

OWNER'S STATEMENT

I HEREBY STATE THAT JETFUEL CAPITAL, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY IS THE SOLE OWNER OF AND HAS THE RIGHT, TITLE, AND INTEREST IN AND TO THE REAL PROPERTY INCLUDED WITHIN THE SUBDIVISION BOUNDARY SHOWN UPON THIS MAP, AND IS THE ONLY PARTY WHOSE CONSENT IS NECESSARY TO PASS CLEAR TITLE TO SAID PROPERTY, AND I CONSENT TO THE MAKING AND FILING OF SAID MAP OF THE SUBDIVISION SHOWN WITHIN THE BORDERLINES, AND HEREBY DEDICATE AS EASEMENTS, SUBJECT TO IMPROVEMENTS, THE PUBLIC UTILITY EASEMENTS (PUE) AND EMERGENCY VEHICLE ACCESS EASEMENTS (EVA) AS SHOWN ON SAID MAP, WITHIN SAID SUBDIVISION.

JETFUEL CAPITAL, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY

BY: _____ DATE _____
TIM CHARLES MASSEY, MANAGER

OWNER'S NOTARY PUBLIC ACKNOWLEDGEMENT

A NOTARY PUBLIC OR OTHER OFFICER COMPLETING THIS CERTIFICATE VERIFIES ONLY THE IDENTITY OF THE INDIVIDUAL WHO SIGNED THE DOCUMENT TO WHICH THIS CERTIFICATE IS ATTACHED, AND NOT THE TRUTHFULNESS, ACCURACY, OR VALIDITY OF THAT DOCUMENT.

STATE OF CALIFORNIA
COUNTY OF _____

ON _____ BEFORE ME, _____
PERSONALLY APPEARED _____, WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE/THEY EXECUTED THE SAME IN HIS/HER/THEIR AUTHORIZED CAPACITY(IES), AND THAT BY HIS/HER/THEIR SIGNATURE(S) ON THE INSTRUMENT THE PERSON(S), OR THE ENTITY UPON BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT.

I CERTIFY UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF CALIFORNIA THAT THE FOREGOING PARAGRAPH IS TRUE AND CORRECT.

WITNESS MY HAND.

NOTARY PUBLIC

MY COMMISSION NUMBER: _____

MY COMMISSION EXPIRES: _____

SURVEYOR'S STATEMENT

THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS BASED UPON FIELD SURVEY IN CONFORMANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCE AT THE REQUEST OF JETFUEL CAPITOL, LLC ON DECEMBER 5, 2024. I HEREBY STATE THAT ALL MONUMENTS ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED OR THAT THEY WILL BE SET IN THOSE POSITIONS WITHIN 18 MONTHS FROM THE RECORDING DATE OF THIS MAP, AND THAT THE MONUMENTS ARE, OR WILL BE, SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED, AND THAT THIS FINAL MAP SUBSTANTIALLY CONFORMS TO THE CONDITIONALLY APPROVED TENTATIVE MAP.

ANTHONY G. CINQUINI
P.L.S. 8614



DATE

RECORD TITLE INTEREST NOTE

SIGNATURES OF OWNERS OF THE FOLLOWING EASEMENTS HAVE BEEN OMITTED UNDER THE PROVISIONS OF SECTION 66436 OF THE SUBDIVISION MAP ACT. THEIR INTEREST IS SUCH THAT IT CANNOT RIPEN INTO A FEE TITLE AND SUCH SIGNATURES ARE NOT REQUIRED BY THE GOVERNING BODY.

OWNER:	DEED/MAP REFERENCE:	DESCRIPTION OF USE:
PACIFIC BELL	EXECUTED NOVEMBER 16, 1989 (DN 89-122546) SONOMA COUNTY O.R.	CONSTRUCT AND MAINTAIN UNDERGROUND COMMUNICATION FACILITIES
EVANGELICAL FREE CHURCH OF SANTA ROSA	DN 1988-052649	SIGN EASEMENT

NORTH COAST TITLE COMPANY - ORDER NO. 00116686-001-JB

TRUSTEE'S CERTIFICATE

NORTH COAST TITLE CO., A CALIFORNIA CORPORATION, TRUSTEE UNDER DEED OF TRUST RECORDED UNDER, DOCUMENT NUMBER 2024-005297, OFFICIAL RECORDS OF SONOMA COUNTY, HEREBY CONSENTS TO THE MAKING AND FILING OF THIS MAP.

BY: _____

TITLE: _____

TRUSTEE'S NOTARY PUBLIC ACKNOWLEDGEMENT

A NOTARY PUBLIC OR OTHER OFFICER COMPLETING THIS CERTIFICATE VERIFIES ONLY THE IDENTITY OF THE INDIVIDUAL WHO SIGNED THE DOCUMENT TO WHICH THIS CERTIFICATE IS ATTACHED, AND NOT THE TRUTHFULNESS, ACCURACY, OR VALIDITY OF THAT DOCUMENT.

