

	FIRST & LAST NAME ADDRESS	ADDITIONAL COMMENTS?
1	Charlotte Reiter - 1180 BMK Blvd	I'm not able to attend the meeting tonight but would like to show my support! I think transforming Sunset Park into a small community beach is a terrific idea. The funding plan sounds very sensible to me - a great use of available funds. I really appreciate your work on this and look forward to any news on developments. Hope the meeting goes well and thank you!
2	Yvonne Young, Montego	What an amazing addition to our neighborhood, let's do this!
3	Maverick Rendon, Calypso	
4	Bella Rendon, Calypso	
5	Richard Rendon, Calypso	
6	Asher Schonwasser, 1165 BMK Blvd	
7	Dylan Schonwasser, 1165 BMK Blvd	
8	Sophie & Evie Retz, 177 Montego	
9	Zoey Straharsky, 12 Montego	
10	Noah Taylor 264 Montego Key	I think it's a lovely and unique opportunity
11	Tim Corriero, 62 Calypso	This upgrade to Sunset Park looks amazing and much better than what's there now! All for beautification of the community!
12	Shon Webb, Montego	
13	Kate Corriero, 62 Calypso	
14	Chris Grady, 21 Montego Key	
15	Sam Grady, 21 Montego Key	
16	Will Druschel, 57 Montego	
17	Barry Druschel, 57 Montego	
18	Brian Kaplan 9 Montego Key	
19	Stacey Kaplan 9 Montego Key	
20	Elliott Fink 25 Del Oro Lagoon	
21	Jennifer Bowman 25 Del Oro Lagoon	
22	Rob Merrell, 1165 BMK Blvd	
23	Sarah Patnode, 1165 BMK Blvd	
24	John Aarsheim, 172 Montego Key	
25	Larissa Aarsheim, 172 Montego Key	
26	John Kazay Jr - 1028 BMK Blvd	Would prefer to keep support private, have had threatening encounters from neighbors
27	Michelle, Jason, & Samantha Tarantino / 17 Del Oro Lagoon	
28	Shane Pumpa, 907 BMK Blvd.	
29	Skylar Pumpa, 907 BMK Blvd.	
30	Jessica Pumpa, 907 BMK Blvd.	
31	Robin Lee, 12 Montego Key	
32	Matthew Pumpa, 907 BMK Blvd.	
33	Jana, Jules & Jayden Mohr / 1011 BMK Blvd	I live right across the street on the lagoon, and am excited about this for my 2 kids!
34	Alexia Neves / 216 Montego Key	

35	Leila Arnautoff	It will be a great addition for all ages!!
36	Kirk Gray - 53 Montego Ky, Novato, CA 94940	
37	Peter Guagenti / 175 Del Oro Lagoon	
38	Erin Guagenti / 175 Del Oro Lagoon	I really appreciate the fenced/keycard access, allowing our community to enjoy this space. What a lovely addition to the neighborhood!
39	Nancy Kubik, 192 Caribe Isle	
40	Mark Kubik, 192 Caribe Isle.	
41	Evelyn Gregson 77 Montego Key	
42	Jane Buerger	
43	Clara Gray	
44	Mark Stroman 108 Montego	
45	Cynthia Stroman 108 Montego	
46	Don Swartz / 36 Montego	Thank you for this, the presentation is very helpful and please add my name to the list of supporters!
47	Madeline Swartz / 36 Montego	
48	Louise Wilson / 87 Del Oro	I have lived in BMK for 37 years and have loved it. I read about sunset Beach and sent on BMKCSD website and I am very excited about it. We have always needed same thing this for all our residents to enjoy. I am definitely in favor of it as long as we can keep out the public and the homeless!! The fencing looks like it should take care of that. It is important that we keep our area beautiful and our lagoons maintained so that future generations can enjoy it as well. I hope that you will have enough support from the resident to proceed. And thing like this always adds to the value of our homes.
49	Oleg Grabarsky	
50	Yelena Gortul	
51	Pete Arnautoff	105 Montego Key
52	Anthony Shell- 89 Calypso Shores	
53	Kelly Shell - 89 Calypso shores	Love this idea! :)
54	Matthew Glerum	
55	Candra Canning	
56	Lucas Gallagher	
57	David Gallagher	
58	Elizabeth Geler	It will be great to have a place to swim
59	Jennifer Rendón	
60	Benjamin Paradis / 1173 Bel Marin Keys	Well done with the proposal!
61	Matt Glerum	
62	Candra Canning	
63	Ava Kaplan 9 Montego Key	
64	Brighton Stadniuk 17 Bahama Reef	
65	Lawson Stadniuk 17 Bahama Reef	
66	Branson Stadniuk 17 Bahama Reef	

