

DEPARTMENT OF PLANNING & ECONOMIC DEVELOPMENT
ENGINEERING DEVELOPMENT SERVICES

EXHIBIT "A"
September 18, 2023

Tierra de Rosas (Roseland Village)
Final Map Phasing Request
665 & 883 Sebastopol Road

- I. The following summary constitutes the recommended conditions of approval on the subject application based on the plans received on September 7, 2023. The conditions are intended to determine the specific improvements that must be in place with each proposed mapping phase. The conditions set minimum requirements and the applicant may elect to install improvements earlier than the identified phases.

PUBLIC STREET IMPROVEMENTS

1. The following conditions identify the sections of public and private roadway that shall be installed to support the proposed phasing. Unless otherwise stated, all tentative map conditions of approval associated with the roadway sections listed below and their amenities, including but not limited to sidewalk, street lighting, landscaping, signing and striping, shall be satisfied with the identified phase:
 - a. The full width and length of the West Avenue extension shall be constructed and dedicated with Phase 1. This shall include the curb returns, pedestrian ramps and associated pedestrian crossings located at the intersection of West Avenue and Cesar Chavez Street and West Avenue and Sebastopol Road. It shall also include the pedestrian connection to the Joe Rodota trail located at the northerly termination point of West Avenue. The public sidewalk required along the easterly side of West Avenue may be deferred to the proposed Phase 2.
 - b. Sebastopol Road frontage improvements along the boundary of Lot 3, Lot 4 and Parcel A shall be installed with the Phase 2 improvements.
 - c. The full width and length of George Ortiz Way adjacent to Tierra de Rosas shall be constructed and dedicated with Phase 1. The driveway connection to Cesar Chavez Street may be deferred to Phase 2.
 - d. The full width and length of Cesar Chavez Street shall be dedicated with the Phase 1 map, but may be constructed with Phase 2. In order to

provide pedestrian connectivity to lot 1 and the offsite parcels to the west, the permanent public sidewalk along the southerly boundary of Lot 1 or an interim accessible pathway through the Cesar Chavez Street right-of-way corridor shall be installed with Phase 1.

- e. Cinco de Mayo Way and the connections to West Avenue and Sebastopol Road may be deferred to Phase 2.
2. The public improvement plans for Phase 1 shall include protective measures such as barricades and fencing to address any identified hazards that may be created through the partial completion of sidewalks and roadways. The City Engineer may require additional temporary safety measures during the review of the Phase 1 improvements in an attempt to ensure pedestrian and vehicle safety.

RIGHT OF WAY AND EASEMENT DEDICATIONS

3. All public right-of-way and easement dedications and vacations located within the boundary of each proposed phase shall be shown on the map associated with the phase. The right-of-way and easements associated with Cesar Chavez Street shall be dedicated on the Phase 1 map and will be rejected until the time in which all required roadway and utility improvements are complete. A separate instrument dedication may be needed to provide public access over the interim or permanent sidewalk connection that is installed along the southern boundary of lot 1.

TRAFFIC

4. All conditions of approval associated with the modifications to the traffic signal at the intersection of Sebastopol Road and West Avenue, including all associated traffic striping, shall be installed with the Phase 1 improvements. The following exceptions shall be granted:
 - a. The existing traffic striping at the east and west legs of the intersection may remain until the Phase 2 improvements are proposed or required.
 - b. The controller upgrade and the radio interconnect at the existing Dutton Avenue and Sebastopol Road signal may be installed with the Phase 2 improvements.
 - c. The Traffic Engineer, through the review of the public improvement plans associated with Phase 1, may identify additional elements that can be deferred to the Phase 2 improvement plan.

5. The full median island required within Sebastopol Road may be installed with Phase 2.
6. The Traffic Engineer shall determine the appropriate interim striping in Sebastopol and West Avenue during review of the Phase 1 improvement plans.
7. All conditions of approval associated with the installation, modification or relocation of transit stops must be satisfied with the Phase 1 improvements.

UTILITIES

8. All wet and dry utilities needed to serve the lots and improvements proposed and required in Phase 1 shall be installed with the Phase 1 improvements. Additionally, any utilities within areas where permanent paving is required or proposed on the Phase 1 improvement plans must be installed with Phase 1. All private utility services and public main stubs serving Phase 2 shall be extended outside of any permanent paving and terminated in a temporary manner consistent with Water Department standards and requirements.
9. The storm water treatment and retention basin proposed in Parcel A shall be installed with Phase 1
10. Overhead standard and low voltage utility lines extending through the project shall be placed underground if required under section 13-12 of the Santa Rosa City Code. Each proposed phase shall be responsible for the undergrounding of the utilities that exist within its boundary.

LETTERED PARCELS

11. The creation of Parcel A, the construction of the plaza and the dedication of the associated public access easement shall be allowed to commence with the proposed Phase 3 and shall be completed through the normal course of subdivision improvement development. The completion of the Parcel A improvements shall not be tied to occupancy of the proposed residential units.



Gabe Osburn
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