

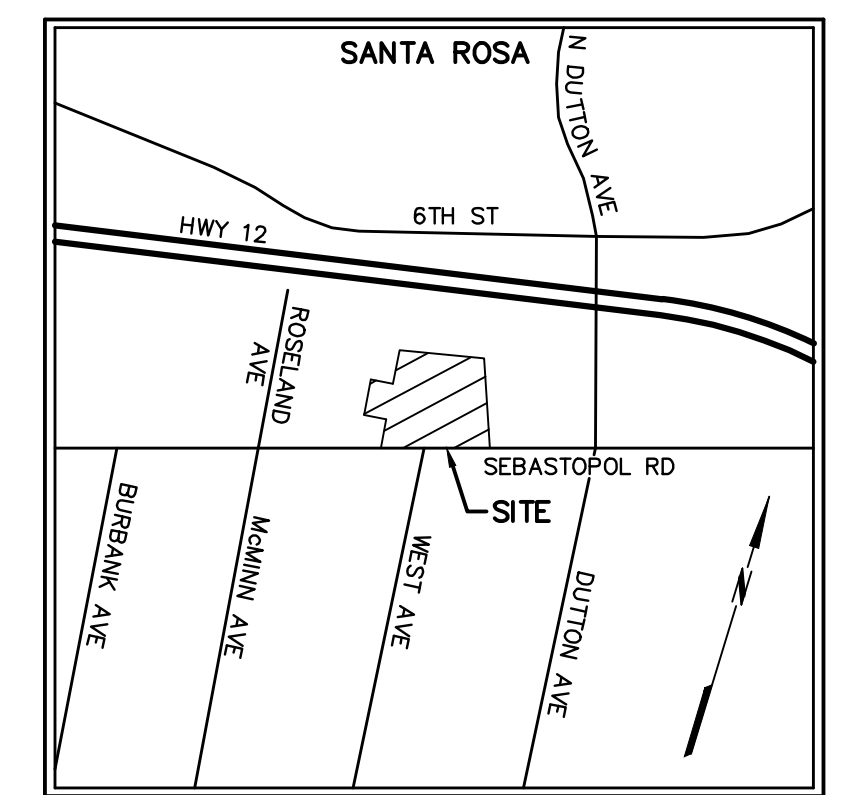
# Attachment 10

OWNER/DEVELOPER: SONOMA COUNTY COMMUNITY DEVELOPMENT COMMISSION  
1440 GUERNEVILLE ROAD  
SANTA ROSA, CA 95403  
PH: (707) 565-7500

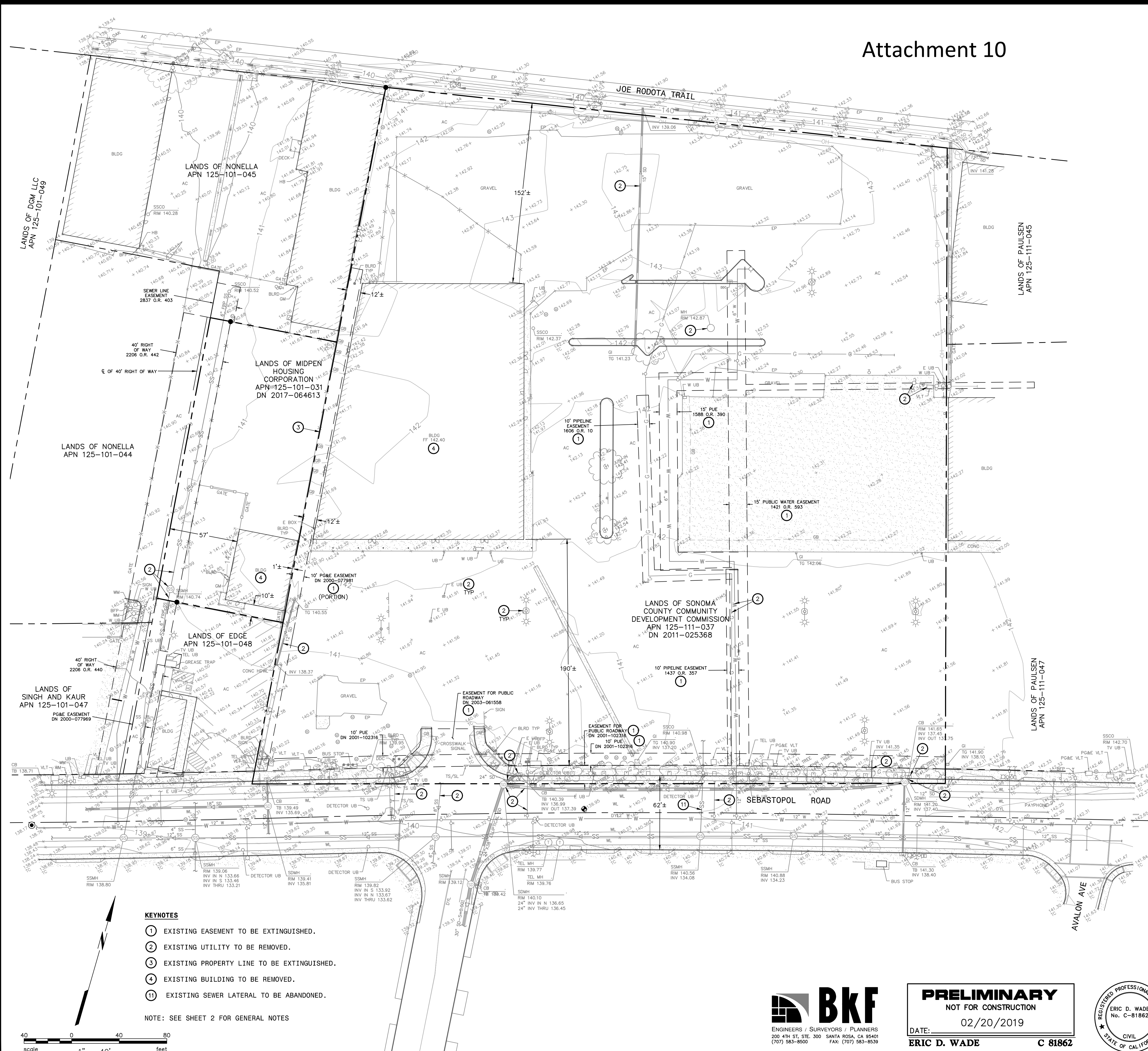
MIDPEN HOUSING CORPORATION  
350 COLLEGE AVE, STE. 250  
SANTA ROSA, CA 95401  
PH: (707) 398-2369

CIVIL ENGINEER: BKF ENGINEERS  
200 4TH ST, STE. 300  
SANTA ROSA, CA. 95401  
PH: (707) 583-8500  
FAX: (707) 583-8539

ARCHITECT: URBAN DESIGN ASSOCIATES  
3 PPG PLACE, 3RD FLOOR  
PITTSBURGH, PA 15222  
PH: (412) 263-5200



VICINITY MAP  
NOT TO SCALE



**SYMBOLS & LEGEND**

EXISTING	PROPOSED	
		BENCHMARK
		IRON PIPE
		CENTERLINE MONUMENT
		VALVE
		BACKFLOW PREVENTION DEVICE
		FIRE DEPARTMENT CONNECTION
		FIRE HYDRANT
		LIGHT POLE
		STREET SIGN
		STREET LIGHT
		UTILITY POLE
		GUY ANCHOR
		CATCH BASIN
		CATCH BASIN
		MONITORING WELL
		TREE
		TREE CLUSTER
		CENTERLINE
		GRADE BREAK
		FLOW LINE
		FENCE
		GUARDRAIL
		SANITARY SEWER
		STORM DRAIN
		WATER
		OVERHEAD UTILITY LINE
		UNDERGROUND GAS LINE
		ASPHALT
		CONCRETE
		DETECTABLE WARNING

