in the Novato area.	EN 41	Use the environmental review process to determine areas that are potential mineral resources.
ES 13a	<u>Agency Cooperation.</u> Work with county, regional, state and federal agencies and non-profits to fund acquisition and maintenance of open space.	EN 41.3	Work with state and federal agencies and non-profits to fund acquisition and maintenance of open space
ES 13b	<u>Grants.</u> Identify open space of local importance and prioritize for acquisition. Actively seek grant opportunities for acquisition, such as Priority Conservation Area funding.	EN 41 & 41.4	<u>Open Space of Countywide and Local Importance.</u> Protect designated open space of Countywide and local significance in the Novato area. Identify open space of local importance and prioritize for acquisition. Develop a strategy for local funding and donations. Provide technical assistance to property owners to establish assessment districts or other mechanisms to acquire open space.
ES 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	EN 16, 42, 43 & 43.1	<u>Public Access and Water-oriented Uses.</u> Encourage public access to shoreline areas, consistent with wildlife and habitat protection and safety considerations. <u>Specific Use Objectives for Open Space.</u> Protect publicly-owned open space areas in their natural state; limit uses to those with a minimal adverse environmental impact. <u>Access to Open Space.</u> Provide public access to public open space in a manner compatible

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	environment. Secure access to open space through review of development proposals where appropriate and legal.		with the preservation and enhancement of the natural environment. Provide access to open space through review of development proposals.
ES 15	Scenic Resources. Protect visual values on hillsides, ridgelines, and other scenic resources. Development should be located and designed to protect views of important scenic resources identified on Figure EL-5.	EN 27	Scenic Resources. 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.
ES 15a	<u>Hillside and Ridgeline Protection.</u> Ensure that new development complies with the requirements of the Scenic Resources Protection Ordinance and the Hillside and Ridgeline Protection Ordinance in the Zoning Code.	New	
ES 15b	<u>Ridgeline Map.</u> Update Map EL-6 to more precisely identify ridgelines which should be subject to restrictions of the Hillside and Ridgeline Protection Ordinance.	New	
ES 15c	<u>Allowances for Pre-Existing Homes.</u> Consider adoption of an amendment to the Hillside and Ridgeline Protection Ordinance to allow deviation from hillside development standards for residential additions and alterations to homes constructed prior to enactment of the regulations.	New	
ES 16	Coordination. Work with local, regional, state, and federal agencies on environmental protection efforts. Involve regulatory agencies in the environmental review process and in developing mitigation measures.	EN 9	Determination of Wetlands. Recognize the U.S. Army Corps of Engineers (ACE) as the designated permitting agency that regulates wetlands.
ES 17	Work to protect and improve air quality.	EN 32	Regional Planning to Improve Air Quality. Continue to cooperate with the Bay Area Air Quality Management District (BAAQMD) in implementing the regional Clean Air Plan.
ES 17a	<u>Clean Air Plan.</u> Cooperate with the Bay Area Air Quality Management	EN 32	Regional Planning to Improve Air Quality. Continue to cooperate with the Bay Area Air

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	District in implementing the regional Clean Air Plan.		Quality Management District (BAAQMD) in implementing the regional Clean Air Plan.
ES 18	Agricultural Land. Encourage preservation of agriculture.	EN 20	Agricultural Land. Encourage preservation of agriculture.
ES 18a	<u>Conservation Easements.</u> Assist public agencies or a non-profit land trust in the acquisition of conservation easements on agricultural lands in the Novato area.	EN 20.3	Assist public agencies or a non-profit land trust in the acquisition of conservation easements on agricultural lands in the Novato area.
ES 19	Mineral Resources. Recognize designated mineral resources as required by the State Division of Mines and Geology as mineral resource sites.	EN 40	<u>Mineral Resources.</u> Designate mineral resources as required by the State Division of Mines and Geology as mineral resource sites.
ES 20	Native Woodlands. Maintain age and species diversity of native woodlands, and preserve the health of trees and other vegetation wherever feasible.	EN 23	<u>Native Woodlands.</u> Maintain age and species diversity of native woodlands, and preserve the health of trees and other vegetation wherever feasible.
ES 21	Trees on Public Land. Protect native woodlands and significant trees on public lands. Enhance the urban forest and wildlands 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	EN 24	<u>Trees on Public Land.</u> 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.
ES 21a	<u>Tree Management Program.</u> 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 adjacent property owners in accordance with Chapter 15 of the Novato Municipal Code.	EN 24.1 & 34.5	Consider adopting a Tree Management Program, establishing varieties, size and spacing requirements, maintenance standards, and priority planting schedules. Support a strong street tree planting and community forest component of the proposed Tree Preservation Ordinance and tree management program to help improve local air quality.
ES 21b	<u>Tree City USA.</u> Consider participation in the National Arbor Foundation’s Tree City USA program.	New	
ES 22	Trees on Private Property. Encourage and, where appropriate, require actions by private property	EN 25	<u>Trees on Private Property.</u> Encourage and, where appropriate, require actions by private

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	owners to protect the health of native woodlands and trees		property owners to protect the health of native woodlands and trees.
EL-22a	<u>Parking Lot Standards</u> . Revise parking lot landscape standards to maximize tree size, cover and growth to reduce heat gain.	EN 25.1	Continue requiring the planting of trees in parking lots to provide shade and visual screening.
EL-22b	<u>Tree Replacement</u> . Consider amending the woodland tree removal/replacement requirements of the Zoning Code to prioritize replacement planting of native species and to consider tradeoffs of requiring fewer but larger replacement trees based on site conditions.	New	
ES 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	EN 26	<u>Trees in New Development</u> . 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.
ES 24	Emission Reduction Targets . Establish reduction targets for greenhouse gas emissions and actively implement local strategies to reduce the effects of climate change.	New	Climate Action Plan adopted 2009 and Climate Change White Paper
ES 24a	<u>Emission Reduction Goals</u> . Implement cost-effective strategies to achieve reductions in greenhouse gas emissions consistent with the City's goal of a 15% reduction below 2005 emission levels by 2020, and a 40% reduction in 2005 emissions by 2035.	New	Climate Action Plan adopted 2009 and Climate Change White Paper
ES 24b	<u>Implementation</u> . Implement the Emission Reduction Measures contained in Appendix F to achieve projected reductions in greenhouse gas emissions as feasible.	New	Climate Action Plan adopted 2009 and Climate Change White Paper
ES 24c	<u>Monitoring Emissions</u> . Periodically update the greenhouse gas emissions inventory for both community and City emissions and quantify success in meeting	New	Climate Action Plan adopted 2009 and Climate Change White Paper

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	reduction measures to monitor achievement of emission reduction targets.		
ES 25	Energy and Water Conservation. Increase energy and water efficiency and conservation in City buildings, equipment and operations. Promote energy and water conservation and building upgrades to the community.	New	Climate Action Plan adopted 2009 and Climate Change White Paper
ES 25a	<u>Reduce Resource Use in Buildings.</u> Require new development to minimize impacts on the environment, including use of energy and water-efficient design features and materials consistent with local building codes and Water District regulations. Strive to achieve sustainable development that, through on-site conservation and renewable energy generation or off-site offsets, has no increased demand on energy and water resources pursuant to the Water District's Urban Water Management Plan.	New	Climate Action Plan adopted 2009 and Climate Change White Paper
ES 25b	<u>Green Building Regulations.</u> Adopt green building regulations that exceed minimum code requirements when found to be cost-effective for long-term building operations. Consider local modifications to the CALGreen Code to require Tier 1, including energy reduction measures, for new construction and for building remodels and additions.	New	Climate Action Plan adopted 2009 and Climate Change White Paper
ES 25c	<u>City Facilities and Operations.</u> 1. Install energy efficiency upgrades to reduce energy use in City buildings 30% by 2035 from 2010 levels. 2. Implement energy management software for City buildings and establish energy protocols for building operations and maintenance. Seek to reduce energy use through behavioral	New	Climate Action Plan adopted 2009 and Climate Change White Paper

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	<p>modification 15% by 2035 from 2010 levels.</p> <ol style="list-style-type: none"> 3. Install cost-effective renewable energy systems on City buildings and facilities with a goal of reducing electricity use 800,000 kWhs by 2035. 4. Consider the replacement of existing City fleet vehicles with reduced emission vehicles to assist with achieving the City's greenhouse gas reduction goals. 5. Consider the use of high albedo paving material for street resurfacing. 		
ES 25d	<u>Energy Efficiency Program.</u> Assist in efforts of the Marin Energy Watch Partnership and non-profit providers of energy and water conservation services to homeowners and businesses. Target services to 1,200 homes and 480 businesses by 2020 and 3,000 homes and 1,200 businesses by 2035.	New	Climate Action Plan adopted 2009 and Climate Change White Paper
ES 25e	<u>Public Outreach.</u> Promote residential and commercial energy and water efficiency and conservation programs to residents and businesses.	New	Climate Action Plan adopted 2009 and Climate Change White Paper
ES 25f	<u>Energy Conservation Programs.</u> Support efforts of Marin Clean Energy and PG&E to increase the proportion of renewable power offered to residents and businesses and to promote energy conservation programs.	New	Climate Action Plan adopted 2009 and Climate Change White Paper
ES 25g	<u>PACE Financing.</u> 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.	New	Climate Action Plan adopted 2009 and Climate Change White Paper
ES 26	On-site Energy Production. Support on-site renewable energy facilities that help reduce community energy demand.	New	Climate Action Plan adopted 2009 and Climate Change White Paper

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ES 26a	<u>Zoning for Solar Facilities.</u> Consider preparation of zoning regulations (e.g. greenfield vs. built environment) for siting and design of large and medium-scale solar energy facilities.	New	Climate Action Plan adopted 2009 and Climate Change White Paper
ES 27	Solid Waste Reduction. Encourage solid waste reduction methods towards achieving an 80% diversion rate by 2025 and a 90% diversion rate by 2035.	New	Climate Action Plan adopted 2009 and Climate Change White Paper
ES 27a	<u>Zero Waste.</u> Revise and update the City of Novato's Zero Waste Resolution to reflect an 80% diversion rate by 2025 and a 90% diversion rate by 2035.	New	
ES 27b	<u>Novato Sanitary District.</u> Work with the Novato Sanitary District to adjust their waste reduction plan to increase diversion consistent with the City of Novato's Zero Waste Resolution. Assist the District in marketing efforts to educate the community. Encourage the District to initiate restaurant and grocery store food waste collection and expansion of the organic waste recovery program.	New	Climate Action Plan adopted 2009 and Climate Change White Paper
ES 27c	<u>Demolition Debris.</u> Consider adopting a more stringent Construction and Demolition Ordinance that mandates a reported 65% construction and demolition waste diversion rate.	New	Climate Action Plan adopted 2009 and Climate Change White Paper
ES 27d	<u>Recycling in Public Facilities.</u> Provide interior and exterior collection and storage areas for recyclables and green waste in City facilities, including parks and community centers.	New	Climate Action Plan adopted 2009 and Climate Change White Paper
ES 27e	<u>Municipal Purchasing Program.</u> Update the City's Environmentally Preferable Purchasing program for municipal purchases.	New	Climate Action Plan adopted 2009 and Climate Change White Paper
ES 27f	<u>Recycling in Commercial Development.</u> Consider amending the Municipal Code to require	New	Climate Action Plan adopted 2009 and Climate Change White Paper

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	interior and exterior recycling receptacles.		
ES 27g	<u>Community Recycling Programs.</u> Work with the Novato Sanitary District to maintain a centrally located recycling center for the collection of hazardous household waste.	New	
LIVING WELL (RECREATION, SOCIAL AND CULTURAL)			
LW 1	Park Land and Recreation Facilities. Continue to emphasize improvement of the City's holdings of undeveloped parkland. Examine opportunities for acquisition of new park lands and recreation facilities as they arise.	EN 46	<u>Existing Park Land and Facilities.</u> Continue to emphasize improvement of the City's extensive holdings of undeveloped parkland over the acquisition of new land for parks and open space.
LW 2	Community and Neighborhood Parks. Provide a network of community and neighborhood parks within walking distance of all neighborhoods to the maximum extent feasible. As appropriate, identify locations for additional neighborhood and community parks.	EN 44 & 45	<u>Park and Recreation Facilities.</u> Develop and maintain to the maximum extent possible given available resources a system of parks to meet the needs of Novato residents. <u>Community and Neighborhood Parks.</u> Consider implementing planning and funding for community parks. Encourage neighborhood parks emphasizing homeowner association ownership.
LW 2a	<u>Parks Master Plan.</u> Develop a master plan for parks and recreation facilities, including a financial plan to improve undeveloped parkland, maintain or enhance existing facilities, and acquire land for new neighborhood parks. In considering new park facilities and improvements, evaluate parking and transit access and require screening of lighting and noise protection for nearby residents. The plan should identify unmet recreational needs, provide a strategy for development and maintenance of pocket parks, and seek opportunities for collaboration with other public and private entities.	EN 44.1, 44.3, 44.4 & 46.1	Review the 1992 report <u>Target 2000</u> and develop an updated Master Plan for Parks and Recreation facilities. Evaluate parking and facilities for transit access at all recreation facilities. Require design of screening, lighting, and noise protection to reduce impacts on nearby neighborhoods. Develop a financial plan to improve undeveloped parkland, maintain existing facilities, and acquire land for new neighborhood parks.

