

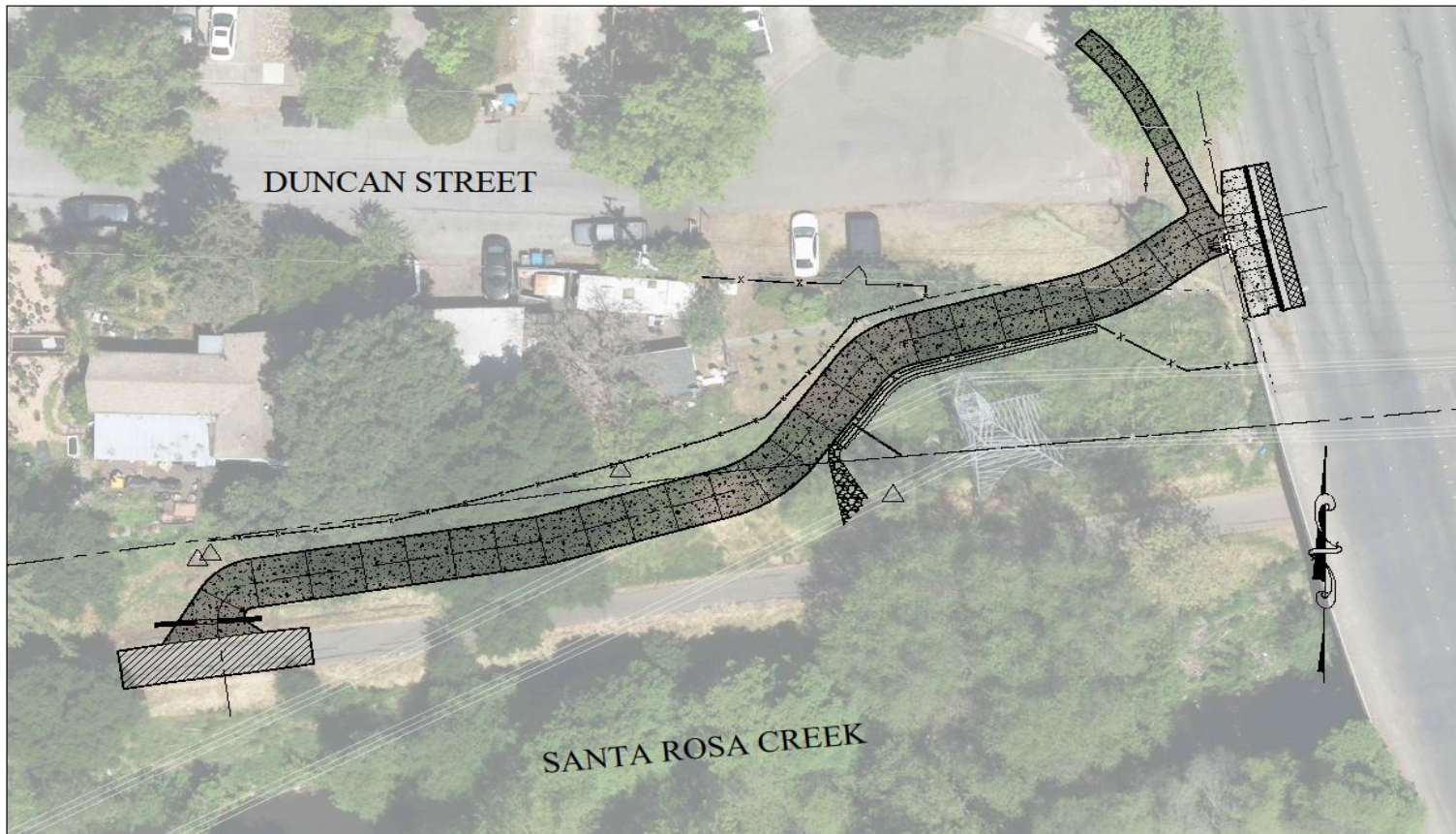


SANTA ROSA CREEK TRAIL
ACCESS AT N. DUTTON AVE (WEST SIDE) PROJECT
RESOLUTION OF NECESSITY HEARING
Jim Beal, 408 Duncan St, Santa Rosa, CA
Portion of APN: 010-495-010