**BOUNDARY LEGEND**

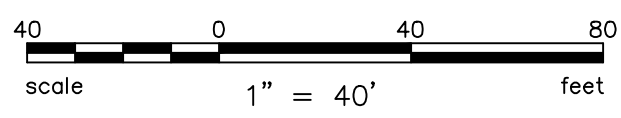
EXISTING	PROPOSED	
		PROPERTY LINE

**ABBREVIATIONS**

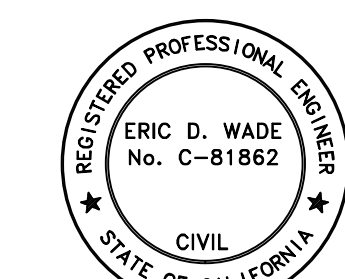
AC	ASPHALT CONCRETE	MH	MANHOLE
APN	ASSESSOR'S PARCEL NUMBER	OH	OVERHEAD UTILITY LINE
BFP	BACKFLOW PREVENTOR	PAE	PUBLIC ACCESS EASEMENT
BLDG	BUILDING	PG&E	PACIFIC GAS & ELECTRIC
BLRD	BOLLARD	PUE	PUBLIC UTILITY EASEMENT
BM	BENCHMARK	PTC	PROJECTED TOP OF CURB
CB	CATCH BASIN	PWE	PRIVATE WATER EASEMENT
CO	CLEAN OUT	SD	STORM DRAIN
CONC	CONCRETE	SDCO	STORM DRAIN CLEAN OUT
DI	DROP INLET	SDMH	STORM DRAIN MANHOLE
DN	DOCUMENT NUMBER	SL	STREETLIGHT
DYL	DOUBLE YELLOW LINE	SS	SANITARY SEWER
E	ELECTRIC	SSCO	SANITARY SEWER CLEAN OUT
EP	EDGE OF PAVEMENT	SSMH	SANITARY SEWER MANHOLE
ESMT	EASEMENT	TB	TOP OF BOX
FF	FINISHED FLOOR	TC	TOP FACE OF CURB
FRP	FIBERGLASS REINFORCED PIPE	TE	TRASH ENCLOSURE
G	GAS	TEL	TELECOMMUNICATION LINE
GB	GRADE BREAK	TG	TOP OF GRATE
GI	GRATE INLET	TS	TRAFFIC SIGNAL
HB	HOSE BIB	TV	TELEVISION
HDRL	HANDRAIL	TYP	TYPICAL
HDWL	HEADWALL	UB	UTILITY BOX
		VLT	VAULT
		W	WATER
		WL	WHITE LINE

- KEYNOTES**
- ① EXISTING EASEMENT TO BE EXTINGUISHED.
  - ② EXISTING UTILITY TO BE REMOVED.
  - ③ EXISTING PROPERTY LINE TO BE EXTINGUISHED.
  - ④ EXISTING BUILDING TO BE REMOVED.
  - ⑪ EXISTING SEWER LATERAL TO BE ABANDONED.

