September 1, 2023
BKF No C20159059-11

Gabe Osburn
Deputy Director of Development Services
Planning & Economic Development Dept.
City of Santa Rosa
100 Santa Rosa Avenue
Santa Rosa, CA 95404
Transmitted Via Email

Subject: Request to Phase Roseland Village Subdivision
Roseland Village Subdivision (PRJ17-075; MAJ17-006)

Gabe,

The developer of the Roseland Village Subdivision is requesting to file multiple parcel maps consistent with municipal code section 19-28.26. The project would be split into three phases, Phase 1, Phase 2 and Phase 3.

The initial phase, Phase 1, would subdivide Lot 1 and dedicate public right-of-ways for West Avenue and Cesar Chavez Street. Phase 1 also proposes to construct improvements necessary to serve Lot 1, the affordable housing component of the project. These improvements would include the curb-to-curb construction for the entire length of West Avenue, the westerly sidewalk, and all underground public utilities within the improved areas. Additionally, the private roadway improvements and underground utilities would be constructed for George Ortiz Way. Cesar Chavez Street to be constructed with Phase 1 improvements.

The remainder of the project with the exception of site improvements/on-site development of Parcel A would be completed in Phase 2. Phase 2 proposes to subdivide Lots 2, 3, and 4, along with the dedication of Cinco de Mayo Way. The remainder of the improvements shown on the approved tentative map with the exception of site improvements/on-site development of Parcel A would be constructed in this phase as well. Phase 3 will include the site improvements/on-site development of Parcel A.

Sincerely,

BKF Engineers

WJB

Bill Boriolo, P.E.
Project Manager

Attachment:
Overall Phasing Markup Exhibit