

November 1, 2011

Mayor Kellner and City Councilmembers
Novato City Council
75 Rowland Way
Novato, CA 94945



Re: Vacating Hanna Ranch Easements

Dear Mayor Kellner and Councilmembers:

The Marin Conservation League is concerned about the vacation of the easements proposed for the Hanna Ranch project. Parcel C is the property owned by the city at the entrance of this project. It is less than an acre and has no designated use in the city General Plan. With the adoption of the Master Plan the parcel will be rezoned to CG (General Commercial). The proposal is to sell the property to the developer. We suggest that it be sold at fair market value at the CG designation.

The floating easement should not be vacated. That easement was created to fulfill the transportation/circulation needs anticipated when Vintage Oaks went in. With this project the need is even greater. In acknowledgement that neither the builder, the city nor Caltrans can afford the interchange that Caltrans requires to link Rowland Drive with Highway 37, that linkage should not be made at this time. However, in 20, 30 or 40 years the Hwy 37 interchange may need to be upgraded and a linkage could be feasible. Don't sacrifice that possibility for the immediate satisfaction of this particular developer. The City of Novato would greatly benefit by having two entrances and egresses to Vintage Oaks and the hotel proposed. Please keep the option open.

Sincerely,

A handwritten signature in blue ink that reads "Susan Stompe".

Susan Stompe
President

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