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LW 2b	<u>New Neighborhood Parks.</u> Explore creation of new neighborhood parks in in areas which are underserved and/or are higher density, such as the Northwest Quadrant neighborhood.	EN 45.3	Identify locations for additional community parks
LW 2c	<u>North Redwood Boulevard Median.</u> Consider the creation of a linear park within the median of North Redwood Boulevard	New	
LW 2d	<u>City Green.</u> Consider the expansion of the City Green, including enhancement of Sherman Avenue, to accommodate a wide range of community events and activities	New	
LW 2e	<u>American Assets Facilities.</u> Look for opportunities to obtain public access to the private recreational facilities at the American Assets site (former Fireman’s Fund) through future redevelopment of the property.	New	Healthy Eating/Active Living White Paper
LW 2f	<u>Park Use and Maintenance.</u> Examine methods to improve parks to maximize use, reduce maintenance costs, and improve access and opportunities for recreation, including new products, systems and technologies.	New	
LW 2g	<u>Lieb Property.</u> Develop a plan for use of the City’s property and modify the land use designation as appropriate.	New	
LW 3	Collaboration. Expand community access to indoor and outdoor recreation and park facilities through joint use agreements with the school district and other community partners. Encourage the establishment of commercial recreation facilities which provide community access to address unmet needs and expand the number of high quality recreation facilities in Novato.	EN 44.2	Coordinate recreation programs with the Novato Unified School District, the Community College District, other public and non-profit agencies, and commercial recreation facilities.
LW 4	New Development. Evaluate new development to maximize on-site recreational space or access to active recreational opportunities in the	EN 44.5, 45.1 & 50.4	Review and update regulations establishing impact fees for residential development to provide a fair share of the costs of park and recreation facilities.

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	<p>area, including trails. New residential development should contribute towards communitywide parks consistent with the anticipated use of community facilities by potential residents of the proposed development. In larger new developments encourage developers to provide park space accessible to the surrounding neighborhood as part of their project. Maintain a recreation standard of five acres of park and recreation facilities per 1,000 residents.</p>		<p>Consider requiring developers to provide neighborhood parks in keeping with their project and also contribute toward communitywide parks consistent in the anticipated use of community facilities by potential residents of the proposed development.</p> <p>Require new developments to provide direct pedestrian connections to parks and trails and to dedicate portions of the mapped trail system that extend through the property, consistent with nexus considerations and applicable laws.</p>
LW 4a	<p><u>Parkland Dedication Ordinance.</u> Administer and update as appropriate the City’s Parkland Dedication (Quimby) Ordinance to assure that new development contributes to addressing community park needs</p>	New	
LW 5	<p>Trails and Paths. Develop and expand a comprehensive and coordinated trails and paths system that serves both recreational and utilitarian travel that connects to regional trails, schools, open space, parks, recreation facilities and neighborhoods. Consider the access needs of a variety of users, including school-age children, senior adults, and those with disabilities when designing trails and paths. Minimize impacts to habitats and wildlife in planning, construction and operation of trails.</p>	EN 50, 50.1, 50.2 & 50.3	<p>Integrated Trail System. Facilitate the development of an integrated trails system and a continuous Bay Trail that connects regional trails, schools, open space, parks, recreation facilities, and residential areas.</p> <p>Continue to develop and enlarge a comprehensive and coordinated trails and paths system that serves both recreational and utilitarian travel.</p> <p>Consider the access needs of a variety of users, including school-age children, the elderly, and those with disabilities when designing trails and paths.</p> <p>Minimize impacts to habitats and wildlife in planning, construction and operation of trails.</p>
LW 5a	<p><u>Bay Trail.</u> Work with the Marin County Open Space District, the Association of Bay Area Governments, and other regional, state and federal agencies to extend the Bay Trail north and south of its current location along the Hamilton wetlands.</p>	EN 50.5 & 50.7	<p>Work with the Marin County Open Space District, the Association of Bay Area Governments, and other regional, state and federal agencies to implement the trail system as described in the Hamilton Bay Trail Public Access Plan, Marin Countywide Plan and ABAG Bay Trail Project.</p> <p>Obtain formal support for Bay Trail connection to the south from Las Gallinas Sanitary District.</p>

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LW 5b	<u>Ridge Trail</u> . Work with the Bay Area Ridge Trail Council to implement the Novato portion of the Bay Area Ridge Trail, encircling San Francisco Bay on ridge lines.	EN 50.8	Work with the Bay Area Ridge Trail Council to implement the Novato portion of the Bay Area Ridge Trail, encircling San Francisco Bay on ridge lines.
LW 5c	<u>Promote Trail Use</u> . Promote trail use by posting information about Novato’s trails, including handicapped accessible routes, and, where feasible, providing copies of trail maps and cell phone links to trail information.	New	
LW 6	Greenways . Provide a system of generally off-road greenways, consisting of natural lands, open space, watersheds, agricultural areas, forests, levees, landscaped borders, and landscaped pathways for pedestrians and bicyclists. Greenways should connect major open space areas, and habitat areas including perimeter open space, creeks, Olompali State Historic Park, Stafford Lake, O’Hair Park, and Scottsdale Pond, with the developed parts of the City. Work with other agencies to maximize opportunities to develop greenways as appropriate.	EN 48	<u>Greenways</u> . Provide a system of greenways, consisting of natural lands, wildlife corridors, open space, watersheds, forests, landscaped borders, and landscaped pathways for pedestrians and bicycles. Greenways should connect major open space areas, and habitat areas including perimeter open space, creeks, Stafford Lake, O’Hair Park, and Scottsdale Pond, with the developed parts of the City.
LW 6a	<u>Master Plan</u> . Develop a master plan for potential greenways, identifying opportunity locations and impediments, including consideration of privacy issues along creeks and in other developed areas and minimizing impacts on wildlife. Coordinate planning efforts with neighboring jurisdictions.	New	
LW 7	Environmental Education . Provide opportunities for environmental education, recreation and wildlife interpretation where appropriate that integrate and link the City’s parks and trails systems to environmental education, scientific research, and restoration activities within the watershed.	EN 51	<u>Environmental Education</u> . Provide opportunities for environmental education, recreation and wildlife interpretation that integrate and link the City’s parks and trails systems to environmental education, scientific research, and restoration activities within the watershed as well as, the community’s cultural heritage.

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LW 7a	<u>Hamilton Wetlands</u> . Work with regional, state and federal agencies and other interest groups to obtain funds to develop environmental education programs and an interpretive center at Hamilton with connections to the Bay Trail, Hamilton community park and wetland restoration activities in the vicinity.	EN 51.1	Work with regional, state and federal agencies and other interest groups to develop an environmental educational and interpretive center at Hamilton with connections to the Bay Trail, Hamilton community park and wetland restoration activities in the vicinity.
LW 8	Physical Activities . Create convenient and safe opportunities for physical activity for all residents.	New	Healthy Eating/Active Living White Paper
LW 9	Healthy Eating/Active Living . Support policies, projects, programs and regulations that improve community health, wellbeing and physical activity.	New	Healthy Eating/Active Living White Paper
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, particularly in areas with higher-density housing, where feasible and appropriate.	New	Healthy Eating/Active Living White Paper
LW 10a	<u>Local Grocery Stores</u> . Where appropriate encourage the location of local-serving grocery stores in neighborhood shopping centers, particularly in under-served areas. Work collaboratively with the school districts in siting community gardens.	New	Healthy Eating/Active Living White Paper
LW 10b	<u>Community Garden Regulations</u> . Consider amending the Zoning Code to streamline the process to create new community gardens.	New	Healthy Eating/Active Living White Paper
LW 10c	<u>Community Garden Sites</u> . Prepare and maintain a map of City properties that might be suitable for creation of community gardens by community groups. Map existing school community gardens.	New	Healthy Eating/Active Living White Paper
LW 10e	<u>Farmers Markets</u> . Encourage the success of existing and the creation of new farmers markets in	CI 19	Farmers Market. Continue to support the Farmers Market.

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	convenient locations throughout the City.		
LW 10f	<u>Beekeeping</u> . Consider amending the Zoning Ordinance to provide allowances for residential and commercial beekeeping.	New	
LW 11	Arts . Promote the enhancement of the arts within the City and collaborate with Novato-based art organizations to develop and establish art programs and work towards Novato becoming a center for the arts in the North Bay.	CI 32.2	Support Novato-based art organizations in developing and establishing art programs and work towards Novato becoming a center for the artists in the North Bay.
LW 11a	<u>City Facilities</u> . As appropriate, use City facilities for art exhibitions and studios, music, cultural performances and dance.	New	
LW 11b	<u>Hamilton Arts Center</u> . Continue to support the leasing of artist studios and production of arts events and classes at the Hamilton Arts Center in conjunction with the Marin Museum of Contemporary Art.	New	
LW 11c	<u>Events</u> . Continue to support and produce arts and cultural events for the public as resources allow.	New	
LW 11d	<u>Cultural and Social Programs</u> . Continue to provide and support enrichment classes that encourage arts, dance, theater and other cultural arts experiences and social programs across all age groups as resources allow.	New	
LW 12	Public Art . Promote public art that enhances the cultural life of the community.	CI 32	<u>Public Art</u> . Promote public art that enhances the cultural life of the community.
LW 12a	<u>Public Art Program</u> . Ensure that new development complies with the requirements of the Art Program ordinance in the Zoning Code.	New	
LW 13	Museums . Support awareness of the diversity of local museums preserving Novato's rich history.	New	
LW 13a	<u>Novato Museums Association</u> . Encourage the efforts of the Novato Museums Association representing	New	

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	Novato's six public and privately operated museums.		
LW 13b	<u>History Museums</u> . Accommodate improvement of the City history museums as appropriate and feasible.	PF 3.3	Accommodate expansion of the City History Museum(s).
LW 14	Senior Services . Support and promote the provision of comprehensive senior programs and services in coordination with senior service providers.	New	
LW 14a	<u>Senior Services</u> . Promote available senior services and programs by distributing information at the Margaret Todd Senior Center, Novato Village, and the Novato Independent Elders Program and through other City communication tools.	HS 1.2	Provide space at City Hall and other key locations for a series of brochures describing human services (e.g., senior care facilities, child care facilities, youth programs, other programs) available in Novato, and distribute the brochure(s) to the public.
LW 14b	<u>Universal Design Recommendations</u> . Consider the creation of universal design recommendations to share with developers and the public to facilitate the ability of seniors to remain in their homes.	New	
LW 15	Child Care . Support and promote the provision of comprehensive child care services by public and private providers.	New	
LW 15a	<u>Child Care Facilities</u> . Ensure that child care facilities are sited and operated consistent with local and state laws and in a manner compatible with surrounding land uses.	HS 6	<u>Child Care Development Regulations</u> . Ensure that child care facilities are sited and operated in a manner compatible with surrounding land uses. Allow family day care homes as permitted uses in all residential land use designations, and other child care facilities in any land use designation except where not appropriate for health and safety reasons.
LW 15b	<u>City Child Care Program</u> . Maintain the City's childcare program where feasible and appropriate.	HS 7	<u>City Policies and Programs</u> . Maintain and develop the City's child care programs where feasible and appropriate.
LW 16	Youth Services . Support and promote youth services and programs in coordination with other agencies and providers.	New	