67	Peter Stadniuk 17 Bahama Reef	
68	Taylor Lee 17 Bahama Reef	Thanks for making this dream into realty!
69	Barbara Heaton	
70	Jovauna Currey, 1169 Bel Marin Keys Blvd	
71	Katie Retz, 177 Montego Key	
72	Craig Vandermause 78 Del Oro Lagoon	
73	Kevin Strharsky	The fence that was put around the north lagoon by the levy is an awful design, please don't use the same style
74	Joe Delaney - 79 Caribe Isle	I think it looks great! A value added amenity to the hood!
75	Alison Steiger 56 Caribe Isle	Love the idea. Would like the fence close to the water to not obstruct the view from the street.
76	Randy Pollak / 58 Cavalla Cay	
77	Cristy Pollak, Cavalla Cay	Our neighbors need access, it is only fair.
78	Pat Greenwell, 225 Montego	Love this idea!! Can't wait
79	Ali Greenwell, 225 Montego	
80	Kevin & Laurie Dugan	Great idea and thank you all for your hard work to make this happen
81	Jane Yanecko 233 Montego Key	
82	Mike Yanecko 233 Montego Ky	
83	Fabiano Silveira	
84	Ken Pieri /1044 BMK Blvd	
85	Kathy Pieri / 1044 BMK Blvd	
86	Kristen Addicks	
87	River Stage, 101 Montego	
88	Ryder Stage, 101 Montego	
89	Jon Stage, 101 Montego	
90	Brooke Stage, 101 Montego	
91	Rob Case 1192 Bel Marin Keys Blvd	
92	Jane Yanecko, Montego	
93	Diane McKone 165 Caribe Isle	
94	Fabiano Silveira	
95	Michelle Silveira	
96	Ron Binetti 96 Montego	
97	Maureen Binetti 96 Montego	
98	Mila Shorten / 205 Montego Key	
99	Dave Feingold 276 Montego Key	
100	Liz Feingold 276 Montego Key	
101	Grant Fehring 74 Calypso Shores	
102	Marie Fehring 74 Calypso Shores	
103	Katrina Fehring 74 Calypso Shores	
104	Jessica Schonwasser, 1165 Bel Marin Keys Blvd.	
105	Amy Johnson 16 Montego Key	
106	Blakely Johnson, 16 Montego	

107	Katie Vandermause 79 Del Oro Lagoon Novato ca 94949	
108	Travis Guenther	
109	Don Swartz / 36 Montego Key	
110	Derek Janssen 1077 Bel Marin Keys Blvd	
111	Beth McGregor	
112	Charlie Schonwasser 1165 Bel Marin Keys Blvd.	
113	David Herz, 1095 BMK Blvd.	
114	Karen Herz, 1095 BMK Blvd.	
115	Jamie Shorten / 205 Montego Key	
116	Natalia Shorten / 205 Montego Key	

Lisa Lue

From: Natalia Shorten <akanatalia@gmail.com>
Sent: Tuesday, December 17, 2024 9:35 AM
To: Vicki Pennington
Subject: Re: No on Sunset Beach

Good morning Vicki, and thank you for your input. If I might provide some food for thought, the fence allows full visibility through it still, see design precedents we included below. Is this your only concern? Lastly, if I could gather your address as well if you don't mind, I've been noting names and addresses to include with feedback. Please let me know your thoughts and thanks again.

I've included the link to our full presentation at the Town Hall in Nov for your reference and we will be presenting again at the BOD mtg Thursday with additional information, questions, and answers.

<https://www.bmkcsd.us/notices/sunset-park-slideshow-presentation/>



NATALIA SHORTEN | 415.515.2416

natalia-shorten.com/ | wowmomprovisions.com | calendly.com/akanatalia

On Mon, Dec 16, 2024 at 10:47 PM Vicki Pennington <thepenn@gmail.com> wrote:
Good evening Natalia. I'm not in favor of the proposed beach. I do not want it fenced in and lose the beautiful view of the water.

Lisa Lue

From: Natalia Shorten <akanatalia@gmail.com>
Sent: Monday, December 16, 2024 6:39 PM
To: Pete Tarantino
Subject: Re: Sunset Beach Project

Hi Pete - Thank you very much for reaching out and sharing your thoughts, the committee has welcomed all feedback! We have thought about and discussed many of the things you mentioned, leading up to, and during the Town Hall on Nov 10th BUT I am collecting all the answers to the questions that have been discussed in various different settings to include in the presentation for the Dec 19th board meeting.

This is the current document that we presented in the Town Hall, and are adding more information to for Thursday:

<https://www.bmkcsd.us/notices/sunset-park-slideshow-presentation/>

If I could just pose some food for thought in the meantime.....

- There are many community pools across the city of Novato, state of CA, and US. The Sunset Beach idea is very similar to this in concept and yet communities across the US continue to adopt and build this neighborhood amenity because it is good for the residents. There additionally are many communities that have beaches available and are also actually public, for instance Foster City. We did research on many of these in the Bay Area which can be reviewed in our presentation.
- I have been going to board meetings regularly + live down from & frequent Montego Park, but have not heard or seen any evidence of drugs and alcohol being an issue in any of our parks, so I'm curious what leads you to believe this beach park would be any different? It is on a highly visible location on BMK Blvd, with a high fence and locked gates. I'm just saying that if I were a teenager, I would go anywhere EXCEPT somewhere that I'd be easily seen or caught doing anything I'm not supposed to.
- Did you know there has never been a drowning in BMK ever? This is all while residents + guests boat and swim off docks every day.