NOTE: SEE SHEET 2 FOR GENERAL NOTES



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C 81862

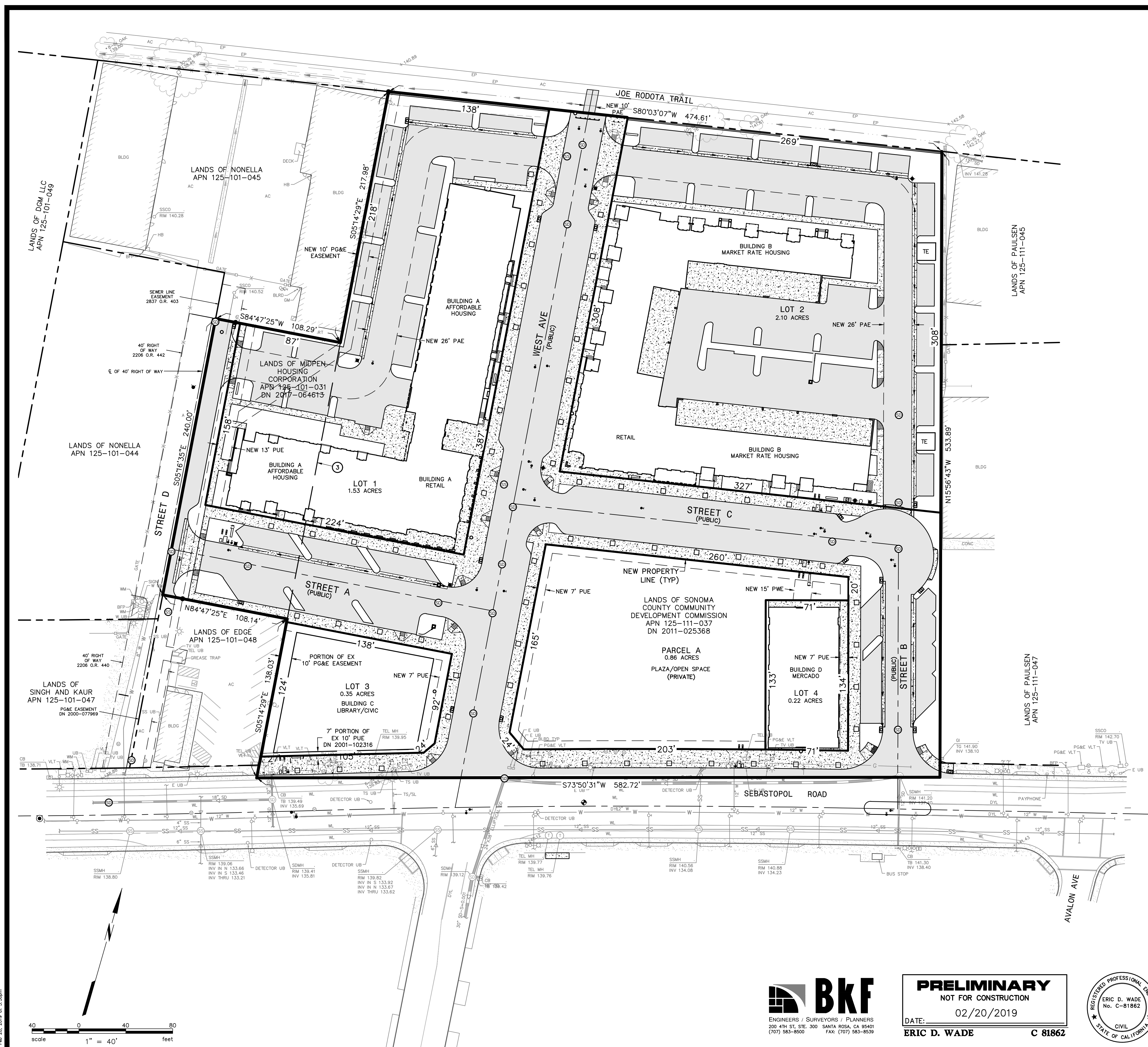


# TENTATIVE MAP FOR ROSELAND VILLAGE NEIGHBORHOOD CENTER

**EXISTING CONDITIONS SHEET**  
4 MULTIFAMILY RESIDENTIAL/COMMERCIAL LOTS  
AND 1 COMMON PARCEL

BEING A SUBDIVISION OF THE LANDS OF SONOMA COUNTY COMMUNITY DEVELOPMENT COMMISSION AS DESCRIBED IN THAT GRANT DEED FILED UNDER DOCUMENT NO. 2011-025368, SONOMA COUNTY RECORDS, AND THE LANDS OF MIDPEN HOUSING CORPORATION AS DESCRIBED IN THAT GRANT DEED FILED UNDER DOCUMENT NO. 2017-064613, SONOMA COUNTY RECORDS.

675 AND 883 SEBASTOPOL ROAD, SANTA ROSA, CALIFORNIA  
APN 125-111-037 AND 125-101-031  
7.41± ACRES  
FEBRUARY 2019



**GENERAL NOTES**

THE PROPOSED DEVELOPMENT WILL BE IN CONFORMANCE WITH THE CITY OF SANTA ROSA ZONING CODE, GENERAL PLAN AND DESIGN & CONSTRUCTION STANDARDS OR AS MODIFIED BY THIS TENTATIVE MAP AND AS APPROVED BY THE REVIEWING AGENCY.

WATER SUPPLY ..... CITY OF SANTA ROSA

SEWAGE DISPOSAL ..... SOUTH PARK COUNTY SANITATION DISTRICT

PRESENT ZONING ..... GENERAL COMMERCIAL (CG)

PROPOSED ZONING ..... GENERAL COMMERCIAL (CG)

THIS SUBDIVISION IS NOT WITHIN AN AREA DESIGNATED AS A HIGH FIRE SEVERITY ZONE.

**GRADING NOTES**

SOILS ON THIS SITE ARE NOT ANTICIPATED TO PROHIBIT THIS TYPE OF DEVELOPMENT.

REMEDICATION IS BEING PREPARED BY GEOSYNTEC CONSULTANTS TO MITIGATE THE POTENTIAL FOR HAZARDOUS MATERIALS ON THIS SITE.

FEMA FLOOD MAPS REVEAL THAT THIS SITE LIES WITHIN THE 'OTHER AREAS - ZONE X', OR AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

STREET TREES WILL BE PROVIDED IN ACCORDANCE WITH MUNICIPAL STANDARDS.

PROVISIONS FOR EROSION CONTROL WILL BE INCORPORATED INTO THIS PROJECT.

**UTILITY NOTES**

EXISTING SEWER AND WATER SERVICES WHICH WILL NOT BE USED WITH THESE SUBDIVISION IMPROVEMENTS WILL BE ABANDONED AT THE MAIN IN ACCORDANCE WITH THE CITY OF SANTA ROSA DESIGN AND CONSTRUCTION STANDARDS.

EXISTING SEPTIC SYSTEMS WILL BE ABANDONED IN ACCORDANCE WITH PERMITS FROM THE CITY BUILDING DEPARTMENT AND THE SONOMA COUNTY PERMIT AND RESOURCE MANAGEMENT DEPARTMENT.

ANY EXISTING WELLS TO BE ABANDONED WILL BE DONE SO IN ACCORDANCE WITH CITY WELL ORDINANCE AS ADMINISTERED BY THE CITY BUILDING OFFICIAL. PERMITS ARE REQUIRED FROM THE SONOMA COUNTY PERMIT & RESOURCE MANAGEMENT DEPARTMENT.

ELECTRICAL SERVICE FOR THIS SUBDIVISION WILL BE UNDERGROUND.

ALL OVERHEAD WIRES WILL BE UNDERGROUNDED IN ACCORDANCE WITH THE CITY OF SANTA ROSA'S UNDERGROUNDING ORDINANCE. THIS INCLUDES ALL OVERHEAD WIRES ALONG THE JOE RODOTA TRAIL.

DESIGN AND CONSTRUCTION WILL BE COORDINATED WITH ALL UTILITY COMPANIES TO MINIMIZE DISRUPTION TO EXISTING IMPROVEMENTS, LOCAL BUSINESSES AND TRAFFIC.

RECORD INFORMATION FOR THE DOWNSTREAM STORM DRAIN SYSTEMS HAS BEEN REVIEWED AT A PRELIMINARY LEVEL AND THEY APPEAR TO HAVE SUFFICIENT CAPACITY TO SUPPORT THE PROPOSED DEVELOPMENT. IF THE DOWNSTREAM STORM DRAIN SYSTEMS ARE DETERMINED TO BE DEFICIENT THE DEVELOPER MAY BE REQUIRED TO PROVIDE ADDITIONAL DRAINAGE IMPROVEMENTS.

**STRIPING NOTES**

ALL PAVEMENT MARKINGS WILL BE IN ACCORDANCE WITH CITY OF SANTA ROSA STANDARDS AND THE 2014 CA MUTCD.

**GENERAL MAP INFORMATION**

TOPOGRAPHIC INFORMATION SHOWN HEREON WAS MAPPED BY BKF ENGINEERS FOLLOWING A FIELD SURVEY ON MARCH 1, 2016.

DISTANCES AND ELEVATIONS ARE SHOWN IN FEET AND DECIMALS THEREOF.

BASIS OF BEARINGS: BETWEEN FOUND MONUMENTS ALONG THE CENTERLINE OF SEBASTOPOL ROAD AS SHOWN ON THAT RECORD OF SURVEY FILED IN BOOK 588 OF MAPS, AT PAGES 18-25, SONOMA COUNTY RECORDS.

BENCHMARK: 3 1/2" BRASS DISK IN WELL MONUMENT, STAMPED "SONOMA COUNTY DEPARTMENT OF TRANSPORTATION AND PUBLIC WORKS" IN SEBASTOPOL ROAD, APPROXIMATELY 100 FEET EAST OF WEST AVENUE - ELEV. 139.95 (DATUM NGVD 1929).

**BOUNDARY LEGEND**

EXISTING ..... SUBDIVISION BOUNDARY

PROPOSED ..... PROPERTY LINE

..... PROPERTY LINE TO BE EXTINGUISHED

**KEYNOTES**

Ⓢ EXISTING PROPERTY LINE TO BE EXTINGUISHED.