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LW 17	Social Services. Assist the County and non-profit service providers in planning, coordinating and advertising social service programs.	HS 1 HS 1.1	<u>Service Planning, Coordination, and Advertising.</u> Assist in planning, coordinating, and advertising human service programs. Continue to participate in the coordination of human services offered by the City, the County of Marin, and private organizations.
LW 17a	<u>Substance Abuse Prevention Programs.</u> Continue to support, assist and/or provide substance abuse prevention programs.	New	
LW 17b	<u>Services for the Mentally Ill and/or Chronic Inebriates.</u> Consider adding a mental health outreach provider to the police department and continue to encourage Crisis Intervention Training for all police officers. Help ensure access to programs offered by the County's Marin Health and Human Services Department for Novato residents in need.	New	
LW 18	Non-English Speakers. Promote outreach and involvement of non-English speakers and Hispanic community members.	New	
LW 18a	<u>Programs for Non-English Speakers.</u> Encourage development of programs to provide services to non-English speaking residents.	HS 1.4	Encourage development of programs to provide services to non-English speaking residents.
LW 18b	<u>Translation Services.</u> Translate frequently-used forms and materials and provide interpretation services at City meetings, as appropriate.	New	
LW 18c	<u>Hispanic Participation.</u> Conduct outreach to encourage more participation from the Hispanic community at City events and meetings and more representation on City boards, commissions and committees.	New	
LIVING WELL (NOISE)			
NS 1	Compatibility of New Development. Protect people in new development	SF 37	<u>Noise and Land Use Compatibility Standards.</u> Encourage the maintenance of the noise and

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	from excessive noise by applying the Land Use Compatibility Standards in Table LW-5 in locating and designing new development.		land use compatibility standards indicated in SF Table 3.
NS 1a	<u>Acoustical Compatibility Study.</u> Require an acoustical study for all new residential projects with a future exterior noise exposure of 60 dBA L _{dn} or greater as shown on Figure LW-6, and consider mitigation measures to lower noise exposure.	SF 37.1, 37.3 & 37.4	Review all land use and development proposals for compliance with the Noise and Land Use Compatibility Standards. Use the standards in SF Table 2 to determine the need for noise studies and require new developments to provide noise attenuation features as a condition of approving new projects. Require an acoustical study for all new residential projects with a future L _{dn} noise exposure of 60 dB or greater as shown on SF Map 7, showing compliance with the Noise and Land Use Compatibility Standards.
NS 1b	<u>Indoor Noise Standard.</u> The maximum acceptable indoor noise level for all new residential development, including hotels and motels, is 45 dBA L _{dn} .	SF 37.2	Use a standard of L _{dn} 45 dB for indoor noise level for all new residential development, including hotels and motels.
NS 1c	<u>Residential Near Gness Field.</u> An acoustical investigation and noise mitigation should be considered for residential development within the 55 dB CNEL contour. For any residential development where outdoor noise exceeds 60 dBA L _{dn} require deed disclosure to all residents of the noise levels anticipated.	New	Gness Field Airport Land Use Plan
NS 1d	<u>Exterior Noise Standard.</u> New residential development should be located in areas where outdoor noise levels are no greater than 60 dBA L _{dn} in areas where outdoor use is a major consideration, such as backyards in single family developments and recreation areas in multifamily developments. This standard should not be applied to outdoor areas such as small decks and balconies typically associated with multifamily residential developments, which can have a	New	

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	higher standard of 65 dBA L _{dn} . This standard shall not apply to outdoor areas for residences in mixed use developments. Additional standards may be applied on a case-by-case basis where supported by acoustical analysis to mitigate the effects of single-event noise sources such as aircraft noise.		
NS 2	Noise Impacts of Development. Prevent land uses which increase surrounding noise levels above acceptable standards.	Objective 12	Prevent land uses which increase the noise level above acceptable standards or require mitigation to reduce noise to acceptable levels.
NS 2a	<u>Acoustic Impact Study.</u> Require acoustical studies and mitigation measures for new developments and transportation improvements which affect sensitive receptors such as schools, hospitals, libraries, group care facilities, and convalescent homes.	SF 38.1	Require acoustical studies and mitigation measures for new developments and transportation improvements which affect schools, hospitals, libraries, group care facilities, and convalescent homes.
NS 2b	<u>Noise Mitigation.</u> Consider mitigation measures for new projects or land uses that would cause a substantial increase in noise (i.e., cause an increase above 60 dBA L _{dn} or cause an increase of 5 dBA L _{dn} or more in the noise ambient noise levels) in adjacent residential areas or in residential areas affected by traffic generated by the proposed project.	SF 38.5	Investigate mitigation measures for projects that would cause a substantial increase in noise (i.e., cause the L _{dn} to increase above 60 dBA or cause an increase of 5 dBA L _{dn} or more in the noise environment) in adjacent residential areas or in residential areas affected by traffic generated by the proposed project.
NS 3	Noise Mitigation – Sound Walls. To minimize noise impacts consider site planning options prior to consideration of sound wall construction, such as increasing the distance from the noise source and receiver, careful building placement and taking advantage of the natural shape and terrain of the landscape. Avoid sound walls where possible, but where necessary, reduce visual impacts with interesting wall design and extensive landscaping.	CI 4	<u>Noise Mitigation.</u> The preferred method of noise mitigation is buffering through distance. Other methods, in order of preference, are wooden walls and masonry walls.

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NS 4	Traffic Noise. Minimize traffic noise through law enforcement, land use policies and landscaping.	New	
NS 4a	<u>Caltrans Noise Mitigation.</u> Work with Caltrans to ensure that adequate noise studies are prepared and alternative noise mitigation measures are considered in State projects, and request that Caltrans obtain City concurrence prior to initiating any noise mitigation project in Novato.	SF 38.2 & CI 4.1	Work with Caltrans to ensure that adequate noise studies are prepared and alternative noise mitigation measures are considered in State projects, and request that Caltrans obtain City concurrence prior to initiating any noise mitigation project in Novato The City shall request that Caltrans perform a visual analysis for all new, proposed sound walls in Novato. The analysis shall show existing and future views at critical points along the route. This data will be used to determine whether the sound walls should be constructed.
NS 4b	<u>Vehicle Code Noise Enforcement.</u> Enforce the California Vehicle Code pertaining to excessively loud vehicles operated on city streets.	SF 38.4	Continue to enforce California Vehicle Code §§ 23130, 23130.5, 27150, 27151, and 38275. These sections pertain to allowable noise emissions of vehicles operated on public streets.
NS 4c	<u>Roadway Surfacing.</u> Consider the use of paving material for street surfacing and/or other materials that absorb and minimize noise for arterial and collector streets in high-noise environments.	New	
ECONOMIC VITALITY			
EV 1	Seek, retain and promote businesses that enhance Novato’s economic vitality. Recruit and retain businesses that contribute to our economic vitality and provide locally needed goods, services and employment. Encourage an increase in the number and types of higher-paying jobs that would enable people to live and work in Novato, consistent with the goals and policies of the General Plan.	EC-5	<u>Economic Growth.</u> Novato shall primarily pursue economic growth through the development of local employment opportunities, particularly in targeted businesses as defined in the Economic Development Master Plan.
EV 1a	<u>Business Retention.</u> Continue a business retention and visitation program in partnership with the	New	

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	Chamber of Commerce to help existing businesses thrive in Novato.		
EV 1b	<u>Economic Growth</u> . Identify economic sectors, such as life sciences, “high tech” and others in which the City has competitive advantages and capitalize on these strengths to encourage diversification of the local economy and allow residents to work in the community they live in.	EC 5 & 7	<u>Economic Growth</u> . Novato shall primarily pursue economic growth through the development of local employment opportunities, particularly in targeted businesses as defined in the Economic Development Master Plan. <u>Employment Opportunities</u> . Encourage an increase in the number and types of jobs that would enable people to live and work in Novato, consistent with the goals and policies of the General Plan.
EV 1c	<u>Downtown</u> . Improve the economic vitality of Downtown, with a focus on retail, restaurants, and entertainment, including nightlife.	EC 15, 17 & CI 17	<u>Downtown</u> . Improve the economic vitality of Downtown. <u>Retail Development Downtown</u> . Encourage additional retail development downtown. <u>Downtown Diversity</u> . Maintain and support the diversity of businesses and services Downtown.
EV 1d	<u>Business Promotion</u> . Assist in publishing and distributing promotional brochures, utilizing the internet, and providing information about Novato to attract businesses to the City.	EC 12.2 & 12.3	Assist in publishing and distributing promotional brochures and information about Novato to attract businesses to the City. Assist in instituting a promotional marketing program and tours for targeted businesses. Provide information to private decision makers (including industrial developers and realtors) on site, services, amenities, housing availability, and the City’s commitment to providing needed facilities and to reduce project approval time.
EV 1e	<u>Events</u> . Support and facilitate special events such as the Farmer’s Market, Art & Wine Festival, July 4 th Parade, Nostalgia Days, summer events on the City Green, and holiday-related events downtown.	EC 15.2	Support and facilitate special events such as the Farmer’s Market, Art & Wine Festival, July 4 th Parade, and holiday-related promotions downtown.
EV 1f	<u>Retail Leakage</u> . Develop a strategy to proactively address the leakage of retail sales to other communities in identified retail sectors. Utilize retail sales data to identify target sectors to reduce leakage.	New	

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EV 1g	<u>Former Pini Hardware Site</u> . Work with the owner, adjacent residents and businesses to encourage an anchor tenant at the former Pini Hardware site that draws residents and visitors to Grant Avenue.	New	
EV 1h	<u>Incentives</u> . Identify tools to incentivize property owners to better utilize their buildings, particularly along Grant Avenue.	EC 15.3	Explore various financial tools to encourage existing businesses to renovate/retrofit existing commercial structures to meet market needs and thereby stay in Novato.
EV 1i	<u>Nightlife</u> . Encourage businesses to stay open later and additional restaurants and entertainment venues to locate in the downtown.	New	
EV 1j	<u>Life Sciences</u> . Promote expansion of the life science industry. Consider zoning incentives to facilitate life science campus developments.	EC 5	<u>Economic Growth</u> . Novato shall pursue economic growth through the development of local employment opportunities, particularly targeted businesses as defined in the Economic Development Master Plan.
EV 2	Commercial Development . Encourage the development of commercial lands primarily for economic activities that contribute to local employment, income and convenience. Encourage high tax-generating uses such as auto dealerships and hotels where appropriate. Retain lands designated for office and light industrial uses for development with economic activities that contribute to local employment, income, and the fiscal sustainability of the City, unless such lands are determined to not be viable for these commercial uses	EC 2 & 22 and LU 1A	<u>Commercial Lands</u> . The City should encourage the development of commercial lands primarily for economic activities that contribute to local employment and income. <u>Existing Retail Base</u> . Novato's existing retail base and the existing scale of retail development should be maintained and expanded. Cluster retail and related uses so that they are concentrated rather than dispersed. Take steps to maintain existing and promote new auto dealerships. <u>Visitor Serving Uses</u> . Sites with freeway visibility that are designated for Business and Professional Office (BPO) use on the General Plan Land Use map shall include visitor serving hotel/motel and accessory commercial uses. This policy shall apply to the areas in northern Novato at the northwest corner of Redwood Blvd. and Wood Hollow Dr. (San Marin Business Park).
EV 2a	<u>Economic Impact Analysis</u> . Evaluate the potential economic effects, both positive and negative, of major new non-residential development proposals.	EC 18, 25 & 25.1	<u>Sustainability</u> . Encourage businesses which emphasize economic sustainability. Consider analysis of economic impacts before approving major development projects. <u>Fiscal Impact Assessment</u> . Evaluate the fiscal impacts of new development proposals on the City's fiscal situation, paying particular

