



COUNTY OF SONOMA

575 ADMINISTRATION
DRIVE, ROOM 102A
SANTA ROSA, CA 95403

SUMMARY REPORT

Agenda Date: 7/22/2025

To: Sonoma County Board of Supervisors

Department or Agency Name(s): Permit Sonoma

Staff Name and Phone Number: Tennis Wick (707) 565-1925, Jon Olin (707) 565-7385

Vote Requirement: 4/5th

Supervisorial District(s): Fourth

Title:

Final Map for Tract No. 1085 - MJS23-0001 Airport Boulevard Subdivision

Recommended Action:

Adopt a Resolution approving and accepting the Final Map for "Tract No. 1085 - MJS23-0001 Airport Boulevard Subdivision" and making findings all in accordance with the Subdivision Map Act.

Executive Summary:

On May 2, 2024, the Sonoma County Planning Commission adopted a Mitigated Negative Declaration, and approved a 58 lot, Airport Boulevard Subdivision tentative map subdividing the 4.78 +/- acre property into 57 residential lots located at 175 and 245 Airport Boulevard, Santa Rosa, APNs 039-025-028 and 039-025-026, Supervisorial District 4 (MJS23-0001) with Resolution Number 24-07 ("Project").

The matter before the Board today is approval of the Final Map for the subdivision. This is a ministerial action by the Board, subject only to compliance with the applicable conditions of approval, the requirements of the State Subdivision Map Act and the County's Subdivision Ordinance.

Discussion:

Tract No. 1085 - MJS23-0001 Airport Boulevard Subdivision is located at 175 and 245 Airport Boulevard, Santa Rosa, near Old Redwood Highway.

On May 2, 2024, the Planning Commission adopted Resolution 24-07, approving a tentative Airport Boulevard Subdivision tentative map, which subdivided the 4.78 +/- acre parcel into 57 residential lots.

The Project is located within the service area of the Cal American Water District. Water will be provided to the individual lots from the Cal American Water District.

Sanitary Sewer service will be provided by connection to the Airport-Larkfield-Wikiup Sanitation Zone operated by Sonoma Water (Sonoma County Water Agency).

The owners/subdividers, Lennox Homes, LLC, will provide subdivision access from Airport Boulevard to a private road within the subdivision. The private 21-feet to 25-feet wide road will provide direct access, or shared access, via driveways to the proposed new dwellings. No dwelling units proposed with the project will have direct access onto Old Redwood Highway or Airport Boulevard. Pedestrian access from each home will be

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provided by a concrete path from the front of the home to an interconnected shared walking path or sidewalk within the Project area. A subdivision improvement agreement for on and off-site improvements has been prepared and bonding has been secured.

The owners/subdividers have satisfied the required conditions for the filing of the Final Map and the Map meets the requirements of the Subdivision Ordinance and Subdivision Map Act. Staff recommends approval of the resolution approving the Final Map for Tract No. 1085 - MJS23-0001 Airport Boulevard Subdivision.

Strategic Plan:

N/A

Racial Equity:

N/A

Was this item identified as an opportunity to apply the Racial Equity Toolkit?

No

Prior Board Actions:

N/A

FISCAL SUMMARY

N/A

Narrative Explanation of Fiscal Impacts:

None. The applicant pays for the costs of processing the application through an At-Cost Agreement. There will be no new fiscal impacts as a result of this action.

Narrative Explanation of Staffing Impacts (If Required):

N/A

Attachments:

Attachment 1: Draft Board of Supervisors Resolution

Exhibit A to Resolution MJS23-0001 Final Conditions of Approval

Attachment 2: Location Map

Attachment 3: Tentative Map

Attachment 4: Planning Commission Resolution No. 24-07

Attachment 5: Draft Copy of Final Map for Tract No. 1085 - MJS23-0001 Airport Boulevard Subdivision

Attachment 6: Subdivision Improvement Agreement for Tract No. 1085 - MJS23-0001 Airport Boulevard Subdivision

Related Items "On File" with the Clerk of the Board:

N/A