# TENTATIVE MAP FOR ROSELAND VILLAGE NEIGHBORHOOD CENTER

**BOUNDARY SHEET**

**4 MULTIFAMILY RESIDENTIAL/COMMERCIAL LOTS AND 1 COMMON PARCEL**

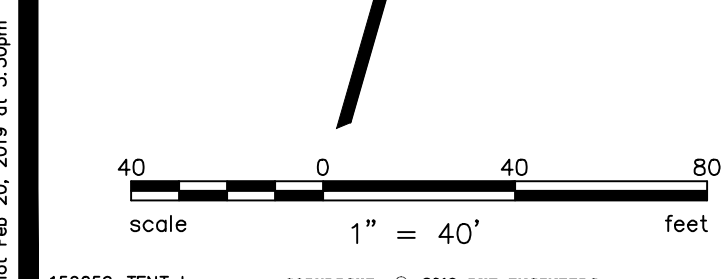
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**675 AND 883 SEBASTOPOL ROAD, SANTA ROSA, CALIFORNIA**

**APN 125-111-037 AND 125-101-031**

**7.41± ACRES**

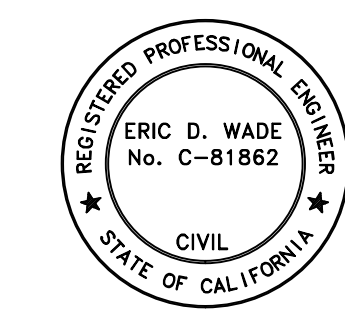
**FEBRUARY 2019**

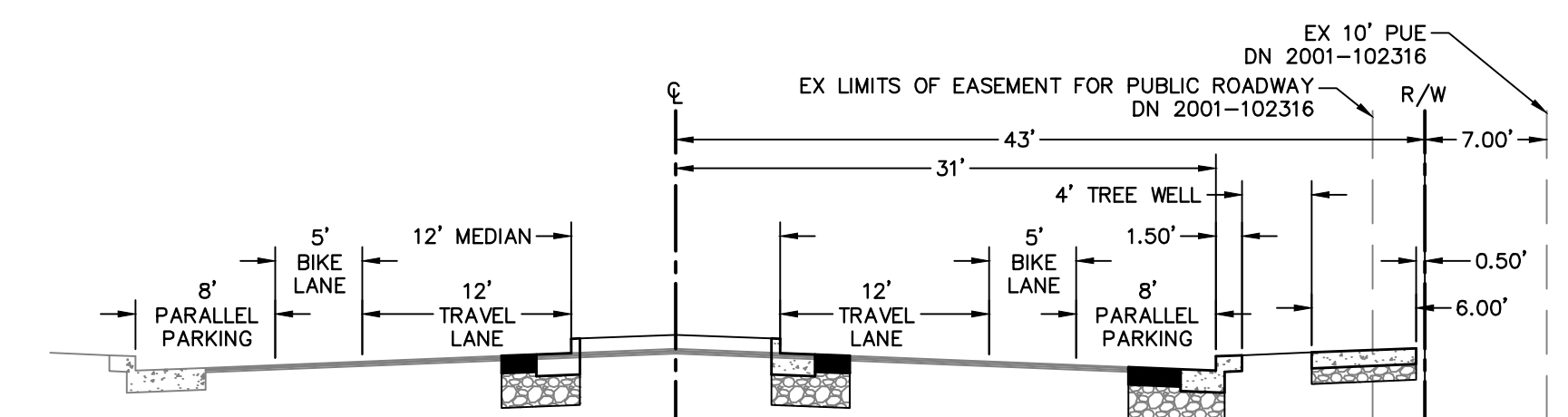
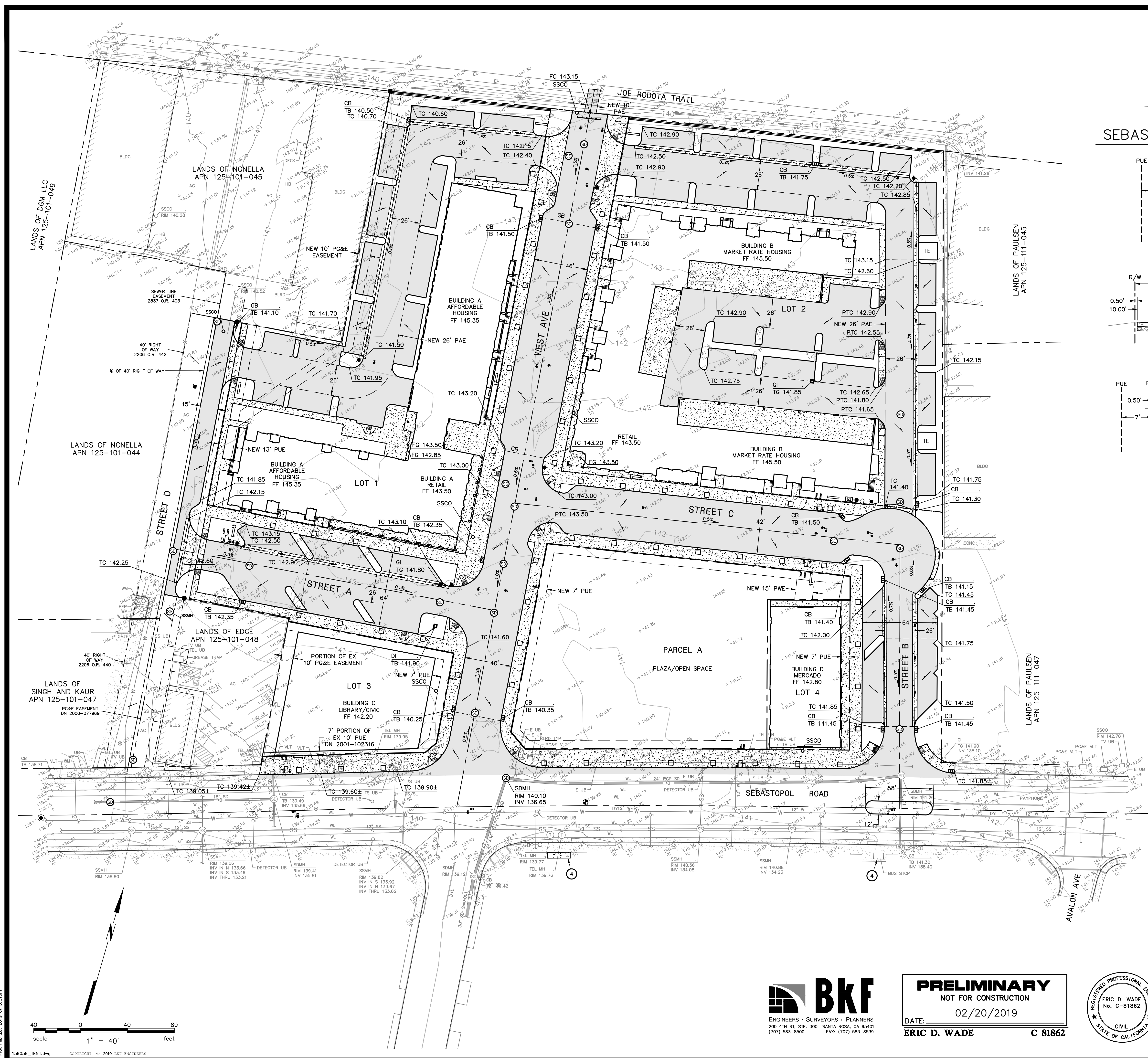


