

31 July 2018

City of Santa Rosa

JUL 31 2018

Planning & Economic  
Development Department

Amy Nicholson

Planning & Economic Development Department

100 Santa Rosa, Rm. No. 3

Santa Rosa, CA 95404

RE: DUTTON MEADOWS SUBDIVISION - FILE NO. PRT18-039

Dear Ms. Nicholson,

My wife and I have much concern regarding the timing sequence of the implementation and construction of the aforementioned Dutton Meadows Subdivision, File #6. PRT18-039.

Our concern is simple: traffic congestion. To state it another way, what comes first, the chicken or the egg?

Hearn Avenue is currently the only traffic conduit for access to and from the proposed Subdivision. The existing traffic congestion on Hearn Avenue is already extreme between US Highway 101 and Stony Point Road. Traffic to and from the Subdivision will, with certainty, exacerbate the already severe and extreme traffic congestion on Hearn Avenue.

The existing traffic avenues that feed to and from Hearn Avenue are not capable of sustaining the movement of equipment and personnel required to implement and construct this Subdivision.

Hence, there is immediate necessity to build another access avenue to the Subdivision that is south of Hearn Avenue and the Subdivision.

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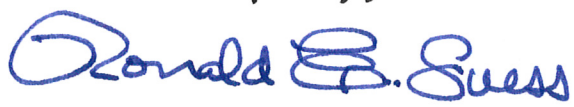
This, then, is the chicken or the egg conundrum:  
A new access avenue or the Subdivision; which  
is first?

Build the new access avenue BEFORE the Subdivision  
is started, implemented, and constructed. Please  
do not commence the Subdivision BEFORE the new  
access avenue is completed. The access avenue is  
the "chicken" that must precede the Subdivision  
(the "egg").

The City of Santa Rosa must demonstrate  
aforethought and display courtesy to all of the people  
that would be adversely affected by the increased traffic  
flow and congestion on Hearn Avenue. This can be  
done by building a new access avenue for the  
Subdivision BEFORE it is implemented and constructed.

The new access avenue is an imperative that must  
precede the Subdivision! Thank you for this opportunity  
to comment on this new addition to Santa Rosa.

Respectfully,



Ronald and Jane Suess  
Rising Moon Ln  
Santa Rosa, CA

## Nicholson, Amy

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**From:** Josh <schultz42@comcast.net>  
**Sent:** Monday, July 23, 2018 3:40 PM  
**To:** Nicholson, Amy  
**Subject:** Dutton MeadowS subdivision- File number: PRJ18-039

Hello Amy,

My name is Joshua Schultz, I'm a resident on Aloise Ave. I received the notification of the planned project (that would be directly behind my house). I was more curious as to what improvements would be done to the surrounding neighborhoods, like sidewalk improvements and streets improvements. Hearn and the surrounding streets are very old and outdated (lack of side walks, ADA req., streets designed an eon ago and now struggle to handle the current flow, I can only imagine what Hearn will look like with this additional development. Also other than homes is the developer required to but in beautification projects i.e. park etc.? I worry with so many of the developments putting on top of each other and nothing being required or done to the surrounding areas.

Thank you in advance with any info you can shed on this process, and any possible traffic studies done.

Joshua Schultz

## Nicholson, Amy

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**From:** Mike Raymond <fanman7@aol.com>  
**Sent:** Tuesday, February 19, 2019 3:50 PM  
**To:** Nicholson, Amy  
**Subject:** Dutton Meadows

Ms. Nicholson

Dutton Meadows Subdivision 2650, 2666, 2684 Dutton Meadow and 1112 & 1200 Hern Ave.  
I oppose any increase in housing, or density on the west side of 101 along the Horn Avenue corridor until such time the over pass at Hi Way 101 is increased to four lanes, two east bound two west bound.  
Gov Jerry Brown increased or gas tax from 18 cents a gallon to 30 cents a gallon by 12 cent or 67%. The traffic back up at the hearn avenue over pass also increases emergency response time.

Thank you  
Mike Raymond  
2575 Knolls  
Santa Rosa Ca. 95405