City Council Meeting
November 18, 2025

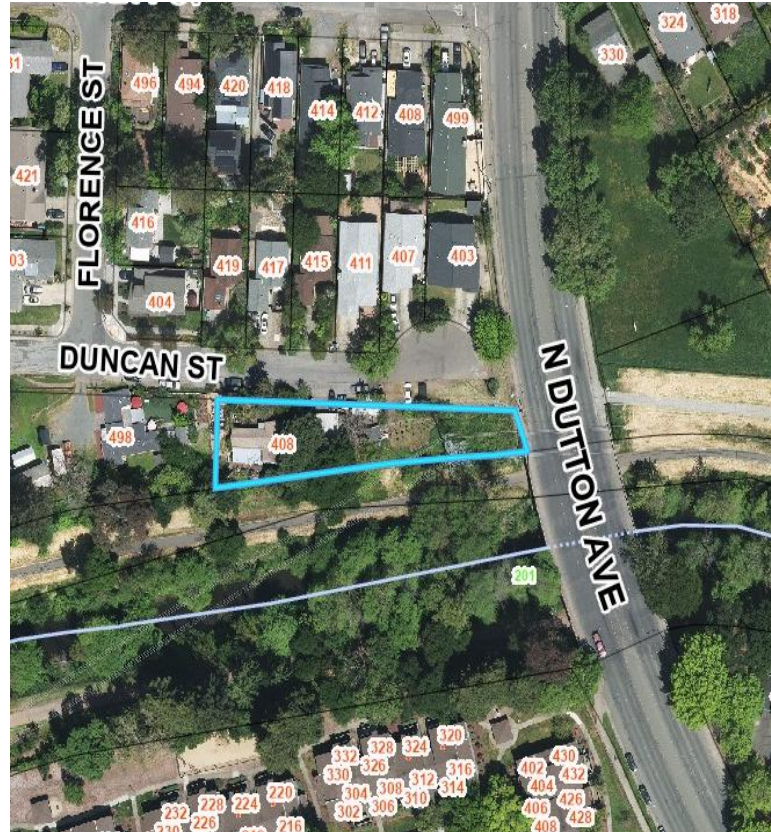
PROJECT

The Project is designed to construct a bicycle and pedestrian ADA compliant access pathway from the West side of N. Dutton Avenue to the multi-use path along Santa Rosa Creek. It directly supports policy goals outlined in the General Plan, Citywide Creek Master Plan and 2025 Active Transportation Plan.



SUBJECT PROPERTY

- 408 Duncan Street
- Improved with 976 sq ft residence and 480 sq ft two car garage - not impacted by the Project
- Total Property Size 0.35 acres or 15,246 sq ft
- Easement needed: 4,533 sq ft (4,170 sq ft within an existing PG&E easement)
- Temporary Construction Easement needed: 1,620 sq ft