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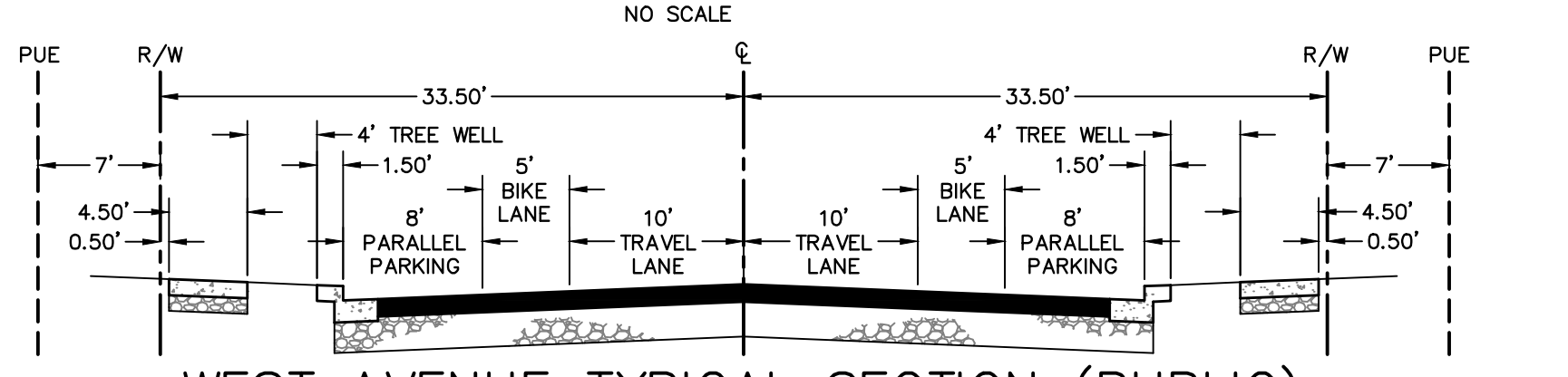
DATE: 02/20/2019

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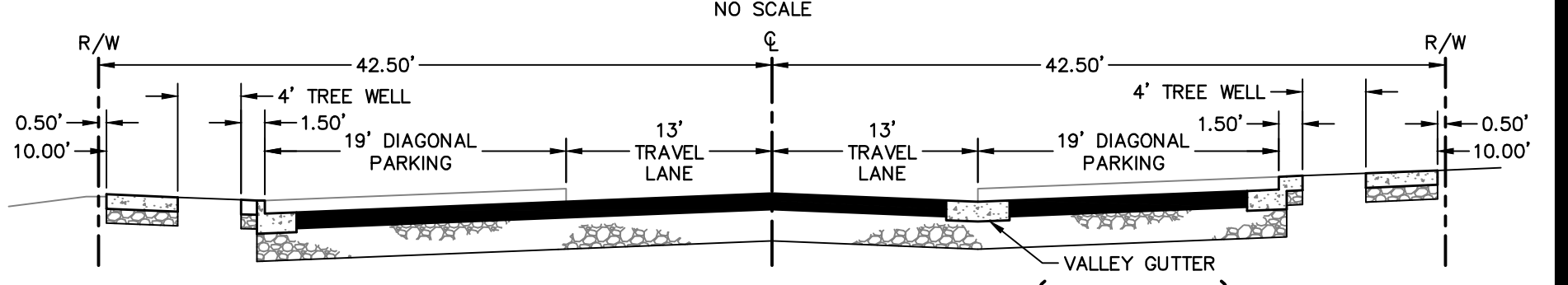




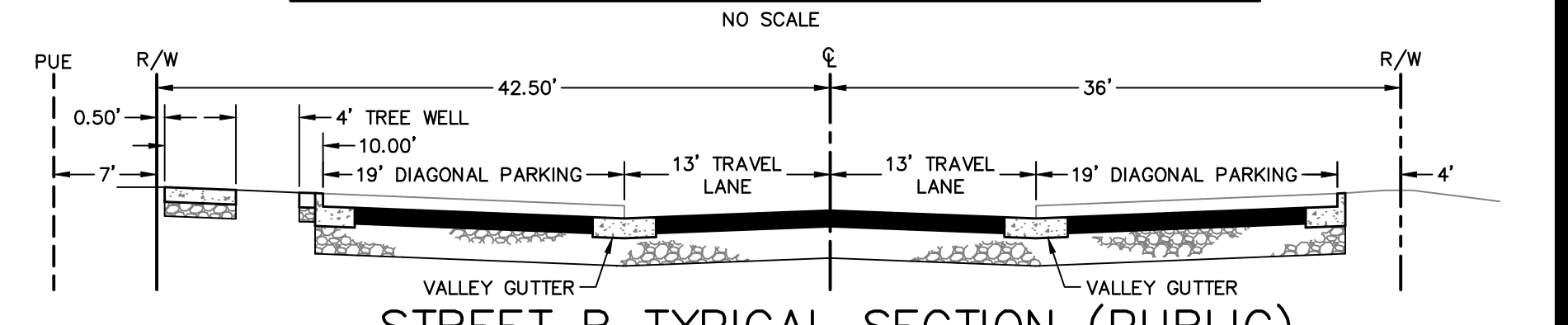
SEBASTOPOL ROAD TYPICAL SECTION AT PLAZA (PUBLIC)



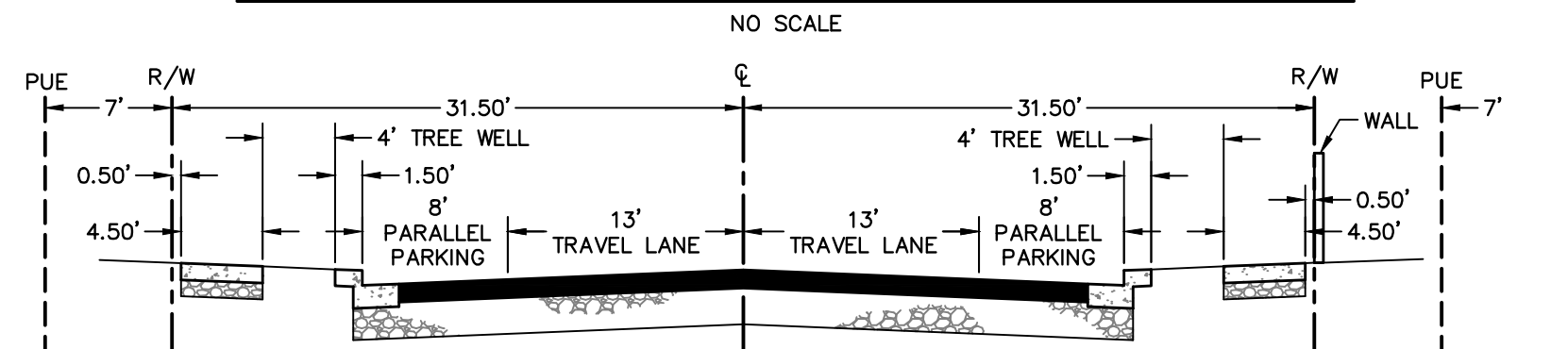
WEST AVENUE TYPICAL SECTION (PUBLIC)



