



County of Sonoma
State of California

Date: May 12, 2026

Item Number: _____

Resolution Number: _____

4/5 Vote Required

**Resolution Of The Board Of Supervisors Of The County Of Sonoma, State Of California,
Approving And Accepting The Final Map For TRACT NO. 1084 – MJS23-0002 BUCKEYE KNOLL
SUBDIVISION, and accepting/rejecting certain offers of dedication and making findings all in
accordance with the Subdivision Map Act**

Whereas, on May 26, 2023, the applicant, JetFuel Capital, LLC (“applicant”) filed a preliminary application pursuant to Government Code §§ 65941.1 and 65589.5 for a tentative map and housing development project with Permit Sonoma; and

Whereas, on September 19, 2023, the applicant filed a development application for a tentative map and housing development project (“Project”) with Permit Sonoma; and

Whereas, on September 19, 2024, the Sonoma County Project Review Advisory Committee voted to recommend draft conditions of approval for the tentative map to the Sonoma County Planning Commission; and

Whereas, on November 7, 2024, the Sonoma County Planning Commission adopted Resolution No. 24-15 approving the Project with conditions of approval; and

Whereas, on May 15, 2025, the Sonoma County Planning Commission adopted Resolution No. 25-02 approving amendments to the Project’s conditions of approval regarding the provision of affordable housing; and

Whereas, a Final Map for that certain subdivision entitled “TRACT NO. 1084 - MJS23-0002 BUCKEYE KNOLL SUBDIVISION”, located in the Wikiup area, has been presented to

this Board of Supervisors for approval and acceptance; and

Whereas, said map conforms to the requirements of the State Subdivision Map Act and the Sonoma County Subdivision Ordinance (Sonoma County Code Chapter 25); and

Whereas, said map conforms to the findings and conditions of approval as set forth in the Sonoma County Planning Commission Resolution No. 25-02 dated May 15, 2025; and

Whereas, said map shows and names as offered for dedication for public use an Emergency Vehicle Access Easement; and

Whereas, said map shows and names as offered for dedication for public use Public Utility Easements; and

Whereas, the installation of the required public improvements have not been completed to the satisfaction of Sonoma County Public Infrastructure; and

Whereas, the subdivider, Jetfuel Capital, LLC, a California limited liability company, has entered into a Subdivision Improvement Agreement with the County and has posted Surety Bonds in the following amounts:

Labor and Materials-Private Improvements Bond No. CAC 71410	\$ 154,930.60
Labor and Materials-Public Improvements Bond No. CAC 71409	\$ 94,958.60
Performance-Private Improvements Bond No. CAC 71410	\$ 309,861.20
Performance-Public Improvements Bond No. CAC 71409	\$ 189,917.20
Monumenting For Subdivisions Bond No. CAC 71411	\$ 2,500.00

all naming as surety, Merchants National Indemnity Company, and naming as principal Jetfuel Capital, LLC, a California limited liability company to guarantee the completion of the required improvements; and

Whereas, the County Surveyor has approved and accepted the Subdivision Improvement Agreement and Surety Bonds submitted to secure the completion of the improvements; and

Whereas, the estimated taxes for the 2026 fiscal year have been paid or financial

arrangements made to the County Tax Collector; and

Whereas, said map has been duly acknowledged and executed, and is ready for approval and recordation; and

Whereas, the owners will validly execute the Declaration of Restrictions, Private Road and Utility Maintenance Agreement and Water Service Agreement.

Now, Therefore, Be It Resolved that said map "TRACT NO. 1084 - MJS23-0002 BUCKEYE KNOLL SUBDIVISION" is hereby approved and accepted.

Be It Further Resolved, that the Emergency Vehicle Access Easement, as shown on said map and offered for dedication for public use thereon, be and is hereby accepted for public use.

Be It Further Resolved, that the Public Utility Easements, as shown on said map as being offered for dedication for public use thereon, be and are hereby rejected for public use.

Be It Further Resolved that the Board directs the Clerk of the Board or the County Surveyor to take necessary steps to assure that said map is filed with the County Recorder.

Supervisors:

Rabbitt:

Coursey:

Gore:

Hopkins:

Hermosillo:

Ayes:

Noes:

Absent:

Abstain:

So Ordered.