Again, as mentioned we have been gathering additional information from our underwriter, landscape crew, etc and will have those readily available to discuss on the 19th, I hope you can make it and thank you.

NATALIA SHORTEN | 415.515.2416

natalia-shorten.com/ | wowmomprovisions.com | calendly.com/akanatalia

On Mon, Dec 16, 2024 at 9:08 AM Pete Tarantino <1conley.tjc@gmail.com> wrote:

Sincerely,

Pete and Lisa Tarantino

Sent from my iPad



MEASURE A PARKS COMMITTEE

CSD BOD MTG

12/19/2024

SUNSET BEACH PRESENTATION WITH Q&A & COMMUNITY DISCUSSION



PARKS & OPEN SPACES MISSION:

EQUITABLE ACCESS FOR

ALL BMK RESIDENTS

TO ENJOY

ALL COMMUNITY AMENITIES

AND STEWARDSHIP FOR ALL
PARKS & OPEN SPACES

MSR A COMMITTEE : PARKS & OPEN SPACES

Measure A was a county-wide measure that was passed in 2022 and applicable for 9 years, to fund park and recreation improvements. This brings in about \$58,000/year. **These funds are to be used only for parks and recreational facilities and cannot be used for any other purpose.**

WHY?

THE CREATION OF AN ALL ACCESS BEACH PARK LOCATION IS IN DIRECT RESPONSE TO FEEDBACK RECEIVED DURING THE MEASURE G CAMPAIGN AND WOULD ADDRESS THIS INEQUITY

TRANSFORMING SUNSET PARK INTO A SMALL NEIGHBORHOOD BEACH IS A MUCH NEEDED AMENITY FOR THE COMMUNITY THAT BENEFITS EVERYONE, BUT ESPECIALLY HAS IN MIND FAMILIES WITH YOUNG CHILDREN, NON-LAGOON RESIDENTS, SENIORS, OR ANY OTHER RESIDENT WANTING A MORE EASILY ACCESSIBLE OR FUN WAY TO SWIM AND KAYAK!

DID YOU KNOW?

- 14% OF RESIDENTS DO NOT CURRENTLY HAVE SWIMMING ACCESS TO THE LAGOON AT ALL
- NOT ALL RESIDENTS HAVE SAFE OR ACCESSIBLE WAYS TO SWIM FROM THEIR OWN LAGOON PROPERTIES
- ALL RESIDENTS PAY THE SAME TAX AMOUNT FOR MEASURE G, THAT WAS PASSED IN MARCH 2024, REGARDLESS OF PROPERTY SIZE OR TYPE. MSR G FUNDING WILL BE PRIORITIZED TOWARDS MARINE UPGRADES FIRST.
- SHORELINES AND BOAT RAMPS RESTRICT SWIMMING ACCESS, NOR ARE THESE AREAS A WELCOMING SWIM ENVIRONMENT. SHORELINES DO NEED TO RESTRICT ACCESS, SO THAT NON RESIDENTS CANNOT FISH OR KAYAK.
- MEASURE A, D, & G COMMITTEES ARE ALL INDEPENDENT TEAMS, FORMED BY DIFFERENT RESIDENTS, WORKING ON SEPARATE INITIATIVES ALL CONCURRENTLY.
- MEASURE A, D, & G FUNDING COMES FROM THEIR OWN SOURCES AND ARE NOT CONNECTED IN ANY WAY. FUNDING CANNOT BE COMMINGLED.
- ADDED COMMUNITY AMENITIES INCREASES HOME VALUES FOR ALL

SUNSET BEACH : HISTORY TIMELINE

SEPT 2023 - MEASURE G OUTREACH STARTED, AND MANY COMMUNITY MEMBERS ASKED FOR A REDUCED MSR G TAX DUE TO NOT HAVING ACCESS TO LAGOONS BUT A TAX MUST BE APPLIED EQUALLY TO ALL RESIDENTS. IN RESPONSE MANY COMMUNITY MEMBERS THEN ASKED FOR ACCESS TO LAGOONS.