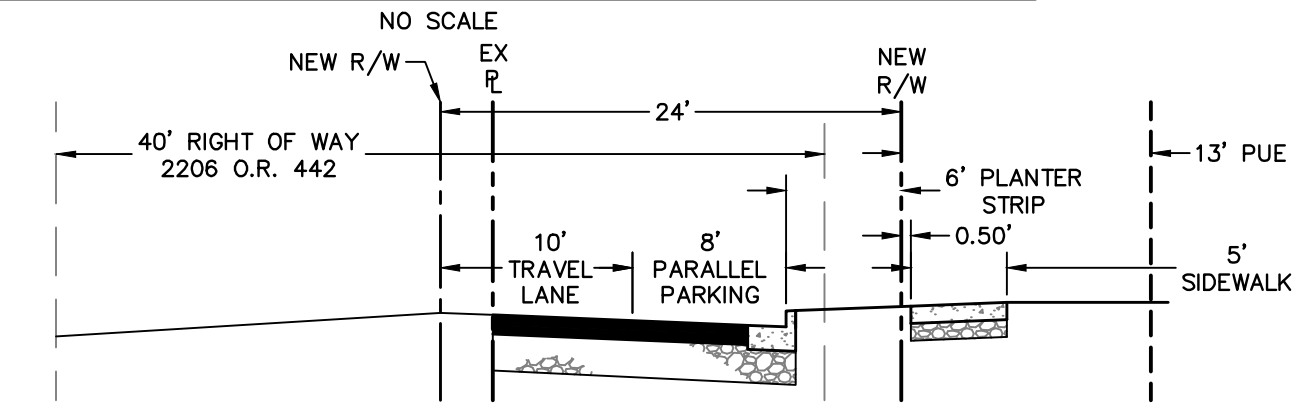
STREET A TYPICAL SECTION (PUBLIC)



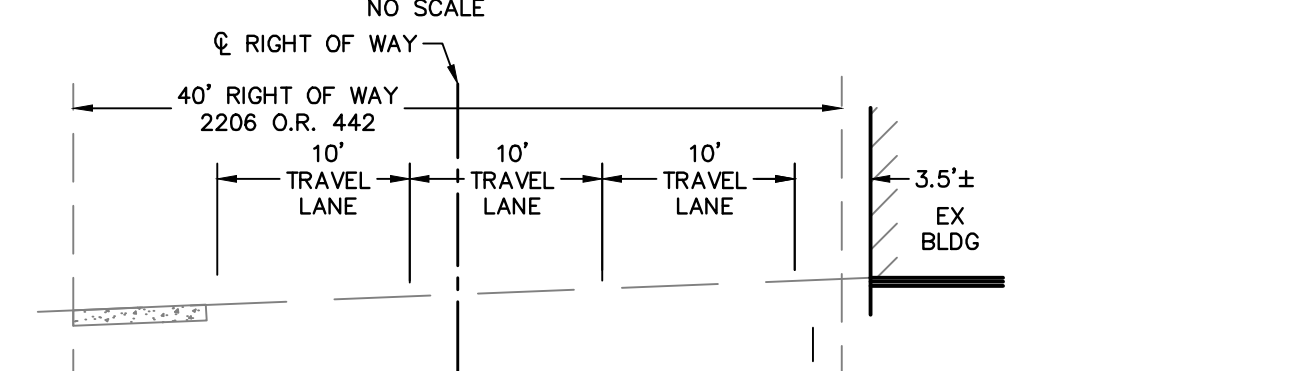
STREET B TYPICAL SECTION (PUBLIC)



STREET C TYPICAL SECTION (PUBLIC)



STREET D NORTH TYPICAL SECTION



STREET D SOUTH TYPICAL SECTION

# TENTATIVE MAP FOR ROSELAND VILLAGE NEIGHBORHOOD CENTER GRADING SHEET

4 MULTIFAMILY RESIDENTIAL/COMMERCIAL LOTS AND 1 COMMON PARCEL

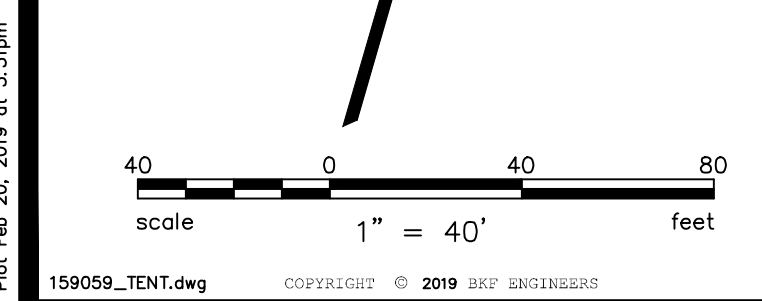
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675 AND 883 SEBASTOPOL ROAD, SANTA ROSA, CALIFORNIA  
APN 125-111-037 AND 125-101-031  
7.41± ACRES

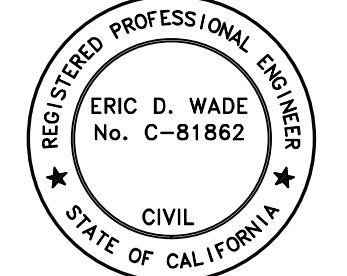
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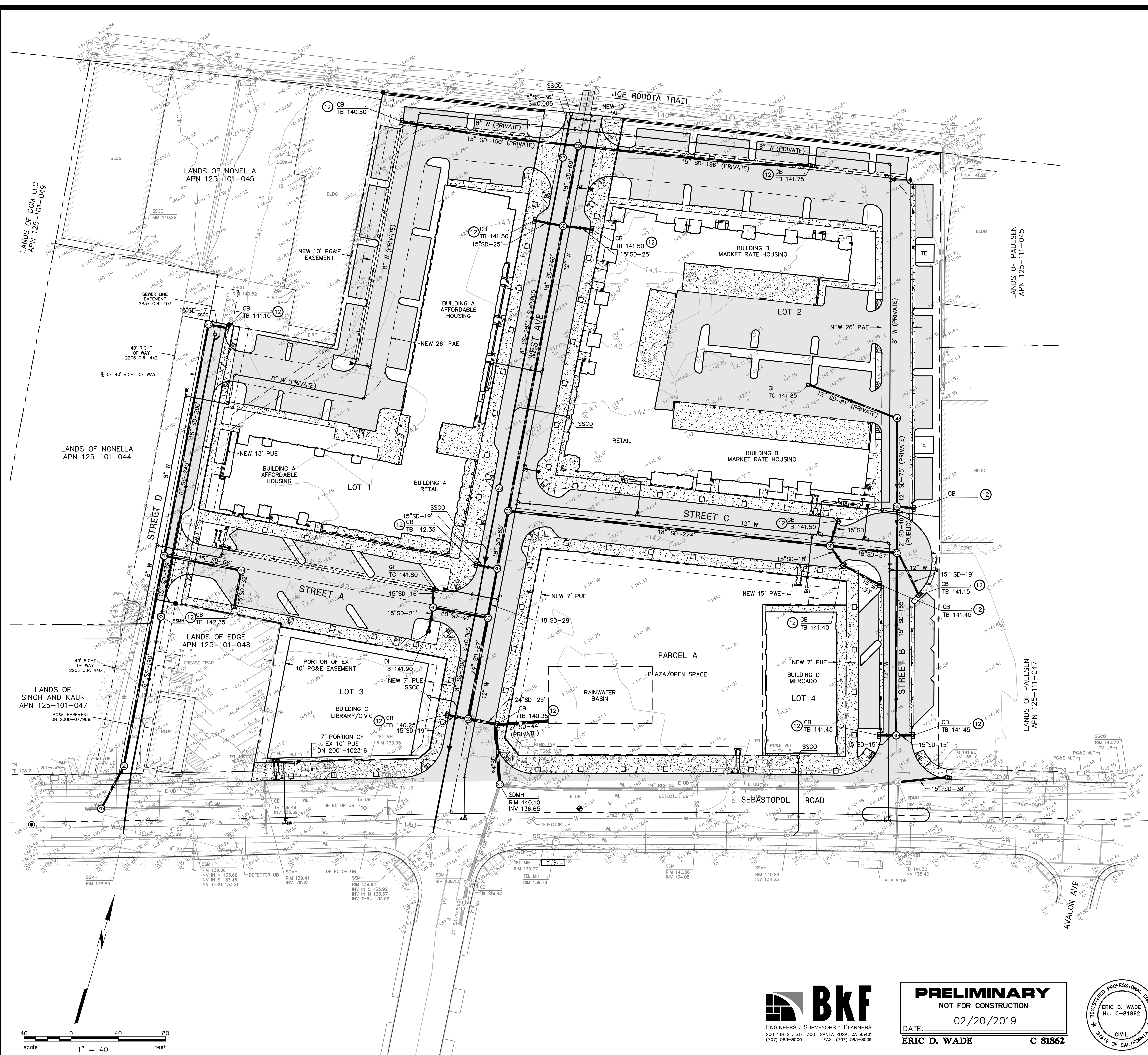
FEBRUARY 2019

