

A PERSONAL NOTE FROM
MAYOR KAREN STEPPER*
TOWN OF DANVILLE

Dear Fellow Danville Resident,

As a fellow Danville resident and voter, I am writing to let you know that this coming **March 3 will be an important day for our Danville community, as we have the chance to come together to vote YES on Measure Y and reap the benefits** this once-in-a-lifetime project has to offer all of our families.

As you may be aware, Measure Y (also known as the Magee Preserve Project) is one that we on the Town Council have unanimously supported. **A Yes vote on Measure Y fits with the way Danville was designed** — single-family homes, clear views of the hills and ridgelines, and large open spaces for hiking, biking, and wildlife corridors.

We did not take this decision lightly. **With public input and thoughtful planning, we approved Magee Preserve because it preserves the character of Danville and provides amazing public benefits and trade-offs rarely seen in development projects.** I would like to take this opportunity to reiterate the reasons why voting YES on Y is right for all of us.

YES ON Y IMPLEMENTS STRONGER PROTECTIONS THAN CURRENT ZONING. In approving the project, **the Town Council voted to rezone the property to REDUCE the number of homes that can be built here to 69 single-family homes — down from 78.** In addition, the rezoning restricts homes to only a small portion of Magee Preserve (29 acres), so that we could maximize the permanent open space available for public benefit (381 acres).

Without the rezoning that comes with Measure Y, up to 78 highly visible homes could be built on the hillsides across all 410 acres, and only 6% of the property would be designated as open space. **What is permitted there now is wrong for Danville, and we need to take this important opportunity to permanently protect the hillsides and ridgelines of Magee Preserve** as Measure Y will do, before it's too late.

YES on Y will **guarantee 381 acres of new permanent public open space** for us, our children, and their children to enjoy. This will be accomplished by converting 93% of currently privately-owned property into preserved open space and opening it up - for the first time ever — **to the public, complete with over 5 miles of new trails** for bikers, hikers, walkers and equestrians. **This project provides a 13 to 1 ratio of acres of public benefit** to private ownership — **the highest ratio seen by Save Mount Diablo in almost 50 years** of their work to preserve the land around Mount Diablo.

YES on Y will **give the Town the land we need to fill the missing gap in the bike and pedestrian pathway along Diablo Road,** getting more people off this dangerous stretch of road. This has been a part of our Capital Improvement budget for decades. **Only YES on Y will guarantee the Town has access to the land needed to make the path extension a reality.**

YES on Y also **protects 1.5 miles of Green Valley Creek** by taking measures to prevent and repair erosion and enhance the natural habitat in and around Green Valley, providing new, long-term protection for our Creek and local wildlife. A new map of wildlife corridors connects to Sycamore Park to sustain our local wildlife.

While much discussion has focused on traffic along Diablo Road, let me be clear: **YES on Y will make the first improvements to the Green Valley and Diablo Road intersection in decades** to help ease traffic concerns.

(Please turn over)

First, Measure Y's traffic improvements will include extending the through-lane and right-turn lane at the Green Valley intersection to allow more high school and AM commute traffic to flow through each signal cycle. In addition, pending County approval, a **"smart" traffic light at the Mount Diablo Scenic intersection will be installed, which will allow cars to flow more efficiently and more safely through the Diablo Road corridor.** This will not solve all our traffic problems, but this is certainly a step in the right direction and **addresses a longstanding problem here in Danville that is not going to get better on its own.**

Certainly, all of us on the Council are concerned about fire risk, and **we trust our local fire and safety officials when they say that the project has no impact on emergency response times.** Frank Drayton, San Ramon Valley Fire Protection District (SRVFPD) Deputy Chief Operations/Logistics & Fire Marshal, said at our Town hearing that **the project even exceeds the requirements of California's fire code by providing new alternate emergency vehicle access routes to use during an emergency.** These additional emergency access routes to help families to safety in the event of an emergency will not exist without this project.

YES on Y will also strengthen our overall Danville community by **generating over \$1.6 million in new annual property tax revenue to be used to strengthen our schools, public safety and community services.** This new revenue stream will be paid for by new homeowners on Magee Preserve.

All of the above will be achieved at no cost to you, the taxpayer.

By voting YES on Y, not only will you enhance our town's public open space now, your vote will ratify the rezoning of this land that will limit the number of houses that can be built on this property and protect our hillsides and their stunning views for future generations of Danville families.

Please join us and vote YES on Y on Tuesday, March 3.



Karen Stepper, Mayor of Danville*

Ad paid for by Yes on Y, a Coalition of Danville Environmental and Community Leaders; Committee major funding from Davidon Homes

* Title for identification purposes only. This letter is not printed, nor provided in any way, at public expense.