NOV 2023 - CONCEPTUAL SKETCHES WERE PRESENTED TO SHOW POSSIBLE BEACH UPGRADE IDEAS AT EACH BMK PARK, INCLUDING SUNSET

JAN 2024 - ALL MSR G TOWN HALL MATERIALS FOLLOWING, INCLUDED CONCEPTUAL SKETCHES OF THE BEACH PARKS, AND EQUAL ACCESS WAS INCLUDED IN ALL DISCUSSION GOING FORWARD, AS WELL AS CLARIFICATION OF MSR A VS MSR G FUNDS

MAR 2024 - MSR G PASSED

MAY 2024 - MSR G, MSR D, AND MSR A COMMITTEES WERE REQUESTED TO BE FORMED BY THE BOARD & CSD, WHO ASKED THE ENTIRE COMMUNITY FOR RESIDENT VOLUNTEERS, AND ALL RESIDENTS WERE INCLUDED ON THE COMMITTEES OF THEIR CHOICE

JUNE/JULY 2024 - MSR A, PARKS AND OPEN SPACES COMMITTEE FORMED, INCLUDING VINCE LATTANZIO AS BOARD LEAD. WE MET MANY TIMES TO ALIGN ON WHAT PROJECT(S) TO PRIORITIZE USE OF MSR A MONEY FOR AND UNANIMOUSLY AGREED WITHIN THE COMMITTEE ON OUR MISSION STATEMENT AND SUNSET BEACH PROJECT TO RECOMMEND TO THE BOARD, AFTER MANY DISCUSSIONS AND SITE VISITS.

AUG 2024 - **CONCEPT/LOCATION, BOARD APPROVED** - MSR A COMMITTEE RECOMMENDS SUNSET BEACH PARK PROPOSAL TO THE BOARD

SEPT 2024 - **REVISED FUNDING, BOARD APPROVED** - MSR A COMMITTEE RESEARCHED ADDITIONAL GRANT FUNDING ORIGINALLY THOUGHT TO BE AVAILABLE TO US, BUT WAS NOT APPLICABLE FOR PRIVATE PARKS. THEREFORE ESTIMATES WERE ADJUSTED AND BROUGHT BACK TO THE BOARD TO APPROVE USE OF OPERATING FUNDS AS NEEDED, **NTE \$150K IF DONATIONS AND VOLUNTEER HOURS WERE NOT ENOUGH**

OCT 2024 - COMMITTEE DOES ADDITIONAL SITE SURVEY WORK, REFINES DESIGN TO INCLUDE USE OF EXISTING CURB AND INCLUDES OTHER ELEMENTS PER RESIDENT FEEDBACK. FULL 11X17 PAGE WRITE UP INCLUDED IN N2N ASKING ALL RESIDENTS TO ATTEND A TOWN HALL TO BE INFORMED AND HEAR MORE DETAIL.

NOV 2024 - THE "COMMITTEE UPDATES TOWN HALL" WAS HELD AND SUNSET BEACH DISCUSSED EXTENSIVELY, WITH SEEMINGLY POSITIVE OUTCOME BY THE END OF A CONSTRUCTIVE DISCUSSION. OTHER RESIDENTS WHO DID NOT ATTEND THE TOWN HALL, ATTENDED NOV CSD BOD MTG VOICING OPPOSITION AND CONCERNS DURING PUBLIC COMMENT.

DEC 2024 - TO ADDRESS PUBLIC COMMENTS, MSR A COMMITTEE HAS GATHERED QUESTIONS/CONCERNS AND WILL PRESENT RESPONSES ALONG WITH ANOTHER PRESENTATION OF SUNSET BEACH PARK PROPOSAL

SUNSET BEACH : LOCATION & BENEFITS

**HIGHLIGHTED AREAS
ARE 14% OF KNOWN
RESIDENTS WITHOUT
LAGOON ACCESS**

**UTILIZING UNUSED OPEN
SPACE FOR NEW AMENITIES,
SUNSET IS LARGEST
UNDERUTILIZED PARK IN BMK**

**SAFE & ACCESSIBLE
SWIMMING & KAYAKING**

**BUILDING SENSE OF
COMMUNITY PRIDE**

INCREASED HOME VALUE

**CENTRALIZED LOCATION
FOR ALL RESIDENTS**

**HAS ADEQUATE SPACE NEEDED
ON LAND AND WATER**



SUNSET BEACH : LOCATION & BENEFITS

16 PARKING SPOTS IN DEDICATED PARKING LANE. PARKING DOES NOT DISRUPT TRAFFIC FLOW & NOT IN FRONT OF RESIDENT'S HOUSES

SHELTERED COVE AWAY FROM BOATING W/LESS WAKE INTERFERENCE FOR SMALL KIDS

PROTECTED NATURALLY FROM ANY PUBLIC ACCESS OTHER THAN GATES, UNLIKE BERMUDA HARBOR

STRAIGHT FENCE, EASIER CONSTRUCTABILITY

SUN STUDIES = BEST SUN EXPOSURE

SWIM AREA IS ADEQUATE SPACE WITH BOTH SHALLOW AND DEEPER AREAS

EXISTING CONCRETE WATER CURB

SHALLOW GRADUAL SLOPED ENTRY INTO LAGOON



WHAT ABOUT OTHER PARKS?

