

January 5th, 2022



Protecting Marin Since 1934

Mayor Eric Lucan and Councilmembers
Novato City Hall
922 Machin Avenue
Novato, CA 94945

Re: Habitat Redwood Blvd. Project

Dear Mayor Lucan and Councilmembers:

The Marin Conservation League has reviewed the application for the Habitat Redwood Blvd. project submitted by Habitat for Humanity Bay Area. The project is a wonderful opportunity for 80 families to gain home ownership in the Novato community. At the same time, a couple issues of concern do not seem to be addressed in the development documents.

The project design has a loop road serving the development internally. There are some benefits to having a one-way circulation system, including the on-street parking. There does not, however, appear to be an emergency exit in case something blocks the only access point at Redwood Blvd. It appears that an emergency link could be to the Buck Center access road, or through the motel property. We urge you to identify an emergency access for the 80 families who will be residing there and emergency services that may be needed.

The inclusion of electric auto charging stations is more forward thinking than many current development proposals. We hope this infrastructure allows for additional stations to be added as demand increases.

The 80 families living on the site will include quite a few children of all ages. The nearest elementary schools and the high school are three miles from the proposed development. That could cause a hardship for the families. Has the school district been consulted about providing transportation for these students? The nearest middle school is at least 5 miles from the project. Are there school impacts fees the project will provide the school district?

We have some concerns about the landslide potential on the site and the vulnerability of the new homeowners to deal with such problems. The recommendations of the geotechnical consultants will, hopefully, keep the structures and families safe. The PG&E easements through the property for gas mains are also of concern. Criticism of placing lower income families in marginal, sometimes dangerous, sites in past centuries should not be repeated in the 21st century. Please be sure this site is safe.

175 N. Redwood Dr., Ste. 135, San Rafael, CA 94903 | 415.485.6257 |
mcl@marinconservationleague.org

Marin Conservation League was founded in 1934 to preserve, protect and enhance
the natural assets of Marin County.

Thank you for this opportunity to comment.

Yours truly,



Robert Miller
President



Susan Stompe
Chair, Land Use, Water and
Transportation Committee