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			attention to the day-to-day ongoing costs of City operations. Carry out fiscal impact analysis of projects as appropriate.
EV 2b	<u>Infrastructure Financing Opportunities</u> . Monitor legislative changes and consider opportunities for infrastructure financing to assist private investment in economic development activities.	New	
EV 3	Business Support . Foster a collaborative relationship between the City and local businesses to support their success.	EC 10	<u>Small and Locally Owned Businesses</u> . Encourage the establishment of small and locally-owned businesses, and give this sector of the local economy a high priority.
EV 3a	<u>Small and Locally-owned Businesses</u> . Support small and locally-owned businesses through education, information resources and outreach.	EC 10	<u>Small and Locally Owned Businesses</u> . Encourage the establishment of small and locally-owned businesses, and give this sector of the local economy a high priority.
EV 3b	<u>Regulatory Environment</u> . Create a regulatory/ administrative environment that will retain and attract desired businesses. Seek opportunities to streamline regulatory processes, reducing inefficiencies and time delays.	EC 4 & 19 and LU 1.4	<u>Regulatory Environment</u> . Create a regulatory/ administrative environment that will retain or attract to Novato workplace uses (targeted businesses) that meet criteria set by the Economic Development Master Plan and are commensurate with the pay and skill levels of Novato residents. <u>Administrative Reform</u> . Reform and improve administrative processes as identified in the Economic Development Master Plan relating to business in order to foster the spirit of cooperation, understanding, consensus, and partnership between government and business. Develop a program to facilitate and streamline all permit processing.
EV 3c	<u>Education to Support Business and Job Development</u> . Encourage education providers (e.g., College of Marin and Novato Unified School District) to provide training and educational programs in areas that support key industrial sectors.	New	
EV 3d	<u>Communication Infrastructure</u> . Support the development of technologically advanced communications infrastructure and	EC 13 & 13.1	<u>Information Infrastructure</u> . The City shall take action to provide the information infrastructure necessary to retain and attract targeted businesses.

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	other improvements that facilitate business growth and efficiency.		Work with telecommunications companies and the PUC to encourage state-of-the-art telecommunications capabilities, including fiber optic, satellite, wireless, cable lines and other new emerging technologies capable of transferring data digitally.
EV 4	Economic Planning. Maintain positive working relationships and public/private partnerships among the business community and surrounding communities to help build and promote our local economy.	New	
EV 4a	<u>Economic Development Advisory Commission.</u> Continue to provide staff support to the Economic Development Advisory Commission to advise the City Council on economic matters and implementation of the Economic Vitality chapter of the General Plan.	EC 1 & 1.1	<u>Economic Development Commission.</u> Create an Economic Development Commission to replace the current City/Chamber of Commerce Joint Economic Advisory Committee to foster public and private cooperation and to lead in the implementation of the following programs and policies. Identify means to provide staff support and resources to assist the Economic Development Commission.
EV 4b	<u>Economic Development Plan.</u> Prepare an Economic Development Plan setting forth objectives and strategies approved by the City Council	EC 1.3	Consider developing an Economic Development Master Plan.
EV 4c	<u>Business Advocacy Groups.</u> Work with the Chamber of Commerce, Downtown Business Improvement District, Marin Tourism Committee, and Marin Economic Forum to understand business interests and to foster a strong local economy.	EC 22.2 EC 12.4	City agencies will cooperate with the Chamber of Commerce and other public/private organizations in supporting promotional activities that emphasize Novato retailing. Work with the Marin County Economic Commission in its educational, informational and development activities.
EV 5	Tourism. Encourage the development of tourism in Novato	EC 16	Tourism. Encourage the development of tourism in Novato.
EV 5a	<u>Support Promotion of Tourism.</u> Continue to work with the Chamber of Commerce's Tourism Committee or other entity to provide tourism services, including the branding of Novato as a destination for visitors, conventions and meetings and the	New	

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	operation of an official Visitors Center.		
EV 5b	<u>Short-term Home Rentals</u> . Consider regulations on short-term rentals of dwelling units.	New	
EV 6	City Holdings at Hamilton. Work with the community (both Hamilton and the entire City) to improve and reuse City-owned historic buildings, improve blighted areas, and consider economically viable uses and community benefits.	New	

A CITY THAT WORKS (MOBILITY)

MO 1	Land Use and Transportation Coordination. Manage community growth and infrastructure projects so development can be adequately served by transportation facilities.	TR 3	<u>Land Use and Transportation Coordination.</u> Manage community growth and infrastructure projects so development can be adequately served by transportation facilities.
MO 1a	<u>Traffic Model.</u> Continue to maintain a Citywide traffic model to evaluate the balance between development and transportation. Continue to assess the cumulative traffic impacts of development proposals on the City's transportation system.	TR 3.1 & 3.2	Develop and maintain a Citywide traffic model to evaluate the balance between development and transportation. Continue to assess the cumulative traffic impacts of development proposals on the City's transportation system.
MO 1b	<u>Roadway Improvements.</u> Adopt a list of improvements (Table CW X) 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. Explore opportunities for innovative traffic management techniques where appropriate when considering intersection upgrades, such as roundabouts.	TR 5 & 5.1	<u>Roadway Improvements.</u> Adopt a list of improvements 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 the following factors: periodic analysis of traffic service levels, the location of new development, and safety considerations.

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MO 1c	<u>Funding</u> . Ensure that development contributes to funding and/or implementing traffic mitigation measures. Continue to maintain and periodically update the Citywide Traffic Impact Fee	TR 6, 6.1	<u>Funding</u> . Ensure that development contributes to funding and/or implementing traffic mitigation measures. Prepare, adopt and implement a Citywide Traffic Impact Fee ordinance.
MO 1d	<u>Construction Impacts on Streets</u> . Explore methods and options to secure funding for street maintenance based upon impacts associated with use.	New	
MO1e	<u>Traffic Signal Timing</u> . Optimize traffic signal timing and demand coordination to improve traffic flow and reduce fuel consumption, pollution and greenhouse gas emissions.	New	
MO 2	Level of Service Standards . Establish traffic Level of Service (LOS) standards as follows for use in evaluating the impacts of 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 the merits of proposed development or traffic infrastructure projects in addition to consideration of standards associated with Vehicle Miles Traveled (VMT) in the required environmental review process. Acceptable LOS standards for intersections in the City are: <ul style="list-style-type: none"> a. At intersections with signals or four-way stop signs: operation at LOS D, b. At intersections with stop signs on side streets only: operation at LOS E. 	TR 4 & 4.1	<u>Level of Service Standards</u> . Establish traffic Level of Service (LOS) standards for use in (1) evaluating the impacts of proposed development projects so the project can be redesigned or effective mitigation measures can be implemented, (2) making improvements to the roadway system, and (3) determining appropriate traffic impact fees. Establish traffic Level of Service standards as follows: <ul style="list-style-type: none"> a. At intersections with signals or four-way stop signs: operation at LOS D b. At intersections with stop signs on side streets only: operation at LOS E.
MO 3	Highway Improvements . Support Caltrans and regional efforts to	New	

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	improve Highways 101 and 37 to accommodate needed capacity and sea level rise given the City's reliance on regional transportation links.		
MO 4	Environmental Design of Transportation Improvements. Seek to reduce impacts of new transportation improvements on open space lands, recreational facilities and neighborhood integrity. When transportation improvements are expected to have negative impacts, seek to reduce them through design changes or mitigation. Review proposed transportation improvements to ensure that adequate measures will be implemented to reduce, to the maximum extent feasible, any anticipated air quality, noise, visual, or other impacts.	TR 8, 8.1 & 9	<u>Impacts of Transportation Improvements.</u> When transportation improvements are expected to have negative impacts, seek to reduce them through design changes or mitigation. Review proposed transportation improvements to ensure that adequate measures will be implemented to reduce any anticipated air quality, noise, visual, or other impacts. <u>Resource Protection.</u> Design transportation facilities so that irreplaceable resources such as important open space lands, environmental resources, recreational facilities and neighborhood integrity are protected.
MO 5	Continuation of Streets. Facilitate the continuation of streets and bicycle and pedestrian paths through developments, wherever reasonable and feasible, to distribute traffic, improve emergency response options and connect neighborhoods.	TR 12	<u>Continuation of Streets.</u> Facilitate the continuation of streets and bicycle and pedestrian paths through developments wherever reasonable and feasible.
MO 6	Through Traffic on Existing Local Streets. Reduce through traffic on existing local streets as needed and feasible to preserve the peace and quiet of residential areas. Slow traffic through traffic calming techniques where advisable and feasible	TR 10	<u>Through Traffic on Local Streets.</u> Reduce through traffic on local streets to preserve the peace and quiet of residential areas.
MO 6a	<u>Traffic Calming Guidelines.</u> Develop traffic calming design guidelines that establish evaluation and prioritization criteria, including review by local emergency responders and the public. Consider inclusion of warranted projects in the capital improvement program budgeting process as funding permits.	New	

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MO 6b	<u>Clousing Avenue</u> . Retain the existing no-access strip at the terminus of Clousing Avenue to preclude vehicular, bicycle and pedestrian access from Landing Court.	TR 10a	Retain the existing no-access strip at the terminus of Clousing Avenue to preclude vehicular, bicycle and pedestrian access from Landing Court.
MO 7	Design for Complete Streets. Incorporate Complete Streets practices in the planning, design and operation of the City’s circulation network, where feasible, consistent with the other objectives, policies and programs of the General Plan.	New	Complete Streets White Paper
MO 7a	<u>Performance Standards</u> . Establish a set of performance standards for multimodal circulation, monitoring performance over time and through the development review process. Such performance standards may include multimodal level of service “grades” such as the 2010 Highway Capacity Manual or through establishment of a checklist set of criteria.	New	Complete Streets White Paper
MO 7b	<u>Exemption Process</u> . Create a formal exemption. Factors to consider may include, but not be limited to, community and user input, community character, continuity of facilities, the disproportionate cost of the improvement, the probable future use of the facility over the long term, absence of current and future need, and if significant adverse impacts of the proposed infrastructure outweigh the positive effects associated therewith.	New	Complete Streets White Paper
MO 7c	<u>Training</u> . Provide training for City staff on Complete Streets best practices on an ongoing basis.	New	Complete Streets White Paper
MO /d	<u>Traditional Site Design</u> . Consider the use of traditional site design in areas with established patterns or sufficiently large development areas to use those principles successfully. Elements of traditional site design include: a. grid street systems	Partial CI 2	Explore the use of traditional site design and architectural principles in areas with established patterns or sufficiently large development areas to use those principles successfully. Elements of traditional site design and architecture include: a. grid street systems

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	<ul style="list-style-type: none"> b. narrower traffic lanes on local streets, with limited on-street parking c. rounded street corners with “bulb outs” at key intersections d. absence of large radius intersection corners. 		<ul style="list-style-type: none"> e. narrower traffic lanes on local streets, with limited on-street parking f. rounded street corners with “bulb outs” at key intersections g. absence of large radius intersection corners
MO 7e	<u>Narrow Streets</u> . Review and evaluate the standards for rural streets in Chapter V of the Novato Municipal Code to ensure that standards for narrower street widths for new development appropriately balance considerations of neighborhood character and emergency access.	New	
MO 7f	<u>Community Input</u> . The use of survey tools to ascertain public opinion on proposed Complete Streets improvements is encouraged.	New	
MO 8	Enhance Multimodal Infrastructure. When developing plans for new or retrofitted roadways, incorporate infrastructure as appropriate that enhances multimodal circulation in addition to auto circulation, such as sidewalks, pedestrian paths, bike lanes, pedestrian refuge islands, accessible curb ramps, transit shelters, and pedestrian-scale lighting.	TR 20.2, CI 15.1 & Complete Streets White Paper	<p>Incorporate bicycle facilities into the design and construction of roadway improvements.</p> <p>Consider adopting the following design guidelines for pedestrian facilities:</p> <ul style="list-style-type: none"> a. Provide physical separation of vehicular and pedestrian movement wherever possible and plant street trees to create a safer and more pleasant environment for walkers; b. Provide pedestrian-oriented lighting to improve security and the sense of safety; c. Require convenient, secure pedestrian access from parking lots and entrances to commercial uses; d. Encourage commercial developments to include pedestrian walkways and street furniture at street level adjacent to buildings, public transit and parking facilities; and e. Encourage clustering of commercial buildings to create pedestrian zones and avoid wide expanses of parking between building entrances.

