

December 3, 2024

My name is Phyllis Coy.

I am totally in favor of the need of this development.

However, I own a home on Fern Street near the Cutter Ballfields (also known as Redwood Fields).

I have experienced the increase in traffic which has been caused by the increase in activities at the Cutter Ballfields.

This brings me to the proposed development which would encircle the Cutten Ballfields, and spread north south and east.

The proposed development would add approximately 320 units of living spaces and, presumably, 320 or more vehicles using 3 access points which also means 3 exit points.

namely Arbutus Street,
Redwood Street and
Manzanita Avenue.

Both Arbutus and Redwood
Streets use Walnut
Drive as access and
exit points.

Eventually, most likely,
there would need to be
stop lights installed at
those two points where
they meet Walnut

Drive ; as well as where
Manzanita Avenue meets
Harrison Avenue.

In addition a stop light
may also need to be
installed at Cypress Avenue
and Walnut Drive to
help alleviate traffic
congestion at that
point for vehicles going
south on Walnut Drive.
In all fairness, this

75
expense must be solely
the responsibility of the
developer and/or North
McKay Ranch.

Please include this expense
in the Development

Agreement which is being
sought by the Developer

I thank you for your
consideration

I have copies of this
request for each of you.