SHEET 3 OF 6



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**KEYNOTES**  
 12 INSTALL FLOGARD FILTER INSERT AT STORMWATER CATCH BASIN.

# TENTATIVE MAP FOR ROSELAND VILLAGE NEIGHBORHOOD CENTER

UTILITY SHEET

4 MULTIFAMILY RESIDENTIAL/COMMERCIAL LOTS  
 AND 1 COMMON PARCEL

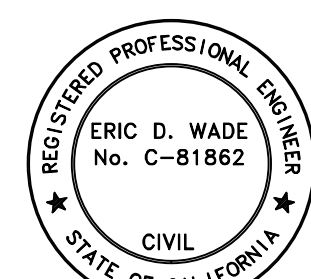
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675 AND 883 SEBASTOPOL ROAD, SANTA ROSA, CALIFORNIA  
 APN 125-111-037 AND 125-101-031  
 7.4± ACRES

FEBRUARY 2019



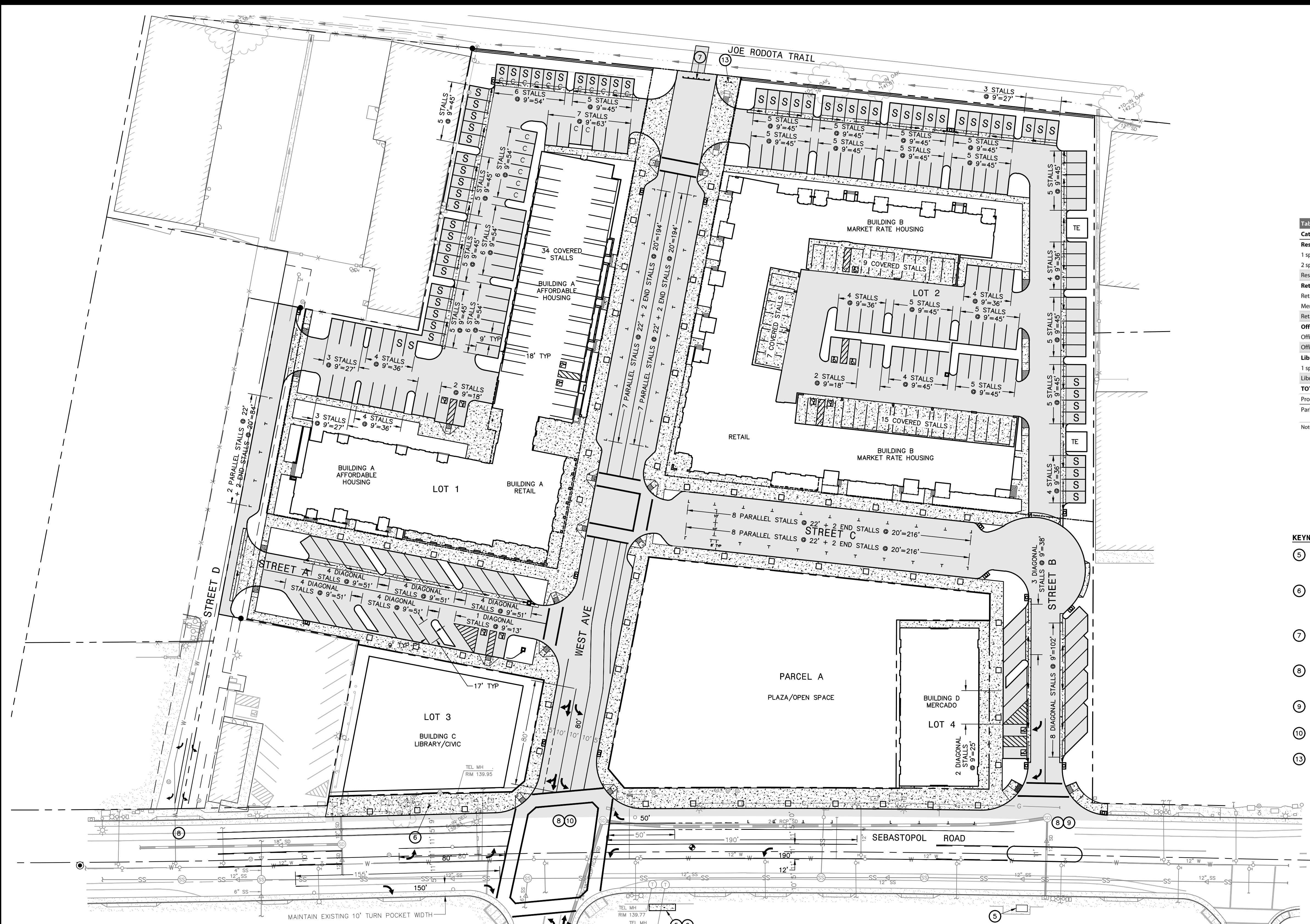
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 DATE: 02/20/2019  
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JOB NO. 20159059

SHEET 4 OF 6

Plot Feb 20, 2019 at 3:49pm  
 159059\_TENT.dwg



**LEGEND**

S LOT 1 SHARED PARKING=33 SPACES  
 LOT 2 SHARED PARKING=31 SPACES  
 TOTAL SHARED PARKING=64 SPACES

C COMPACT PARKING

**Table 12 - Parking Requirements**

Category	Quantity	Unit	Ratio	Required
<b>Residential</b>				
1 space per 1BD	70	1-BD units	1.0 per BD	70
2 spaces per 2BD or 3BD	105	2-3BD units	2.0 per BD	210
<b>Residential Total</b>				<b>280</b>
<b>Retail</b>				
Retail	1,000	square feet	1 per 250 sf	4
Mercado	7,000	square feet	1 per 250 sf	28
<b>Retail Total</b>				<b>32</b>
<b>Office</b>				
Office	11,000	square feet	1 per 250 sf	44
<b>Office Total</b>				<b>44</b>
<b>Library</b>				
1 space per 300 sf	11,000	square feet	1 per 300 sf	37
<b>Library Total</b>				<b>37</b>
<b>TOTAL SPACES REQUIRED</b>				<b>393</b>
Proposed Spaces				324
Parking Reduction Needed				69 spaces 18%