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			f. Encourage landscaped open areas and outdoor furniture in areas to be provided as gathering places for employees and customers in commercial office and industrial areas.
MO 8a	<u>Design Standards.</u> Revise the development standards of the Municipal Code to include complete streets design principles to aid in the design and assessment of new or retrofitted roadways. Revised design standards shall be drafted in a manner providing flexibility to address a wide range of street and neighborhood contexts.	CI 15.1	See above.
MO 8b	<u>Pedestrian and Bicycle Facilities.</u> Incorporate pedestrian and bicycle facilities into the design and construction of roadway improvements where practicable, in accordance with the adopted Bicycle and Pedestrian Master Plan. Construct bike facilities according to the standards established by Caltrans and/or other nationally recognized design standards consistent with good engineering practices, adjusting as necessary to minimize impacts to environmentally sensitive areas.	TR 20.6 & CI 15.1	Construct bike routes according to the standards established by CalTrans' Planning Development and Design Criteria for Bikeways. Alternative designs may be required in environmentally sensitive areas. See above.
MO 9	Traffic Safety. Improve the safety of the roadway system.	TR 11	<u>Traffic Safety.</u> Improve the safety of the roadway system.
MO 9a	<u>Accident Analysis.</u> Periodically analyze the locations of traffic accidents to identify problems and use this information to set priorities for improvements as a part of the City's Capital Improvement Program.	TR 11.1	Periodically analyze the locations of traffic accidents to identify problems and use this information to set priorities for improvements as a part of the City's Capital Improvement Program.
MO 9b	<u>Uncontrolled Crosswalks.</u> Continue to use and update as appropriate the City's Crosswalk Prioritization Criteria to evaluate requests for new crosswalks and related improvements.	New	
MO 10	Provide sufficient vehicular parking and discourage installation of excess	New	

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	parking to minimize land area devoted to paved parking.		
MO 10a	<u>Parking Standards</u> . Revise parking standards as needed. Consider revisions to promote parking for carpools, low-emission vehicles and non-vehicular travel.	New	
MO 11	Higher Density/Intensity Land Uses Adjacent to Public Transit. Encourage higher density/intensity land uses such as offices, mixed use, multiple family residences, public services and commercial retail centers near transit routes and facilities to reduce vehicle trips.	TR 13	<u>Higher Density Land Uses Adjacent to Public Transit</u> . Encourage higher intensity land uses such as mixed use, multiple family residences, public services and commercial retail centers near transit routes and facilities to reduce vehicle trips.
MO 12	Transportation Demand Management. Promote measures to reduce travel demand. Larger projects with substantial trip generation should implement Transportation Demand Management to reduce traffic impacts.	TR 16	Promote measures to reduce travel demand.
MO 12a	<u>Trip Reduction Program</u> . Review and amend as necessary the existing Travel Demand Reduction Ordinance applicable to businesses in new or remodeled commercial development.	TR 16.1	Develop programs for trip reduction and implement as permitted by law.
MO 12b	<u>City Employees</u> . Create and implement a Trip Reduction Incentive Program for City staff to increase participation in alternative modes of transportation to and from work	New	Climate Action Plan adopted in 2009 and Climate Change White Paper
MO12c	<u>Ride Sharing and Car Sharing Programs</u> . Facilitate ride sharing programs for employment centers, including City staff, and citywide car-sharing programs.	New	Climate Action Plan adopted in 2009 and Climate Change White Paper
MO 12d	<u>Preferred Parking</u> . Require designated parking for clean air vehicles, including low-emitting and carpool/van pool vehicles, in new or expanded non-residential developments adding 10 or more	New	

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	parking spaces as required by the California Building Code.		
MO 13	Improved Transit. Work with the Marin Transit District to provide improved headways, longer service hours, expanded service areas, and safe, convenient, and comfortable facilities throughout the City.	TR 15 & 15.4	Transit. Encourage use of public transit. Explore feasibility of establishing an intracity transit system
MO 13a	Implement Plans. Work with the Marin Transit District to implement and periodically update local transit assessments and improvement plans such as the Novato Transit Needs Assessment (2011) and the Novato Community-Based Transportation Plan (2015).	New	
MO 13b	Route and Schedule Changes. Request that Marin Transit and the Golden Gate Bridge, Highway and Transportation District notify the City of proposed route or schedule changes	TR 15.3	Work with public transit providers to obtain changes to schedules and routes as needed to serve the community.
MO 13c	Emerging Transportation Services and Technologies. Encourage the development of car sharing services and other new services in Novato by private providers as lawful and appropriate.	New	
MO 14	Transit Facilities. Encourage use of public transit through improvements to supporting facilities at transit stops and park and ride lots, including but not limited to new or improved shelters, lighting, 'next bus' rider information technology, bicycle parking, and enhanced pedestrian facilities surrounding transit stops.	TR 15, 15.3 & 15.7	Transit. Encourage use of public transit. Work with public transit providers to obtain changes to schedules and routes as needed to serve the community. Help alleviate congestion on major thoroughfares such as Highway 101 and Highway 37 by encouraging use of public transit in other locations and ways, including but not limited to park and ride lots, van pooling, bus shelters, convenient schedules and reasonable fares.
MO 14a	Bus Shelters and Benches. Encourage attractive, well-lighted and comfortable bus shelters or benches placed in convenient locations that are compatible with surrounding neighborhoods.	TR 19	Bus Shelters and Benches. Encourage attractive, well-lighted and comfortable bus shelters or benches placed in convenient locations that are compatible with surrounding neighborhoods.

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MO 14b	<u>City Projects</u> . Identify appropriate locations for bus stops, benches and shelters whenever possible and practical in City Capital Improvement Projects. Consider enhanced facilities in key areas serving a large ridership	TR 19.1 & 19.2	Identify appropriate locations for bus stops, benches and shelters as part of development plans in City Capital Improvement Projects. Review bus shelter and bench designs and plans. Provide additional facilities or features for bus shelters and benches in key areas serving a large ridership, as necessary.
MO 14c	<u>Referrals to Transit Agencies</u> . Refer new City infrastructure projects and major new private development projects to the transit agencies for their review and input in the development review process.	TR 19	<u>Bus Shelters and Benches</u> . Encourage attractive, well-lighted and comfortable bus shelters or benches placed in convenient locations that are compatible with surrounding neighborhoods.
MO 15	Transit Improvements in New Development . Encourage and where possible require the provision of bus stops, bus shelters, benches, turnouts, and related facilities in major new commercial, industrial, residential, and institutional developments that might be served by transit when supported by transit agencies.	TR 15.2	Continue to require the provision of bus stops, bus shelters, benches, turnouts, and related facilities in all major new commercial, industrial, residential, and institutional developments that might be served by transit.
MO 16	SMART Rail . Work with transportation agencies to create safe, convenient and integrated transit services to maximize use of the rail service, when feasible. Improve connectivity to the SMART stations and bicycle/pedestrian path.	TR 17	<u>Railroad Right-of-Way</u> . Support the acquisition of the Northwestern Pacific Railroad right-of-way for future transit and possible bike route use, with the mode of transit to be subject to further study
MO 16a	<u>Expand Access</u> . Coordinate with and support efforts of SMART and TAM in seeking opportunities to fund and construct improvements that expand multimodal access to Novato's rail stations.	New	
MO 16b	<u>Linkages from Stations</u> . Coordinate with Marin Transit to ensure that effective transit linkages are in place between SMART stations and the City's primary activity and employment centers.	New	
MO 16c	<u>Multi-Use Path</u> . Coordinate closely with SMART to ensure that the planned on- and off-street segments of the SMART multi-use path safely and conveniently tie into the City's	New	

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	existing and planned bicycle and pedestrian network.		
MO 17	Park and Ride. Support construction of park and ride facilities to increase transit ridership and carpooling	TR 18	Support construction of park and ride facilities to increase transit ridership and carpooling.
MO 17a	<u>Park and Ride Sites.</u> Identify additional sites for park-and-ride commuter lots that are directly accessible to major arterials and Marin County transit lines and/or freeway interchanges. Consider the possibility of shared parking at locations such as office campuses.	TR 18.1	Identify additional sites for park-and-ride commuter lots that are directly accessible to major arterials and Marin County transit lines and/or freeway interchanges.
MO 17b	<u>Park and Ride Lot Development.</u> Identify mechanisms to provide for and seek developer participation in construction of park and ride facilities by requiring land to be set aside for park-and-ride lots or sharing parking lots where possible, or including the cost of park and ride facilities into the City's traffic impact fee ordinance, to the extent that new development or renovated existing employment centers increase demand for such facilities.	TR 18.2	Identify mechanisms to provide for and seek developer participation in construction of park and ride facilities by requiring land to be set aside for park-and-ride lots where possible, or including the cost of park and ride facilities into the City's traffic impact fee ordinance, to the extent that new development increases demand for such facilities.
MO 18	Comprehensive Bicycle Network. Establish and maintain a bicycle network that is consistent with the adopted Bicycle/Pedestrian Plan.	TR 20, 20.1 & 20.7	<u>Comprehensive Bicycle Path System.</u> Establish a comprehensive and safe system of bicycle routes that connects all parts of the City. Work towards completing the bicycle route system in the Citywide Bikeways Plan. Consider adoption of a <i>Citywide Bikeways Plan</i> based on the recommendations of the City's Bicycle and Pedestrian Advisory Committee.
MO 18a	<u>Bicycle/Pedestrian Plan.</u> Periodically update the City's Bicycle/Pedestrian Plan	TR 20.7	Consider adoption of a <i>Citywide Bikeways Plan</i> based on the recommendations of the City's Bicycle and Pedestrian Advisory Committee.
MO 18b	<u>Route Maps.</u> Post information depicting Novato's bicycle routes on the City's website. To the extent practical, also provide copies of route maps and/or links to cell phone	TR 20.5	Distribute maps of Novato's bicycle routes at public buildings, the library, schools and other public places.

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	applications identifying local bicycle routes.		
MO 18c	<u>Safety Programs</u> . Continue the bicycle safety programs offered by the Police Department and the Safe Routes to School Program. Work with schools and community organizations to expand both youth and adult cyclist training and orientation programs.	TR 20.9	Continue the bicycle safety programs offered by the Police Department.
MO 18d	<u>Traffic Signal Detection</u> . As intersections are improved on adopted bicycle routes, ensure that traffic signals include bicycle detectors that function for both steel and non-steel framed bicycles as practicable.	New	
MO 18e	<u>Maintenance</u> . As staffing resources permit, develop a program to regularly inspect and maintain all bicycle lanes, paths and bicycle parking facilities.	New	
MO 18f	<u>Marin Bicycle Advisory Committee</u> . Continue to participate in the Transportation Authority of Marin's Bicycle and Pedestrian Advisory Committee.	TR 20.3	Continue to participate in the Marin Countywide Bicycle Advisory Committee.
MO 18g	<u>Funding</u> . Utilize grant funding and other means, as appropriate, to acquire rights-of-way needed for a comprehensive bike route system and to provide bike racks and other bicycle-related facilities.	TR 20.4	Utilize grant funding, and other means, as appropriate, to acquire rights-of-way needed for a comprehensive bike route system, and to provide bike racks and other bicycle-related facilities.
MO 19	Bicycle Parking . Assure the provision of adequate bicycle parking to encourage bicycle use.	New	
MO 19a	<u>Bike Parking in New Development</u> . Continue to require new development and use changes to provide adequate bicycle parking.	TR 21.1	Consider requiring new development, including remodeling and use changes, to provide adequate bicycle parking, as feasible.
MO 19b	<u>Bike Parking Requirements</u> . Review existing bicycle parking standards and amend as necessary.	New	
MO 19c	<u>Bike Parking at Transit</u> . Work with public transit providers to place bicycle parking at transit facilities and bus stops (including secure,	TR 21.2	Work with public transit providers to place bicycle parking at bus stops and to increase the number of buses able to take bicycles.