MSR A COMMITTEE DID RESEARCH AND SITE VISITS FOR ALL POSSIBLE PARKS, CONSIDERING THE FOLLOWING CRITERIA (INCLUDING BUT NOT LIMITED TO):

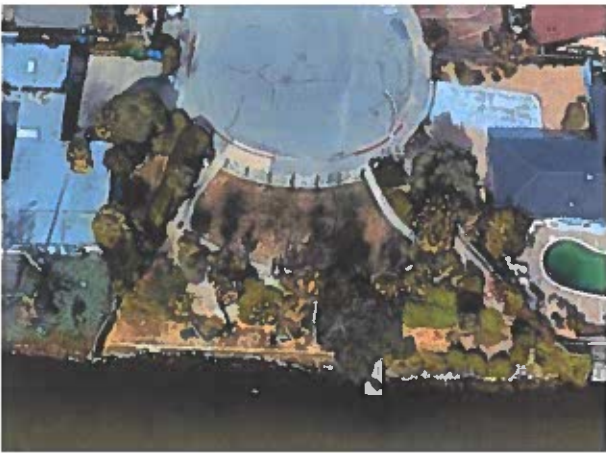
- PARKING SPOT AVAILABILITY
- USEABLE SWIM SPACE & WATER QUALITY
- BOAT TRAFFIC PATTERNS & WAKE ZONES
- ENVIRONMENT FACTORS
- SITE CONDITIONS IMPACT ON CONSTRUCTABILITY
- ADJACENT NEIGHBOR IMPACTS

BAHAMA REEF (EAST)

- SPACE IS VERY NARROW & DOESN'T ALLOW NEIGHBORS EASY MOBILITY IN AND OUT OF DOCKS IN A BOAT, WHILE ALLOWING ADEQUATE SWIMMING AREA
- PARKING NOT IDEAL WITH NO DEDICATED PARKING LANE, WOULD IMPACT TRAFFIC FLOW
- CURRENT FENCING IS TOO LOW TO DETER TRESPASSING, WOULD NEED REPLACEMENT



WHAT ABOUT OTHER PARKS?



CARIBE ISLE (NORTH)

- OVERALL PARK ENVIRONMENT NICE BUT VERY LITTLE PARKING
- MINIMAL SUN EXPOSURE
- LARGE ROCK SHORELINE, NOT EASY TO NAVIGATE, NEEDED TO PROTECT SHORE FROM WAKES
- UNSHELTERED SWIM AREA VERY CLOSE TO THE WAKE ZONE IN A STRAIGHTAWAY WHERE BOATS ARE GOING VERY FAST, NOT IDEAL FOR SMALL KIDS
- GREAT OPTION FOR 2ND FUTURE BEACH



BERMUDA HARBOR

- LANDSCAPE GRADE TOO STEEP
- USEABLE LAND SPACE IS TOO NARROW, SHALLOW AND OVERALL TOO SMALL
- CSD PARKING LOT HAS 16 SPACES, SAME AS SUNSET BEACH, LESS SAFE HAVING KIDS RUN ACROSS THE BLVD
- DIRECT LINE OF SIGHT AND ACCESS FROM PUBLIC LEVEE TRAIL MAKE IT EASY AND ENTICING FOR NON-RESIDENTS TO SWIM THE SHORT DISTANCE OVER FOR UNLAWFUL USE

SUNSET BEACH : CONCEPTUAL DESIGN



SUNSET BEACH : CONCEPTUAL DESIGN



SUNSET BEACH : CONCEPTUAL DESIGN



SUNSET BEACH : CONCEPTUAL DESIGN



SUNSET BEACH : CONCEPTUAL DESIGN



SUNSET BEACH : CONCEPTUAL DESIGN



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SUNSET BEACH : CONCEPTUAL DESIGN



SUNSET BEACH : CONCEPTUAL DESIGN



SUNSET BEACH : CONCEPTUAL DESIGN



SUNSET BEACH : CONCEPTUAL DESIGN



COMMITTEE
DISCUSSED AND
AMENABLE TO
COMPROMISES
SUCH AS
REMOVING
PERGOLA, PICNIC
TABLES, AND BBQ
IF NEEDED

THESE AMENITIES
WERE ACTUALLY
ADDED AFTER
OTHER
RESIDENTS
SUGGESTED
THEM

SUNSET BEACH : CONCEPTUAL DESIGN



SUNSET BEACH : DESIGN PRECEDENTS



QUEEN PALM



FREEDOM PROVIDENCE FENCING



NON-FLOATING DOCK



KAYAK BAR



ADA ACCESSIBLE COMPOSITE BOARDWALK

SUNSET BEACH : FUNDING

HIGH LEVEL COST ESTIMATE BASED ON CONCEPTUAL TAKE OFFS
FUNDING PROVIDED THROUGH MSR A SURPLUS + OPERATING BUDGET

- **NO MEASURE G FUNDS ALLOCATED TO THIS PROJECT**
- **COMMITTEE DEDICATED TO KEEP OPERATING BUDGET USAGE TO A MINIMUM, IF NEEDED AT ALL**
- ADDITIONAL \$\$ COMING FROM FUNDRAISING, DONATIONS & VOLUNTEER HOURS
- BOARD HAS APPROVED UTILIZING OPERATING BUDGET IF NEEDED