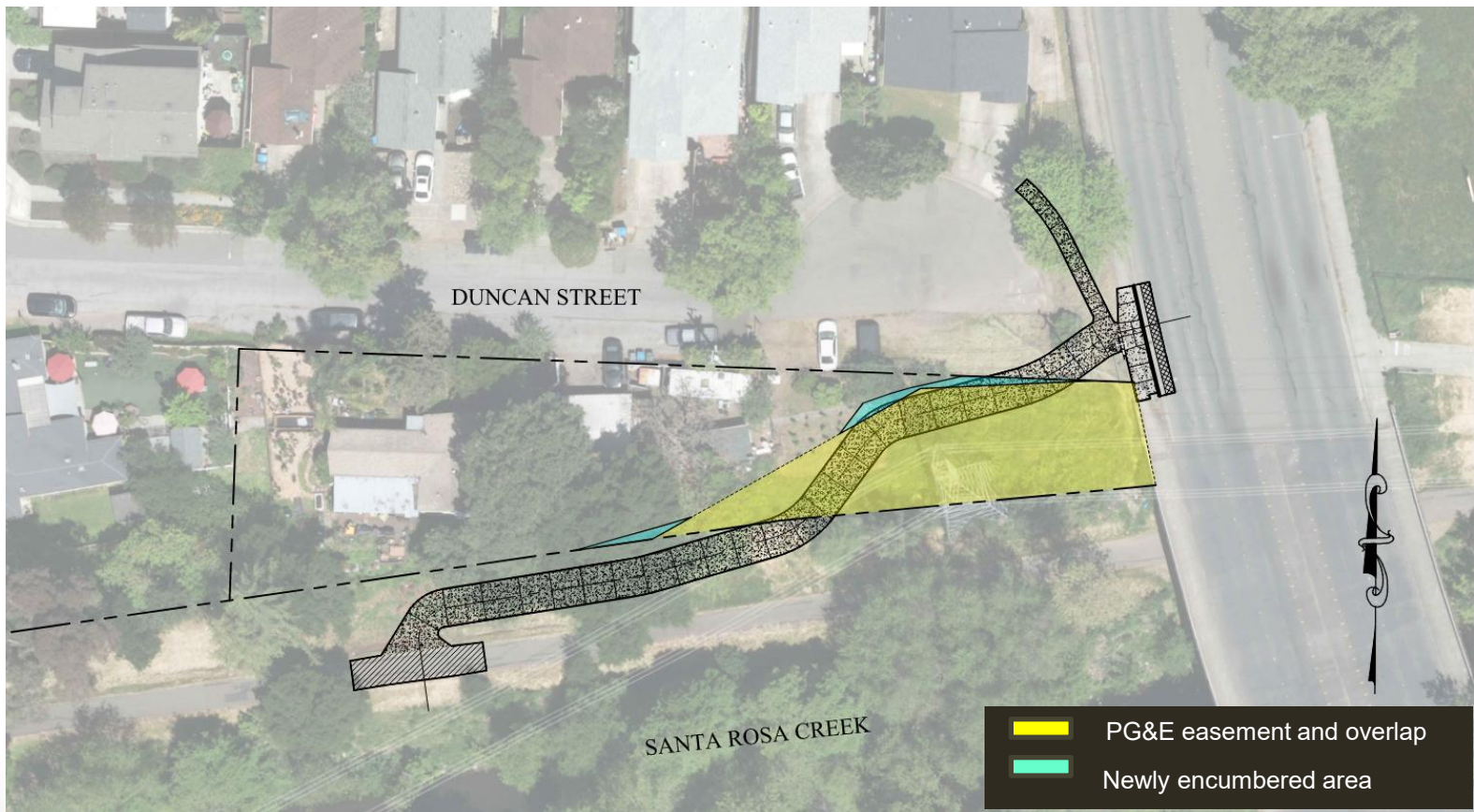
PUBLIC INTEREST AND NECESSITY



- Final phase to close critical gaps in the bike & ped network
- Provides formalized connection to Santa Rosa Creek Trail from west side of N. Dutton
- No other safe or feasible crossing due to physical and topographic barriers
- Provides equitable, ADA-compliant access
- Reduces traffic congestion and encourages active transportation

PROJECT LOCATION

The alignment through the Property was identified as the only viable and practical option that allows for a safe, ADA-compliant trail connection with appropriate sight lines, minimal environmental impact and the least disruption to adjacent properties



ALTERNATIVES EXPLORED

A crossing of N. Dutton Avenue from the East side was found to be infeasible and unsafe due to the curvature of the roadway, which limits visibility for pedestrians and drivers and fails to meet safety standards for pedestrian crossings



PROPERTY OWNER COMMUNICATIONS



8 months of negotiations



Text messages; voicemails



Site visits



Emails



Unable to reach
agreement

NEGOTIATION TIMELINE

1/8/25-The Notice of Decision to Appraise sent to Owner

1/29/25-City project team and Owner meet at the Property

2/26/25-Easements staked for purposes of appraisal

2/28/25- Owner accompanies Appraiser during inspection of Property

4/3/25-Appraiser valued the easement interests

4/8/25-An offer was made to Owner in the amount of Appraisal

5/1/25- City project team and Owner meet at the Property; Owner indicates disagreement with offer amount

5/1/25-8/21/25-Despite encouragement from the City to seek an independent appraisal at City expense, and in accordance with Council Policy No. 000-59, the Owner has declined to do so, and, as a result, City and Owner are unable to agree on price and terms of purchase

RECOMMENDATION

The Transportation & Public Works Department recommends that the Council conduct a public hearing and adopt a Resolution of Necessity, by a two-thirds vote, declaring the necessity of acquisition, by eminent domain, of an easement interest (4,533 square feet) and a temporary construction easement interest (1,620 square feet) in portions of real property, described as Assessor Parcel No. 010-495-010, for the Santa Rosa Creek Trail Access at N. Dutton Ave (West Side) Project in Santa Rosa, California.

QUESTIONS?