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	weatherproof bike parking at key locations) and to ensure that all transit vehicles are equipped to carry bicycles.		
MO 19d	<u>Bike Parking at Public Locations.</u> Provide adequate bicycle parking at park-and-ride lots, schools, the library, parks, City offices, and commercial areas as feasible.	TR 21	<u>Bicycle Parking.</u> Promote and provide adequate bicycle parking at public transit facilities, park-and-ride lots, schools, the library, parks, city offices, and commercial areas, as feasible.
MO 19e	<u>Bike Fleet for City Employees.</u> Provide fleet bicycles and encourage their use among City staff for short trips to meetings or site visits.	New	
MO 20	Safe and Convenient Pedestrian Facilities. Promote, provide and maintain a safe and convenient pedestrian system, including consideration of lighting, sidewalk condition, road surface conditions, roadway conditions, access points, signage, shade landscaping, and street furniture.	TR 22	<u>Pedestrian Facilities.</u> Promote, provide, and maintain a safe and convenient pedestrian system.
MO 20a	<u>New Development and City Projects.</u> Require new development projects to include a sidewalk, path or shoulder on all property street frontages as deemed appropriate by City staff, and routinely include projects to close gaps in the pedestrian system on existing streets through the City's Capital Improvement Program.	TR 22.1	Require a sidewalk, path or shoulder on all streets.
MO 20b	<u>Safety Enhancements.</u> Provide pedestrian safety enhancements where appropriate and feasible such as bulb-outs, separated pedestrian paths, high-visibility signs and markings, pedestrian warning signals, and other amenities in areas with high volumes of pedestrian traffic or safety concerns.	TR 22.2 & CI 15.1	Continue to provide traffic controls in areas with high volumes of pedestrian movement. Consider adopting the following design guidelines for pedestrian facilities: a. Provide physical separation of vehicular and pedestrian movement wherever possible and plant street trees to create a safer and more pleasant environment for walkers; b. Provide pedestrian-oriented lighting to improve security and the sense of safety; c. Require convenient, secure pedestrian access from parking lots and entrances to commercial uses;

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			<ul style="list-style-type: none"> d. Encourage commercial developments to include pedestrian walkways and street furniture at street level adjacent to buildings, public transit and parking facilities; and h. Encourage clustering of commercial buildings to create pedestrian zones and avoid wide expanses of parking between building entrances. i. Encourage landscaped open areas and outdoor furniture in areas to be provided as gathering places for employees and customers in commercial office and industrial areas.
MO 20c	<u>Traffic Signal Timing for Pedestrians.</u> Continue as appropriate to review traffic signal timing to ensure adequate crossing times for all users at signalized intersections.	New	
MO 21	School Traffic and Circulation. Collaborate with the schools to identify and prioritize transportation improvements that strengthen pedestrian and bicycle safety for students traveling to and from schools.	New	
MO 21a	<u>Safe Routes to School Plan.</u> Assist with the preparation and updating of Safe Routes to School (SR2S) plans for schools that serve the Novato population.	New	
MO 21b	<u>New and Existing Development.</u> As part of the development review process, ensure, as legally permissible, that new and existing development projects that are substantially renovated provide bicycle and pedestrian improvements to facilitate the implementation of adopted Safe Routes to School plans.	New	
MO 21c	<u>Funding.</u> Actively pursue grants and other funding sources to complete improvements identified in Safe Routes to School plans.	TR 20.4	Utilize grant funding, and other means, as appropriate, to acquire rights-of-way needed for a comprehensive bike route system, and to provide bike racks and other bicycle-related facilities.

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MO 22	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 seniors to safely and effectively travel within and beyond the City.	TR 23	<u>Access Improvements.</u> Support improved access to public transportation by people with disabilities.
MO 22a	<u>Identify Access Barriers.</u> As staffing resources are available, review transportation corridors to identify barriers encountered by persons with disabilities, including locations where there are not ADA-compliant curb cuts and ramps, and address such obstacles in the Capital Improvement Program to the extent that funding is available.	TR 23.1	Continue to review all projects for disabled access and require the installation of curb cuts, ramps and other improvements facilitating access in conformance with state and federal regulations.
MO 22b	<u>ADA Training.</u> Provide staff training on accessibility needs and best practices for improving access and circulation for those with disabilities.	New	
MO 22c	<u>Eliminate Access Barriers.</u> Continue to make accessibility improvements that eliminate barriers created by utility infrastructure (such as poles that obstruct accessibility).	New	
MO 22d	<u>Paratransit.</u> Encourage the transit agencies to provide cost-effective paratransit and other transit options that enable the mobility of the disabled and older adults. Work with transit providers to provide, where feasible, bus stops at facilities providing senior services, such as the Margaret Todd Senior Center.	TR 24	Encourage the continuation and expansion of paratransit service in Novato.
MO 23	Regional Transportation Planning. Participate in regional transportation planning efforts to further Novato's transportation objectives.	TR 1	<u>Regional Transportation Efforts.</u> Participate in regional transportation planning efforts.
MO 23a	<u>Transportation Authority of Marin.</u> Continue to provide City Council and staff representation to the Transportation Authority of Marin and other regional transportation planning agencies. Work with the	TR 1.1 and 1.2 and LU 14	Continue to provide City Council and staff representation to the Congestion Management Agency and other regional transportation planning agencies.

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	Transportation Authority of Marin to carry out the Congestion Management Plan.		Work with the Marin Countywide Planning Agency to carry out the Congestion Management Plan. Congestion Management Agency. Coordinate with the Marin County Congestion Management Agency and support its role in addressing Countywide transportation problems.
MO 23b	<u>Regional Transportation Plans.</u> Continue to review, analyze, and monitor the effects of regional transportation plans on the use of all transportation modes. Support regional transportation policies and programs that increase the use of public transit, carpools, bicycles and other multi-modal modes of transportation appropriate for Novato.	TR 2 & 2.1	<u>Regional Alternatives to the Single-Occupant Vehicle.</u> Support regional transportation policies and programs that increase the use of public transit, carpools, bicycles and other alternative modes of transportation and limit the growth of single-occupant vehicle traffic. Continue to provide staff resources to review, analyze, and monitor the effects of regional transportation plans on the use of alternative transportation modes.
MO 23c	<u>Public Participation and Education in Transportation Decisions.</u> Actively seek public participation in the preparation and review of regional and local transportation plans	TR 7	<u>Public Participation and Education in Transportation Decisions.</u> Actively seek public participation in the preparation and review of regional and local transportation plans.
MO 23d	<u>Transportation Funding.</u> Actively pursue funding for all transportation objectives and improvements consistent with the General Plan from federal, state and county governments and local traffic impact fees. Work with other Marin County jurisdictions, the State, the Metropolitan Transportation Commission, and the League of California Cities to lobby for increased funding for alternative transportation modes.	TR 20.4, 26 & 26.1	Utilize grant funding, and other means, as appropriate, to acquire rights-of-way needed for a comprehensive bike route system, and to provide bike racks and other bicycle-related facilities. <u>Balanced Transportation Funding.</u> Actively pursue funding for all transportation objectives consistent with the General Plan. Work with other jurisdictions in the County and the region and with the Metropolitan Transportation Commission to lobby for increased funding for alternative transportation modes.
MO 24	Gnoss Field. Encourage the maintenance of Gnoss Field as a general aviation airport, consistent with the Gnoss Field Airport Land Use Plan. Support safety improvements and oppose improvements that could increase	TR 27 & 28 and SF 36	<u>Gnoss Field.</u> Encourage the maintenance of Gnoss Field as a General Aviation Airport. Oppose improvements to Gnoss Field that could lead to commercial aviation. <u>Airport Land Use Plan.</u> Support safety provisions of the Airport Land Use Plan.

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	noise impacts to Novato residents and businesses.		<u>County Airport Planning</u> . Continue to monitor the County's planning efforts for Gness Field Airport to ensure that the health and safety of Novato residents are protected.
MO 24a	<u>Review Planning Documents</u> . Continue to monitor the environmental effects of Gness Field by reviewing and responding, as appropriate, to all EIRs and related planning documents.	TR 28.1	Continue to monitor the environmental effects of Gness Field by reviewing and responding, as appropriate, to all EIRs and related planning documents.
A CITY THAT WORKS (SAFETY AND HAZARDS)			
SH 1	Seismic and Geologic Hazards. Reduce the risk of loss of life, personal injury and property damage resulting from seismic and geologic hazards including ground shaking, land sliding, liquefaction and slope failure.	SF 1	<u>Seismic Hazards</u> . Reduce the risk of loss of life, personal injury, and damage to property resulting from seismic hazards.
SH 1a	<u>Geotechnical Evaluation</u> . Require preparation of a report by an engineering geologist or geotechnical engineer for new construction and grading as required by City code on sites in seismically and geologically hazardous areas and for all critical (high occupancy, health or emergency response) structures. These reports should include, but not be limited to: evaluation and recommendations to mitigate the effects of ground shaking, landslides, surficial debris flows, expansive soils, subsidence and settlement, fault displacement, Bay mud areas. Implement the recommendations of geotechnical reports through the planning, grading and building permit processes.	SF 1.1 & 3.1	Continue to require geotechnical and engineering geology reports by consulting Certified Engineering Geologists and/or Registered Geotechnical Engineers for development proposals on sites in seismically and geologically hazardous areas and for all critical structures. These reports should include, but not be limited to: evaluation and recommendations to mitigate the effects of ground shaking, landslides, surficial debris flows, expansive soils, subsidence and settlement, fault displacement, Bay mud areas, and all areas shown on SF Map 1 as damage level moderate or heavy. Reference must also be made to standard geological and geological hazards maps. Require evaluation of all slopes, unstable land, areas susceptible to liquefaction or settlement, and areas containing expansive soils for safety hazards prior to issuance of any discretionary approvals, and require appropriate mitigation measures.
SH 1b	<u>Slope and Soil Instability</u> . Enforce existing regulations and procedures to identify and avoid or mitigate potential hazards relating to geologic and soil conditions. Require repair, stabilization, or avoidance of	SF 3, 3.3 & 3.4	Review and consider revising the Grading Ordinance. Require financial protection for public agencies and individuals as a condition of development approval where geological