Notes: BD=bedroom; sf=square feet

**PARKING REQUIREMENTS**  
 TRAFFIC IMPACT STUDY BY W-TRANS DATED JUNE 14, 2018  
 AND UPDATED AUGUST 14, 2018

- KEYNOTES**
- THE PROJECT APPLICANTS SHALL COORDINATE WITH SANTA ROSA CITY BUS TO RELOCATE THE EXISTING EAST BOUND BUS STOP TO THE LOCATION SHOWN.
  - THE PROJECT APPLICANTS SHALL BE RESPONSIBLE FOR CONSTRUCTION OR CONTRIBUTING FUNDS TOWARDS THE INSTALLATION OF PEDESTRIAN STYLE LIGHTING AT THE EASTBOUND AND WESTBOUND CITY BUS STOPS NEAR THE PROJECT SITE.
  - METAL BEAM STREET BARRICADE IN ACCORDANCE WITH CITY OF SANTA ROSA STD. 211 AND "FUTURE ROAD EXTENSION" SIGN IN ACCORDANCE WITH CITY OF SANTA ROSA STD. 206.
  - INTERSECTION SHALL BE POSTED AS "NO PARKING" IN ACCORDANCE WITH THE CALTRANS SITE DISTANCE REQUIREMENTS IN EACH DIRECTION ALONG SEBASTOPOL ROAD.
  - INSTALL RIGHT TURN IN AND RIGHT TURN OUT ONLY SIGNAGE AT THIS INTERSECTION.
  - INSTALL ADVANCE STREET NAME SIGNS FOR WEST AVENUE ALONG SEBASTOPOL ROAD.
  - SIDEWALK BARRICADE IN ACCORDANCE WITH CITY OF SANTA ROSA STD. 236.

**NOTE:**  
 ALL SIGNS AND PAVEMENT MARKINGS SHALL COMPLY WITH THE CURRENT CALIFORNIA MUTCD MANUAL.

**TENTATIVE MAP  
 FOR  
 ROSELAND VILLAGE  
 NEIGHBORHOOD CENTER**

**SIGNING AND STRIPING SHEET**  
 4 MULTIFAMILY RESIDENTIAL/COMMERCIAL LOTS  
 AND 1 COMMON PARCEL

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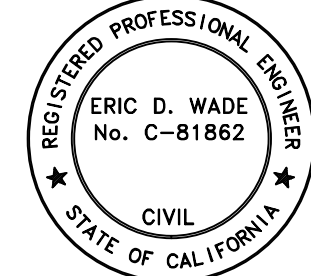
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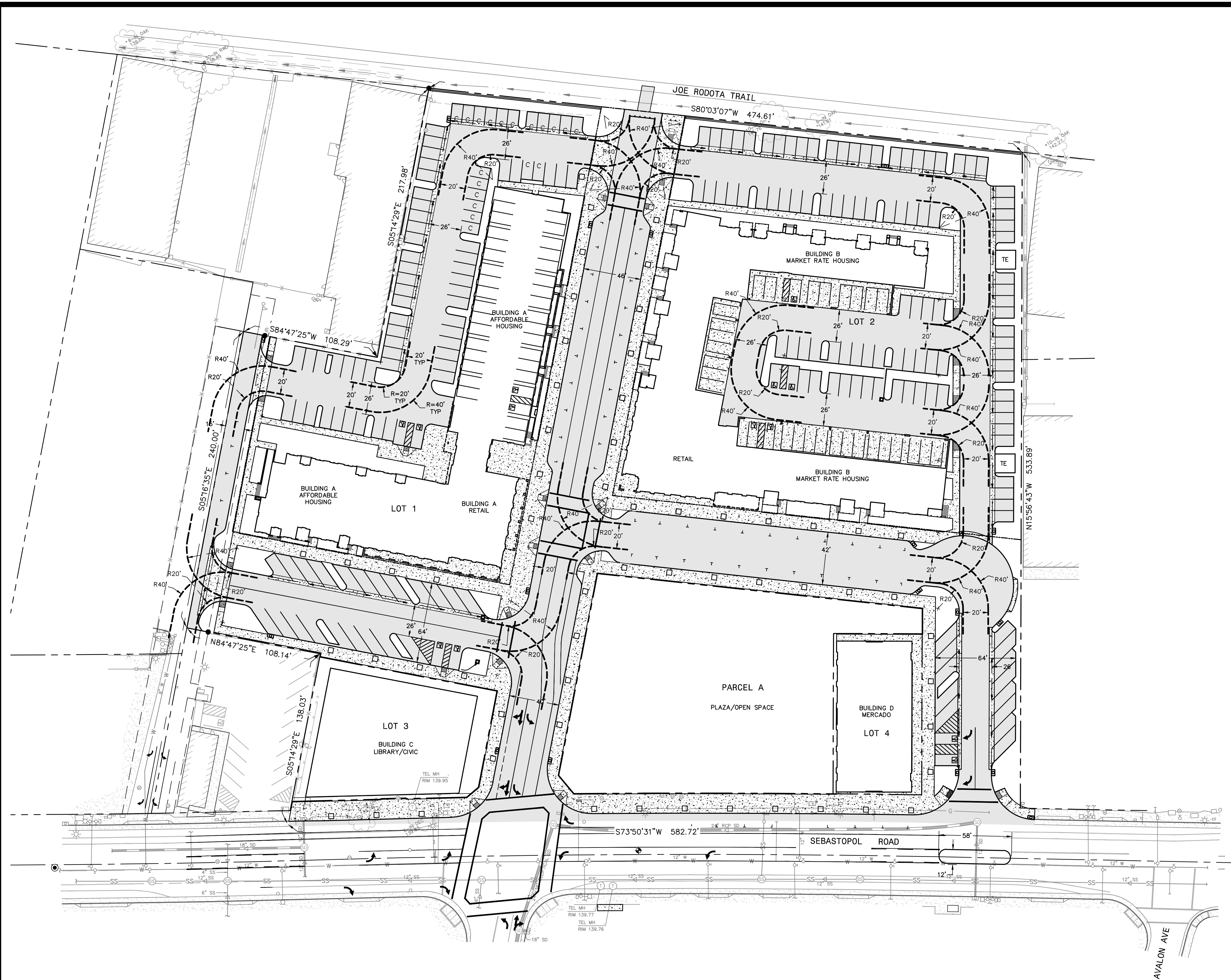
FEBRUARY 2019

SHEET 5 OF 6



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# TENTATIVE MAP FOR ROSELAND VILLAGE NEIGHBORHOOD CENTER

TRUCK TURNING MOVEMENTS SHEET  
4 MULTIFAMILY RESIDENTIAL/COMMERCIAL LOTS  
AND 1 COMMON PARCEL

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