



# COUNTY OF SONOMA

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

## SUMMARY REPORT

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**Agenda Date:** 5/12/2026

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**To:** Sonoma County Board of Supervisors

**Department or Agency Name(s):** Permit Sonoma

**Staff Name and Phone Number:** Scott Orr, Director (707) 565-1754, Jon Olin, County Surveyor (707) 565-7385

**Vote Requirement:** 4/5th

**Supervisorial District(s):** Fourth

**Title:**

Final Map for Tract No. 1084 - MJS23-0002 Buckeye Knoll Subdivision

**Recommended Action:**

Adopt a resolution approving and accepting the Final Map for "Tract No. 1084 - MJS23-0002 Buckeye Knoll Subdivision" and making findings in accordance with the Subdivision Map Act.

**Executive Summary:**

On November 7, 2024, the Sonoma County Planning Commission approved the Buckeye Knoll Subdivision tentative map subdividing the 0.76 +/- acre property into eight residential lots located at 201 Wikiup Drive, Santa Rosa, APN 039-040-040, (Permit Sonoma File No. MJS23-0002) with Resolution No. 24-15 ("Project"). The Project is a housing project under Government Code § 65589.5(d)(5) of the California Housing Accountability Act (HAA) commonly referred to as the "builder's remedy." Consistent with changes in the Housing Accountability Act under Assembly Bill 1893 (SB 1893), on May 15, 2025, the Sonoma County Planning Commission approved amendments to the Project's conditions of approval removing certain affordable housing requirement as set forth in Resolution No. 25-02.

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 (Sonoma County Code Chapter 25).

**Discussion:**

Tract No. 1084 - MJS23-0002 Buckeye Knoll Subdivision is located at 201 Wikiup Drive, Santa Rosa, near Old Redwood Highway.

On November 7, 2024, the Sonoma County Planning Commission adopted Resolution No. 24-15, approving a tentative map for the Buckeye Knoll Subdivision to subdivide the 0.76 +/- acre parcel into eight residential lots. AB 1893 was adopted by the Legislature and approved by the Governor in 2024 and went into effect January 1, 2025. AB 1893 made several changes to the Housing Accountability Act regarding the builder's remedy impacting the Project. AB 1893 added express provisions regarding builder's remedy projects and changed the affordability requirements for housing development projects to qualify for and be protected under the builder's remedy. Specifically, a housing development project of 10 or fewer units, on a site smaller than one acre, with a density of at least 10 units per acre no longer requires that any units be made affordable to lower income households. The Project (Buckeye Knoll Subdivision) includes 8 units, on a 0.76-acre site, resulting in a

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density of 10.5 units per acre, and thus meets the elements of AB 1893. Accordingly, to comply with State law, on May 15, 2025, the Sonoma County Planning Commission approved amendments to the Project's conditions of approval removing certain affordable housing requirement.

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, Jetfuel Capital, LLC, will provide access to Lots 1-3 and Lots 6-8 via a new 20-foot wide private road off of Wikiup Drive. Lots 4 and 5 will have access directly from Wikiup Drive. Pedestrian access to the subdivision is provided from an existing sidewalk along Wikiup Drive. 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 County Subdivision Ordinance (Sonoma County Code Chapter 25) and State Subdivision Map Act. Staff recommends approval of the resolution approving the Final Map for Tract No. 1084 - MJS23-0002 Buckeye 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**

**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

Attachment 2: Location Map

Attachment 3: Tentative Map

Attachment 4: Planning Commission Resolution No. 25-02

Attachment 5: Draft Copy of Final Map for Tract No. 1084 - MJS23-0002 Buckeye Knoll Subdivision

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Attachment 6: Subdivision Improvement Agreement for Tract No. 1084 - MJS23-0002 Buckeye Knoll Subdivision

**Related Items “On File” with the Clerk of the Board:**

N/A