



DISCLOSURE FORM

(Form 3 of 5)



Project Title: Dutton Meadows / 2650,2666, & 2684 Dutton Meadow, and 1112 & 1200 Hearn Avenue
(Include site address)

Please provide the name of each individual, partnership, corporation, LLC, or trust who has an interest in the proposed land use action. Include the names of all applicants, developers, property owners, and each person or entity that holds an option on the property.

- Individuals: Identify all individuals
- Partnerships: Identify all general and limited partners
- Corporations: Identify all shareholders owning 10% or more of the stock and all officers and directors (unless the corporation is listed on any major stock exchange, in which case only the identity of the exchange must be listed.
- LLCs: Identify all members, managers, partners, officers and directors.
- Trusts: Identify all trustees and beneficiaries.
- Option Holders: Identify all holders of options on the real property.

Full Name:	Address:
HEARN AVENUE LLC	3001 Bishop Drive, Suite 100, San Ramon, CA 94583
Members of Hearn Avenue LLC:	Gregg A. Nelson & Michael Maples, 3001 Bishop Drive, Suite 100, San Ramon, CA 94583
DUTTON MEADOWS LLC	3001 Bishop Drive, Suite 100, San Ramon, CA 94583
Manager of Dutton Meadows LLC	Trumark Companies LLC, 3001 Bishop Drive, Suite 100, San Ramon, CA 94583
Members of Hearn Avenue:	Gregg Nelson, 3001 Bishop Drive, Suite 100, San Ramon, CA 94583
	Michael Maples, 3001 Bishop Drive, Suite 100, San Ramon, CA 94583
	Lucia Cha, 217 Forrester Road, Los Gatos, CA 95032

In addition, please identify the name of each civil engineer, architect, and consultant for the project.

Full Name:	Address:

Additional names and addresses attached: Yes No

The above information shall be promptly updated by the applicant to reflect any change that occurs prior to final action.

I certify that the above information is true and correct:

Robert J. Smith
Applicant

12/9/21
Date

Ross, Adam

From: Matthew Pierce <sharkbaitpierce@yahoo.com>
Sent: Wednesday, December 8, 2021 8:29 PM
To: Ross, Adam
Subject: [EXTERNAL] Dutton Meadows Subdivision Comment Letter
Attachments: Matt letter.docx

Dear Mr. Ross

Please see attached for my concerns regarding the Dutton Meadows Subdivision.

December 8, 2021

Dear Mr. Ross and the City of Santa Rosa,

I have submitted letters before stating my opposition to the Dutton Meadows development as is it planned right now, and again I urge you to deny it for the time being. To maintain a resilient, vibrant and livable City, the City needs to improve infrastructure in this area and secure resources that are adequate for the population.

The City must ensure its growth doesn't outpace its water resources. With what is forecasted to be another drier than normal winter, it seems reckless for the City to continue approving developments during this unprecedented drought. Further, water rationing hits us in the wallet as the City assesses a "water shortage" surcharge between 5-30% during mandatory water conservation periods. Those of us in southwest Santa Rosa are among the City's most financially strained residents already.

The traffic on Hearn Avenue is terrible and getting worse with each additional development. It is common for the traffic to back up from the freeway all the way to the intersection with West Ave. The existing infrastructure cannot support the current population, yet the City continues to take actions that exacerbate existing problems. Special attention needs to be given to the substandard intersection of Hearn and Sally Ann Ave. Opposing traffic turning onto West share the same turn lane with traffic turning onto Sally Ann. This creates a dangerous intersection and has resulted in numerous near misses.

I also have concerns about the levels of service we can expect to receive from the police. Already, our area feels neglected by law enforcement. Our mailboxes and cars get broken into, the police won't even respond. Our homes get broken into, and the police come out to provide us with written reports to hand off to our insurance companies, informing us they don't have the time to actually investigate the crimes. The City needs to provide us with improved policing levels.

The Dutton Meadows Master subdivision plan went before the Planning Commission and City Council just two years ago, and was denied. Little has changed in the developer's plan since then that should make the City believe it's in the City's best interest to move forward with this development now, especially in light of how many ways the development conflicts with the City's goals and vision.

The strain additional development places on existing infrastructure and services diminishes the quality of the public services we receive and makes the City less resilient. It makes our area feel less "livable." It makes riding our bikes and walking along the streets more dangerous to our safety and health. And it takes away yet another open space. Please, honor commitments you made to this City, and deny the Dutton Meadows Master subdivision until the infrastructure, and health and safety issues have been addressed first. Until the infrastructure issues have been addressed, deny the Dutton Meadows subdivision.

Thank you for your time,

A handwritten signature in blue ink that reads "Matthew Pierce". The signature is written in a cursive, flowing style.

Matthew Pierce
Southwest Santa Rosa Resident