\$150,000 Operating Budget NTE (*supplemental funding as needed from OB after fundraising & donations*)

\$150,000 Msr A Surplus Funding

\$300,000 TOTAL AVAILABLE

ESTIMATE BREAKDOWN:

- \$ 20,000 Boardwalk (Volunteer -20%)
- \$ 35,000 Prep, demo, grading (Volunteer -40%)
- \$ 20,000 Beach area sand & kayak rack (Volunteer -20%) **KAYAK RACK CAN COME LATER POSSIBLY**
- \$ 50,000 Utilizing (E) retaining curb + rip wrap shoring & river rock
- **\$ 22,000 DG pad areas for BBQ/Gazebo area + fenced porta potty - POSSIBLE VE**
- \$ 50,000 Fence
- \$ 40,000 Fixed Dock (25 x 25 reduced size)
- \$ 15,000 Permits & Construction Documents (Donated CD work by Carducci Associates)
- \$ 10,000 CEQA Certification
- \$ 0 TOPO Survey Donated by Larry Stevens (Resident)
- \$ 0 Conceptual Design Donated by Charlie Schonwasser (Resident)
- \$ 10,000 Project/Labor Management
- **\$272,000 TOTAL HIGH LEVEL ESTIMATE *SUBJECT TO CHANGE AND NOT FINAL UNTIL BID IS AWARDED***

SUNSET BEACH : ONGOING COSTS

HIGH LEVEL COSTS STILL BEING WORKED THROUGH

CONFIRMED: INSURANCE FOR BEACH STRUCTURES \$800/YEAR

CONFIRMED: ADA PORTA POTTY APPX \$400/MONTH = \$5,000/YEAR

PENDING: LIABILITY INSURANCE THROUGH CSD, UNDERWRITER WORKING ON THIS

PENDING: BRIGHTVIEW LANDSCAPING FEE FOR ADDED SCOPE

- SUNSET PARK IS CURRENTLY ALREADY BEING MAINTAINED AS A PARK
- THEIR SOW ALREADY INCLUDES LANDSCAPE AND TRASH MAINTENANCE
- LISA HAS ASKED FOR A QUOTE FOR ADDED SCOPE WHICH INCLUDES SAND MAINTENANCE (AND WHAT THAT ENTAILS) + ADDED PALM TREES

PENDING: AT&T REQUIREMENTS AND IMPLICATIONS FOR NEW GATES

- KEY CARD EQUIPMENT AT 2 GATES
- AT&T INSTALLATION
- AT&T MONTHLY ADD FEE

BAY AREA SWIM PARK PRECEDENTS

MANY BAY AREA COMMUNITIES HAVE BEACHES & COMMUNITY POOLS THAT ARE GREAT EXAMPLES OF THIS AMENITY BEING A SUCCESS

BODY OF WATER	COUNTY	GOVERNIN G BODY	PUBLIC	DETAILS	WATER QUALITY	WATER SAFETY	OPEN SEASON	OPENING HOURS	FEE	CAPACITY LIMITS	OTHER AMENITIES & WEBSITE	
SPRING LAKE	Sonoma	Sonoma County Regional Parks	Public	Swimming Lagoon and Water Park with Infatables	Chlorinated and tested	Lifeguard, PFDs provided, roped off swimming area	Memorial Day - Labor Day	Swimming is 10am-8pm; Water park has limited hours.	Swimming - free; Water Park \$10	Yes	Keyak, paddleboard rentals, picnic tables, bbqs, fishing, fitness circuit	https://parks.sonomacounty.ca.gov/visit/find-a-park/spring-lake-regional-park
DON CASTRO SWIM LAGOON	Alameda	East Bay Regional Park District	Public	Swimming Lagoon with sandy beach	Chlorinated	Lifeguard, PFDs provided, roped off swimming area	End of May - September	11am-8pm	\$2-\$3	Yes	Bathhouse with shower, picnic tables, BBQs, vending machine, beach wheelchairs	https://www.ebparks.org/recreation/swimming/don-castro
FOSTER CITY LAGOON	San Mateo	Foster City Parks and Rec	Public	Manmade lagoon throughout community similar to BMK lagoons	Dyed blue to avoid algae, flushed with bay water, water quality regularly tested and posted on signs and online - swimmers responsible for checking reports	Visibility caps and swimming buoys provided, swimming allowed in all areas, swimmers responsible for maintaining distance from boats	All year	"swimmers are encourage to swim during daylight hours"	NA	No	Windsurfing, boating	https://www.fostercity.org/parksrec/page/rentals-and-reservations
BELVEDERE LAGOON	Marin	Belvedere Lagoons Property Owners Association	Private	Manmade lagoon throughout community similar to BMK lagoons	Chemicals added to control algae/grass, water quality tested once or twice per month, swimmers told to check online for water quality reports before swimming	No power boats permitted, swimmers have right of way, swimmers "encouraged" to wear bright swim caps, no lifeguard, residents responsible for own safety and that of children	All year		NA	No	swimming, sailing and windsurfing, and the use of manually-powered craft such as rowboats, canoes, paddleboats, and paddle boards	https://belvederelagoon.org/rules.php
PARKSIDE AQUATIC PARK	San Mateo	City of San Mateo Parks and Rec	Public	"A remnant of a tidal slough"	Water quality tested weekly, open inlets and use pumps to flush water, swimmers advised to check water quality reports before swimming	"There is no lifeguard at Parkside Aquatic Park so be sure to monitor your children carefully." Roped off swimming area.	All year	sunrise to sundown	NA	No	bathroom, beach playground, picnic tables, bbqs, boat launch	https://www.cityofsanmateo.org/3340/Parkside-Aquatic-Park
CULL CANYON SWIM COMPLEX	Alameda	East Bay Regional Park District	Public	Swimming Lagoon with sandy beach	Chlorinated	Lifeguard	April - September	11am-8pm	\$2-\$4	Yes	Bathhouse with shower, picnic tables, BBQs, vending machine, beach wheelchairs	https://www.ebparks.org/recreation/swimming/cull-canyon