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	landslides, or areas of soil creep or possible debris flow, as a condition of project approval. Require financial protection for public agencies and individuals as a condition of development approval where geological conditions indicate a potential for high maintenance costs.		conditions indicate a potential for high maintenance costs. Require repair, stabilization, or avoidance of landslides, or areas of soil creep or possible debris flow, as a condition of project approval.
SH 1c	<u>Grading Ordinance</u> . Review and consider revising the Grading Ordinance as necessary to address new regulations and best practices.	SF 3.5	Review and consider revising the Grading Ordinance.
SH 2	Flood Hazards . Reduce the risk of loss of life, personal injury and property damage resulting from flooding by properly maintaining storm drainage systems, natural flood control channels and waterways and regulating runoff from new construction and development projects. Encourage flood control measures that retain the natural features and conditions of watercourses to the maximum feasible extent.	SF 8	<u>Reducing Flood Hazards</u> . Reduce flood risk by maintaining effective flood storm drainage systems, and regulating construction.
SH 2a	<u>New Development</u> . Condition new development to maintain post development peak runoff rate and average volume similar to the predevelopment condition to the maximum extent practicable. Require runoff rate/volume analysis of projects where deemed necessary by City staff. Require new development to cover the costs of drainage facilities needed for surface runoff.	SF 5.1, 8.1, 8.2 & 8.4	Use current Flood Insurance Rate Maps in the review of development proposals. Condition new development to maintain post development peak runoff rate and average volume similar to the predevelopment condition to the maximum extent practicable. Require runoff rate/volume analysis of projects where deemed necessary by City staff. Require approved projects to cover the costs of drainage facilities needed for surface runoff.
SH 2b	<u>Development within 100-year Flood Zone</u> . Require all development in the 100 year flood zone to comply with the floodplain regulations in the Novato Municipal Code.	SF 8.3	Require all development in the 100 year flood zone to comply with the floodplain zoning requirements in the Novato Municipal Code.
SH 2c	<u>Flood Insurance Rate Maps</u> . Use the most recent Federal Emergency Management Agency's Flood	SF 5	Use of Updated Flood Rate Insurance Maps. Use the Federal Emergency Management Agency's Flood Insurance Rate Maps [FIRM]

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	Insurance Rate Maps [FIRM] to identify 100-Year Flood Events and calculate flow rates within identified stream channels.		to: reduce risk of flooding; identify 100-Year Flood Events; and calculate flow rates within identified stream channels.
SH 2d	<u>National Flood Insurance Program</u> . Continue to participate in the National Flood Insurance Program Community Rating System. Monitor updates to FIRM maps and inform affected property owners.	SF 5.3	Continue to participate in the National Flood Insurance Program.
SH 2e	<p><u>Rising Sea Level</u></p> <ol style="list-style-type: none"> 1. Consider the potential for sea level rise when processing development applications that might be affected by such a rise. Use current Flood Insurance Rate Maps and National Oceanic and Atmospheric Administration (NOAA) recommendations associated with base flood elevation adjustments for sea level rise in the review of development proposals. Adopt requirements to assess sea level rise risks on new development and infrastructure. 2. Prepare a guidance document for incorporating sea level rise into the City's capital planning process. 3. Work with local, County, state and regional agencies with Bay and shoreline oversight and with owners of critical infrastructure and facilities in the preparation of a vulnerability assessment and then a plan for responding to rising sea levels. Make sure all local stakeholders are kept informed of such planning efforts. 4. Consider developing flood control projects and modifying the City's land use regulations for areas subject to increased flooding from sea level rise. 5. Update GIS (Geographic Information System) maps to include new data as it becomes available; utilize GIS as a tool for 	SF 5.1, 11 and SF 11.1	<p>Use current Flood Insurance Rate Maps in the review of development proposals.</p> <p><u>Rising Sea Level</u>. Consider the potential for sea level rise when processing development applications that might be affected by such a rise.</p> <p>Work with the County Flood Control and Water Conservation District to prepare a plan for responding to potential rise in sea level. Consider developing flood control projects and modifying the City's land use regulations for areas subject to increased flooding from sea level rise.</p>

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	tracking sea level rise and flooding, and make available to the public.		
SH 2f	<u>Enhanced Floodwater Storage</u> . Support measures to manage, protect and increase the floodwater storage capacity where appropriate	SF 4	<u>Enhanced Floodwater Storage</u> . Support measures to manage, protect and increase the floodwater storage capacity where appropriate.
SH 2g	<u>Erosion Control</u> . Enforce measures to minimize soil erosion and volume and velocity of surface runoff both during and after construction through implementation of the Grading Ordinance.	SF 9.1	Enforce measures to minimize soil erosion and volume and velocity of surface runoff both during and after construction through implementation of the Grading Ordinance.
SH 2h	<u>Storm Drainage System</u> . Maintain unobstructed water flow in the storm drainage system to the maximum extent feasible. Continue to carry out annual inspection and maintenance of drainage systems, including siltation and detention facilities.	SF 9 & 9.2	<u>Storm Drainage System</u> . Maintain unobstructed water flow in the storm drainage system. Continue to carry out annual inspection and maintenance of drainage systems
SH 2i	<u>Storm Drainage Master Plan</u> . Prepare and adopt a Novato Storm Drain Facilities Master Plan as a basis for planning and constructing improvements and for establishing fees.	PF 1.5	Adopt a Novato Storm Drain Facilities Master Plan as a basis for planning and constructing improvements and for establishing fees.
SH 2j	<u>Novato Creek Watershed</u> . Actively participate in the County's Novato Creek Watershed Project and support efforts to implement sediment reduction projects that minimize the need for creek dredging.	New	
SH 2k	<u>Cooperation with Marin County</u> . Continue to work with Marin County Flood Control and Water Conservation District and the Marin County Stormwater Pollution Prevention Program (MCSTOPPP) to minimize negative impacts of storm runoff.	SF 6	<u>Cooperation with Marin County</u> . Continue to work with the Marin County Public Works Department to minimize negative impacts of storm runoff.
SH 2l	<u>Funding Sources</u> . 1. Work with Marin County Flood Control, North Marin Water District, Novato Sanitary District and Flood Control District Zone No. 1 in pursuing all available	SF 7 & 9.4	<u>Funding Sources</u> . Continue to cooperate with the Marin County Flood Control and Water Conservation District and other Marin jurisdictions in pursuing all available sources of funding to finance improvements to storm drainage facilities.

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	<p>sources of funding to finance improvements to storm drainage facilities.</p> <ol style="list-style-type: none"> 2. Periodically assess the need to establish improvement districts and other financing mechanisms to fund storm drainage and watercourse improvements to minimize flood hazards. 3. Consider an increase in the stormwater runoff fee and pursue other funding opportunities to cover staff costs of meeting new mandates of the National Pollution Discharge Elimination System (NPDES). 4. Monitor and pursue funding opportunities for the preparation of climate change vulnerability and adaptation studies. 		<p>Periodically assess the need to establish improvement districts and other financing mechanisms to fund storm drainage and watercourse improvements to minimize flood hazards.</p>
<p>SH 2m</p>	<p><u>Dam and Levee Safety.</u></p> <ol style="list-style-type: none"> 1. Work with the North Marin Water District and Marin County Flood Control and Water Conservation District to ensure that the design and location of dams and levees are in accordance with all applicable design standards. 2. Complete an accurate inventory of levees and shorelines, including associated structures such as access roads, tide gates and culverts. 3. Review new levees for seismic and hydrological safety. [For levees that provide flood protection, FEMA requires that the levees are designed in accordance with the US Army Corps of Engineers (USACE) engineering standards.] 4. Maintain the Hamilton levee's FEMA accreditation. 5. Review and if needed, modify Chapter 5 of the Municipal Code 	<p>SF 10, 10.1 & SF 10.2</p>	<p><u>Hazards of Dam and Levee Failure.</u> Ensure that the design and location of dams and levees are in accordance with all applicable design standards of the California Division of Safety of Dams.</p> <p>Continue to enforce City Code Chapter V regulating dams.</p> <p>Review new levees for seismic and hydrological safety.</p>

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	<p>for conformance with the regulating agencies. Amendments should reference their authority over dam safety.</p>		
SH 2n	<p><u>Flood Protection Easements.</u> Ensure the retention of flood protection easements held by public agencies on private property to prevent development in these areas.</p>	New	
SH 3	<p>Fire Hazards. Reduce the risk of loss of life, personal injury and property damage resulting from wildland and urban fire hazards through code enforcement and coordination with the Novato Fire Protection District.</p>	New	
SH 3a	<p><u>Fire Risk in New Development.</u></p> <ul style="list-style-type: none"> • Review all development proposals for fire risk, and require mitigation measures to reduce the probability of fire. Require all new development and substantial remodels to meet the adopted state and local fire codes. Refer all applications for new development that is subject to NFPD regulation to the District for review, comment and conditions of approval. • Encourage attractive native and drought-tolerant, low-maintenance landscaping responsive to fire hazards. • Require adequate access for emergency vehicles, adequate street width and vertical clearance, driveway access and parking restrictions for new development. • Ensure new development meets the peak load water supply 	SF 16, 17.1, 17.4, SF 20 & CI 7	<p><u>Fire Risk in New Development.</u> Review all development proposals for fire risk, and require mitigation measures to reduce the probability of fire.</p> <p><u>Level of Fire Protection.</u> Work with Novato Fire Protection District to help ensure a continued high level of fire protection.</p> <p>Maintain and periodically update minimum landscape standards.</p> <p>Require adequate access for emergency vehicles, adequate street width and vertical clearance, and parking restrictions for new development. All development that includes private access roads or fire roads shall provide access rights and keys to any gates in the Novato Fire Protection District, and shall be deeded accordingly.</p> <p><u>Peak Load Water Supply.</u> Work with the North Marin Water District and the Novato Fire Protection District to ensure that there exists sufficient water flow in fire hydrants throughout Novato, based on peak demand.</p> <p>Require adequate access for emergency vehicles, adequate street width and vertical clearance, and parking restrictions for new development. All development that includes private access roads or fire roads shall</p>

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	<p>standard for fire hydrants of the Novato Fire Protection District</p> <ul style="list-style-type: none"> All development that includes private access roads or fire roads shall provide recorded access rights and keys to any gates to the Novato Fire Protection District. 		<p>provide access rights and keys to any gates in the Novato Fire Protection District, and shall be deeded accordingly.</p>
SH 3b	<p><u>Fire Sprinklers.</u> Continue to enforce the Fire Safety Ordinance requirements for sprinkler systems for new commercial/industrial and residential development and substantial remodels.</p>	SF 16.5	<p>Continue to enforce the Fire Safety Ordinance requirements for sprinkler systems or all new commercial/industrial development greater than 2,500 square feet, and all new residential development regardless of size.</p>
SH 3c	<p><u>Wildland-Urban Interface.</u> Require new development within Wildland-Urban Interface (WUI) areas shown on Figure CW-5 to develop and implement a Vegetation Management Plan in accordance with City and Fire District regulations and requirements.</p>	SF 16.2 & 16.6	<p>Require new development within mapped high fire hazard zones established by the Novato Fire Protection District and/or the Marin County Fire District to develop and implement a Vegetation Management Plan. (Refer to SF Map 4). The plan shall be part of the development application and approved by the Novato Fire Protection District and the City. The plan shall be developed by an arborist or vegetation management specialist. The City shall work with the Fire District to ensure that actions recommended in the plan are implemented. The Novato Fire Protection District has the right to review properties to judge whether actions recommended in the Vegetation Management Plan are being properly implemented in a timely fashion.</p> <p>Limit building envelopes in high fire risk areas to provide for “defensible space” against fires.</p>
SH 3d	<p><u>Vegetation Management.</u> Manage public lands as appropriate and feasible to minimize the chances of a wildfire affecting residences and businesses while maintaining habitat functions and values. Request that the Marin County Open Space District and other public agencies assess and reduce the wildland fire hazards on their holdings within and adjacent to the City.</p>	SF 22 & 22.1	<p>Fire Hazard on Public Lands. Public lands should be managed to minimize the chances of a wildfire that would affect residences and businesses in Novato.</p> <p>The City should request that the Marin County Open Space District and other public agencies assess the wildland fire hazard on their holdings within and adjacent to the City. If these assessments indicate a significant hazard to residents of Novato, the City should</p>