SUNSET BEACH : RULES & REGULATIONS

➤ ONSITE SIGNAGE:

- HOURS - SUNRISE TO SUNSET
 - TO REPORT PARK RULE VIOLATIONS CALL SHERIFF'S OFFICE | EMERGENCIES CALL 911
 - **CHILDREN UNDER 12 MUST BE ACCOMPANIED BY AN ADULT**
 - NO LIFEGUARD ON DUTY - SWIM AT YOUR OWN RISK ONLY DURING DAYLIGHT HOURS
 - SWIMMER'S ARE RECOMMENDED TO STAY WITHIN SWIM BOUNDARY
 - SWIMMER'S REQUIRED TO WEAR HIGH VISIBILITY SWIM CAPS OUTSIDE SWIM BOUNDARY
 - SWIMMER'S RESPONSIBILITY TO CHECK WATER QUALITY REPORTS @ BMKCSD.US
 - USERS OF BEACH ASSUME ALL RISK & RESPONSIBILITY FOR ANY ACCIDENTS OR INJURIES OF ANY KIND
 - NO DIVING
 - NO AMPLIFIED MUSIC **ABOVE 75db (MATCHES BOATING REGULATIONS, AND MONITORED THE SAME)**
 - NO FISHING
 - NO NUDDITY
 - **NO EVENTS OR LARGE PARTIES (WAS ALIGNED ON AT TOWN HALL THAT THIS GENERAL RULE WOULD BE LISTED, AS A SPECIFIC OCCUPANCY QUANTITY WOULD NOT BE ABLE TO BE REGULATED)**
 - **NO MOTORIZED WATERCRAFT IN SWIM AREA**
 - **NO GLASS**
- ADJUST BMK CSD MUNICIPAL CODES & WATERWAYS REGULATIONS AS APPLICABLE
- LIABILITY WAIVER WITH GATE KEY CARD (COUNTY COUNSEL TO ASSIST) & COMBINE W/MONTEGO PARK COURTS CARD
- PARKING TIME LIMITS
- MARKED CURBS TO INDICATE BEACH AREA PARKING
 - CURRENTLY 16 SPOTS AVAILABLE NOT IN FRONT OF HOUSES
- PORTA POTTY WITH FULL SURROUND, HIDDEN TO VIEW **WAS ALIGNED ON WITH EAST NEIGHBOR THAT IT BE CENTRALLY LOCATED IN PARK**
- ~~DOG FRIENDLY, PET WASTE STATION INCLUDED~~ **WAS ALIGNED ON AT TOWN HALL - NO PETS**

SUNSET BEACH : QUESTIONS & ANSWERS

➤ What about the CSD's liability?

- **Liability = NEGLIGENCE** If the CSD properly signs the beach with rules & regulations, keeps the premises maintained, and warns guests of known hazards, a lawsuit would have a hard time being brought to, and standing up in court. In general, the law requires that you take "reasonable precautions" to prevent accidents or unauthorized use.
- Owners are most likely liable when they leave their properties in disrepair, don't address safety issues, fail to warn visitors of potential dangers, and similar circumstances.
- Private Beach Liability: Private beach owners, resorts, or operators have a duty to ensure the safety of their guests. They must maintain the premises, provide proper signage, and warn visitors of any known dangers. If an injury occurs due to their NEGLIGENCE, such as failure to address hazards or maintain facilities, they could be held liable for the resulting damages.
- Safety of small children is the responsibility of the adult chaperoning them into the swim area.
- Children under 12 cannot enter without an adult and key card, and the gated fence reduces "attractive nuisance" liability.
- **There has never been a fatality in BMK, and we have daily boating and swimming in the lagoons. This is evidence that residents of BMK are aware of water safety and already take necessary precautions to maintain their safety.**

➤ How many people can residents invite? What is the maximum occupancy?