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			request that the agency take steps to reduce the fire hazard to an acceptable level.
SH 3e	<u>Traffic Signals</u> . Ensure that new traffic signals include a system which allows emergency vehicles to change the signal.	SF 17.3	Ensure that new traffic signals include a system which allows emergency vehicles to change the signal.
SH 3f	<u>Fire Hazard Mitigation</u> . Actively implement the applicable elements of the Novato Fire Protection District All Hazards Mitigation Program.	New	
SH 3g	<u>Defensible Space</u> . Encourage all private property owners, particularly in the Wildland-Urban Interface, to maintain the vegetation on their property in a condition that will not contribute to the spread of a fire. Recommendations for private property owners could include, but need not be limited to, the following: <ul style="list-style-type: none"> • Maintain a 30-foot defensible space around all buildings and structures; • Remove all portions of trees within 10 feet of chimneys and stovepipe outlets; • Remove materials or plants that may act as a fuel or conveyance of fire (such as dead/dying wood on trees adjacent to/overhanging structures, leaves, pine needles, etc. on rooftops or elsewhere on the property); and • Install spark arrester in chimney and/or stovepipe outlets. 	New	
SH 3h	<u>Update Fire Safety Ordinance</u> . Consider updating the Fire Safety Ordinance (Novato Municipal Code Chapter 5-21) to reflect current Novato Fire Protection District fire protection standards, including vegetation management, roadway and driveway design, and fire-resistant constructions.	New	

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SH 3i	<u>Critical Facilities</u> . Ensure new essential public facilities and critical facilities are located outside Very High Fire Hazard Severity Zones as feasible unless adequate mitigation can be incorporated into the design.	New	
SH 3j	<u>Emergency Accessibility</u> . Review existing road widths within the Very High Fire Hazard Severity Zone to determine if on-street parking should be restricted on certain roads to preserve emergency accessibility.	New	
SH 4	Building Hazards . Reduce the risk of loss of life, personal injury and property damage resulting from structural, electrical or fire damage to structures through code enforcement and public education.	New	
SH 4a	<u>Building Code Enforcement</u> . Review and inspect new development, building additions and remodels, enforcing the State Uniform Building Code and local amendments.	SF 19	State Building Code. Continue to enforce the State Building Code (UBC).
SH 4b	<u>Code Updates</u> . Continue to update the City's building and fire codes and train both staff and the public on new code provisions.	SF 19.1	Continue to update and enforce the City's Building Code and Fire Code provisions.
SH 4c	<u>Resale Inspection Program</u> . Continue the City's residential resale inspection program that requires inspection of existing residential property by a building inspector prior to the close of escrow as a buyer protection and code compliance tool.	SF 17.2	Continue the City's residential resale inspection program that requires inspection of existing residential property to be performed by a building inspector prior to the close of escrow.
SH 5	Hazardous Materials . Minimize risks and health impacts from environmental and human-induced disasters.	New	
SH 5a	<u>Measures to Reduce Hazards</u> . Consider measures to protect the public health from the hazards associated with the transportation, storage, and disposal of hazardous wastes. Continue to refer land use and transportation decisions and other programs involving hazardous	SF 28 & 28.1	Measures to Reduce Hazards. Consider measures to protect the public health from the hazards associated with the transportation, storage, and disposal of hazardous wastes (TSD Facilities). Continue to refer land use and transportation decisions and other programs involving hazardous materials regulations to the appropriate agencies.

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	materials regulations to the appropriate regulatory agencies.		
SH 6	Police and Community Safety. Provide a high level of service to the community by working to reduce crime and improve the safety of the community.	New	
SH 6a	<u>Community-oriented Police Services.</u> Seek opportunities to enhance current community-oriented policing programs and opportunities to collaborate with other departments, organizations and community groups within the City of Novato.	SF 25	Community Oriented Services. Continue to provide community-oriented police services.
SH 6b	<u>Civilian Employees and Equipment.</u> Maintain sufficient civilian employees and equipment to support sworn staff.	SF 24	Civilian Employees and Equipment. Maintain sufficient civilian employees and equipment to support sworn staff.
SH 6c	<u>Development Review.</u> Review development proposals that have potential for safety concerns and may affect demand for police services such as financial institutions, check cashing businesses, bars/nightclubs and extended hour businesses and implement mitigating measures to maintain adequate police services and community safety. Implement Crime Prevention Through Environmental Design (CPTED) principles when reviewing new development proposals.	New	
SH 6d	<u>Mental Health Training.</u> Consider utilizing civilian employees specially trained to provide services to those with substance or mental illness who are in crisis.		
SH 7	Emergency Management. Minimize exposure to all hazards through emergency management, planning and training.	New	
SH 7a	<u>Emergency Response and Hazard Mitigation Plans.</u> Periodically update the City's Emergency Operations Plan and Local Hazard Mitigation Plan to coordinate with emergency plans of other governmental agencies and	SF 13 & 13.1	Multihazard Emergency Plan. Update the City's <i>Emergency Preparedness Plan</i> , as needed. Revise Emergency Preparedness Plan. Revise and implement, as appropriate, the City's <i>Emergency Preparedness Plan</i> to comply with

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	respond to changing conditions. Incorporate the likelihood of sea level rise and extreme heat and storm events in the Local Hazard Mitigation Plan.		the County's Plan and changing conditions. Revise the plan to conform to the new California Standard Emergency Management System (SEMS) by December 1996.
SH 7b	<u>Emergency Facilities</u> . Identify essential emergency facilities and critical utilities and ensure that they will function in the event of a disaster, eliminate hazardous features and identify alternative facilities if needed. Work with utilities, health providers and school districts to ensure their continued operations and coordination in the event of a disaster.	SF 14, 14.1	<u>Emergency Facilities</u> . Identify essential emergency facilities and ensure that they will function in the event of a disaster. Identify specific facilities, such as City Hall, schools, fire stations, police building and hospitals, and lifelines, such as telephones, electric, gas, water and sewer service critical to effective emergency/disaster response, and evaluate their abilities to survive and operate efficiently immediately after a disaster. Designate alternative facilities for post-disaster assistance in the event that the primary facilities have become unusable.
SH 7c	<u>Potential Earthquake Damage</u> . Minimize potential earthquake damage to existing publicly owned buildings and emergency facilities through strengthening building structures, eliminating hazardous features, or relocating facilities to safer buildings where feasible.	SF 14.2	Minimize potential earthquake damage to existing publicly owned buildings and emergency facilities through strengthening building structure, eliminating hazardous features, or relocating facilities to safer buildings where feasible.
SH 7d	<u>Interagency Cooperation</u> . Continue to cooperate with the appropriate federal, state and local agencies to practice and implement effective emergency plans.	SF 12	<u>Interagency Cooperation</u> . Continue to cooperate with the appropriate federal, state and local agencies to implement effective emergency plans.
SH 7e	<u>Public Information</u> . Provide information to the public on ways to reinforce buildings to reduce damage from earthquakes and what to do in the event of an earthquake.	SF 1.5	Provide information to the public on ways to reinforce buildings to reduce damage from earthquakes and what to do in the event of an earthquake.
SH 7f	<u>Public Safety Education</u> . Provide hazard awareness and safety training programs such as Community Emergency Response Teams (CERT) training.	New	
A CITY THAT WORKS (PUBLIC FACILITIES AND SERVICES)			
PF 1	Management of Public Facilities and Infrastructure . Manage City facilities and infrastructure in a safe,	New	

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	functional and well-maintained manner as practicable.		
PF 2	Planning and Budgeting for Public Facilities and Infrastructure. Manage public infrastructure and facilities in conjunction with new development through continued planning and budgeting for public facilities and coordination with other agencies for the services which the City does not provide.	PF 1	<u>Management of Public Facilities.</u> Manage public facilities in conjunction with new development through continued planning and budgeting for public facilities and coordination with other agencies for the services which the City does not provide.
PF 2a	<u>Capital Improvements Program.</u> Prepare and adopt an annual Capital Improvements Program reflecting City needs and resources.	PF 1.1 & LU 8.1	Prepared and adopted annually by the City Council. In 2012, changed focus of 5-year CIP from a budget tracking model to a budget planning model. The intent was to provide global financial information rather than detailed financials as this information changes from year to year. Continue the five-year Capital Improvement Program.
PF 2b	<u>Maintenance Costs.</u> Continue to evaluate the operating and maintenance costs of infrastructure improvements needed to support the development allowed in the General Plan.	PF 1.2	Continue to evaluate the operating and maintenance costs of infrastructure improvements needed to support the development allowed in the General Plan.
PF 2c	<u>Public Buildings.</u> Ensure that the public buildings in Novato are adequate to provide services for the Novato community under the development provided for in the General Plan and to meet staffing needs.	PF 2	<u>Public Buildings.</u> Ensure that the public buildings in Novato are adequate to provide services for Novato residents under the development provided for in the General Plan.
PF 2d	<u>Parks and Landscaping.</u> Identify funding to adequately maintain City parks, medians, and landscaping.	New	
PF 2e	<u>Impact Fees.</u> Establish and update impact fees for new development based on City and agency standards for public buildings and facilities.	PF 2.2 & 3 and LU 8.3	Establish impact fees for new development based on City and agency standards for public buildings and facilities. <u>Community Facilities.</u> Continue efforts to provide various community facilities addressing recreational and cultural needs. Establish and periodically review public facilities impact fees.

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PF 3	Water Supply. Work with the North Marin Water District to ensure an adequate water supply for new and existing development.	PF 5	<u>Potable Water.</u> Ensure adequate water supply for new and existing development.
PF 3a	<u>Water Conservation.</u> Assist the North Marin Water District in implementing water conservation programs for Novato residents and businesses. Use treated wastewater for irrigation of City facilities and expansion of the recycled water system to the maximum extent practical.	PF 6, 6.2 & 6.3	<u>Water Conservation.</u> Develop and implement water conservation programs for Novato. Use treated wastewater for irrigation of City facilities and encourage wastewater irrigation at other public and private facilities, where practicable. Support and encourage reclamation of wastewater for reuse wherever possible in accordance with the regulations and ordinances of the North Marin Water District and Marin Municipal Water District.
PF 4	Utilities. Continue to require the undergrounding of utilities along property frontages of new development, maximize the use of utility set-aside funds and other funding mechanisms for undergrounding electric utilities and work with utility companies to remove inactive utility lines and facilities.	CI 9, 10.1 & 10.2	<u>Undergrounding Utilities.</u> Continue to require undergrounding of utilities. Work with utility companies to remove inactive or abandoned above ground utility lines and facilities. Explore funding programs to facilitate the undergrounding of utilities in addition to current methods.

A CITY THAT WORKS (GOVERNANCE)

GV 1	Effective Governance. Practice effective governance through a planning, budgeting and implementation process that is publicly accessible, understandable, predictable and timely.	New
GV 1a	<u>Role of the General Plan and Strategic Plan.</u> Consider the General Plan policies and priorities in updating the City Council's Strategic Plan.	New
GV 2	Leadership. Provide responsive and effective leadership at the Council, Commission and staff levels, including opportunities to work collaboratively with other local, regional and state agencies to accomplish the City's objectives.	New

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GV 3	Fiscal Sustainability. Ensure a fiscally and organizationally sustainable city organization.	New	
GV 3a	<u>Budget and Capital Improvement Plan.</u> Prepare an annual budget and capital improvement program which reflect General Plan priorities.	New	
GV 3b	<u>Long Range Planning.</u> Prepare and maintain a long term financial plan which anticipates future financial circumstances. Continue to maintain and utilize a 5-year forecast model.	New	
GV 3c	<u>Infrastructure Maintenance.</u> Consider establishing new revenue sources to adequately fund infrastructure maintenance.	New	
GV 4	Technology and Communications. Implement technology and communications initiatives to improve the efficiency and effectiveness of city operations as well as maximize opportunities to be transparent, effectively inform and meaningfully engage the community.	New	
GV 5	Community Participation. Encourage, support, and enhance public participation and civil discourse, with consideration of differing opinions, in the formulation and review of policies, new development, and in all City operations and activities, especially neighborhood level planning. City communications should be easily accessible to the public, including those with special needs.	New	
GV 6	Diversity. Make efforts to reflect on Boards and Commissions and among City employees the characteristics of the Novato community.	New	
GV 6a	<u>Hispanic Outreach.</u> Promote outreach and involvement of the Hispanic community.	New	
GV 7	Volunteerism. Encourage and support residents and businesses to		

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	volunteer with the City, particularly through service on appointed boards and commissions. Create volunteer opportunities within City departments and foster community projects through partnerships with neighborhoods and service groups.		