- We do not limit or regulate occupancy at any park in BMK, nor would we be able to. Common sense and respectful behaviour from residents (or lack thereof) will determine what is appropriate on a case by case basis depending on the situation as it is with all other parks, open spaces, and lagoon use.
- It was aligned at the Town Hall that we would post in the rules "no events or large parties" which should cover the majority of issues, and new rules would be added and actions taken to address any future issues IF they arise

➤ Who enforces the rules?

- Per current operating procedure at all parks, open spaces, and lagoons in BMK - rules are enforced by CSD, sheriff, and self policing

➤ Safety... Vandalism... Teenagers... Oh my!?

- The CSD doesn't have any evidence of vandalism at parks other than kids putting rocks in the Montego Courts door so they can get in + some damaged pickleball net frames earlier this year. There also hasn't been any evidence of drug or alcohol use being a problem in parks currently. Because there is not evidence substantiating a persistent issue, we will keep close watch of this and install cameras should there be a need in the future.
- Teenagers in general do not want to hang out where they will get caught doing something they aren't supposed to. This is a HIGHLY VISIBLE spot both from the street and surrounding neighbors, so it's unlikely to be an issue.

➤ Does the fence block the beautiful view?

- The fence DOES NOT block views. It's a fully transparent black iron fence that still allows anyone walking or driving by to enjoy!

SUNSET BEACH : NEXT STEPS & APPX TIMELINE

- 11/10/24 - BMK COMMITTEE TOWN HALL
 - DOCUMENT FEEDBACK, CONCERNS & SUPPORT FOR CONSIDERATION
- 11 - 12/24 - FINALIZE DESIGN:
 - SURVEY EXISTING RETAINING CURB
 - CONFIRM FINAL DETAILS FOR DOCK
- 01 - 02/25 - FINALIZE CONSTRUCTION DOCUMENTS:
 - SUBMIT FOR 3 COMPETITIVE BIDS
 - SUBMIT CEQA
 - SUBMIT FOR PERMIT AS NECESSARY
- 01 - 02/25 - ORGANIZE OUTREACH TO COMMUNITY:
 - COMMUNICATION
 - DONATIONS & FUNDRAISING
 - VOLUNTEER WORK DAYS, TASKS, PEOPLE
 - DEMO AND CLEARING VEGETATION CAN START ASAP
- 04 - 05/25 - REVIEW PERMITS NEEDED & START SUNSET BEACH PARK RENOVATION
- 07 - 08/25 - BEACH OPENING - COMMUNITY CELEBRATION ACTIVITIES
- *CSD AND PARKS COMMITTEE TO ALIGN ON RULES & REGULATIONS AS WELL AS MODIFY BMK ORDINANCES, MUNICIPAL CODES, AND WATERWAYS REGULATIONS AS APPLICABLE PRIOR TO BEACH OPENING*
- *SUBJECT TO CHANGE PENDING PERMITTING, VOLUNTEERS, AND/OR RESOURCE AVAILABILITY*

MSR A FUTURE PROJECTS:

- **General Park and Open Space Maintenance and Repair:**
 - Msr A Committee to walk all parks and open spaces, itemize all equipment
 - Finalize list of repairs and improvements needed
 - Get quotes for items Brightview can handle / Assign some responsibilities to Brian
 - Organize a community work day for easier tasks
 - Powerwash all park equipment and benches/tables - get quote and continue ongoing yearly

- **Drainage repairs at Montego Park:**
 - Drains need to be lowered to maintain T.O. drain so that it's level at, or below, grade
 - With added pump last year, flooding has been better, keep an eye on this to monitor

- **Montego park irrigation & park playground renovation / restoration**

- **Playground equipment restoration at all parks**

- **Post signs at all parks indicating park hours are sunup to sundown so they can be enforced**

- **Interim Kayak use & storage location until Sunset Beach project complete**

- **Creek Access for Lagoon Residents**

- **Underutilized spaces identified with *POTENTIAL* for increased use (for future discussions):**
 - Keys Landing Park (triangle park behind Calypso / BMK Blvd creek residents)
 Could provide access to the creek for community
 - The Gardens' North Lagoon Pier

THANK YOU!

MEASURE A PARKS AND OPEN SPACE COMMITTEE



PICTURED LEFT TO RIGHT:
KAREN HERZ, LIZ FEINGOLD, NATALIA SHORTEN,
MAUREEN BENETTI, CHARLIE SCHONWASSER,
BROOKE STAGE, VINCE LATTANZIO

NOT PICTURED:
JANE BUERGER, CANDRA CANNING, AMY DORIE,
SUZANNE LAWRENCE, ELIZABETH GELER

If you would like to contribute in any way

****TIME, LABOR, DONATIONS OF MONEY, OR MATERIALS****

Please contact the following committee members who are leading:

Donations - Brooke Stage - brooke.stage@gmail.com

Volunteers - Jane Beurger - burger.jane@gmail.com

APPENDIX



Beachfront Concepts for BMK Residents



Bermuda Harbor



Caribe Isle Park



Bahama Reef Park