STATE OF CALIFORNIA
COUNTY OF _____

ON _____ BEFORE ME, _____
PERSONALLY APPEARED _____, WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE/THEY EXECUTED THE SAME IN HIS/HER/THEIR AUTHORIZED CAPACITY(IES), AND THAT BY HIS/HER/THEIR SIGNATURE(S) ON THE INSTRUMENT THE PERSON(S), OR THE ENTITY UPON BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT.

I CERTIFY UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF CALIFORNIA THAT THE FOREGOING PARAGRAPH IS TRUE AND CORRECT.

WITNESS MY HAND.

NOTARY PUBLIC

MY COMMISSION NUMBER: _____

MY COMMISSION EXPIRES: _____

COUNTY SURVEYOR'S STATEMENT

I HEREBY STATE THE MAP OF THIS SUBDIVISION WAS EXAMINED BY ME OR UNDER MY DIRECTION; THAT IT IS SUBSTANTIALLY AS IT APPEARS ON THE TENTATIVE MAP AND ANY APPROVED ALTERATIONS THEREOF; THAT ALL PROVISIONS OF THE SUBDIVISION MAP ACT AS AMENDED AND ANY LOCAL ORDINANCES APPLICABLE AT THE TIME OF APPROVAL AND THE TENTATIVE MAP HAVE BEEN COMPLIED WITH AND I AM SATISFIED THAT SAID MAP IS TECHNICALLY CORRECT.

IN WITNESS WHEREOF, I HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL THIS _____ DAY OF _____, 2026.

JONATHAN R. OLIN, P.L.S. 7590
COUNTY SURVEYOR, SONOMA COUNTY



DEPUTY COUNTY SURVEYOR

RECORDER'S CERTIFICATE

FILED THIS _____ DAY OF _____, 2026, AT _____ M
IN BOOK _____ OF MAPS, AT PAGE(S) _____, AT THE REQUEST OF THE TOWN OF WINDSOR.

FEE PAID: \$ _____

DOCUMENT NO. _____
COUNTY RECORDER

DEVA MARIE PROTO
SONOMA COUNTY RECORDER

DEPUTY

COUNTY TAX COLLECTOR'S CERTIFICATE

ACCORDING TO THE RECORDS IN THE OFFICE OF THE UNDERSIGNED, THERE ARE NO LIENS AGAINST THIS SUBDIVISION, OR ANY PART HEREOF, FOR UNPAID STATE, COUNTY, MUNICIPAL OR LOCAL TAXES OR SPECIAL ASSESSMENTS COLLECTED AS TAXES, EXCEPT TAXES OR SPECIAL ASSESSMENTS COLLECTED AS TAXES NOT YET PAYABLE. MY ESTIMATE OF TAXES AND SPECIAL ASSESSMENTS COLLECTED AS TAXES NOT YET PAYABLE IS \$_____. THE LAND IN SAID SUBDIVISION IS NOT SUBJECT TO A SPECIAL ASSESSMENT OR BOND WHICH MAY BE PAID IN FULL, EXCEPT SPECIAL ASSESSMENTS FOR BONDS PAYABLE IN FULL FOR WHICH I ESTIMATE THAT THE AMOUNT REQUIRED FOR FULL PAYMENT IS \$_____, SECURITY REQUIRED PURSUANT TO THE GOVERNMENT CODE SECTION 66493(A) AND 66493(C) ARE HEREBY ACCEPTED AND APPROVED.

TAX COLLECTOR
COUNTY OF SONOMA, STATE OF CALIFORNIA

DATE

COUNTY CLERK'S CERTIFICATE

I CERTIFY THAT ALL BONDS, MONEY OR NEGOTIABLE BONDS REQUIRED UNDER THE PROVISIONS OF THE SUBDIVISION MAP ACT TO SECURE THE PAYMENT OF TAXES AND ASSESSMENTS HAVE BEEN FILED WITH AND APPROVED BY THE BOARD OF SUPERVISORS OF THE COUNTY OF SONOMA, NAMELY; BOND(S) UNDER GOVERNMENT CODE SECTIONS 66493(A) AND 66493(C) IN SUMS OF \$_____ AND \$_____ RESPECTIVELY.

I FURTHER CERTIFY THAT SAID BOARD OF SUPERVISORS HAS APPROVED THIS FINAL MAP AND HAS ACCEPTED, ON BEHALF OF THE PUBLIC, THE EMERGENCY VEHICLE ACCESS EASEMENT AND REJECT ALL PUBLIC UTILITY EASEMENTS AS SHOWN ON THIS FINAL MAP.

IN WITNESS THEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL

THIS _____ DAY OF _____, 2026.

CLERK OF THE BOARD OF SUPERVISORS
COUNTY OF SONOMA, STATE OF CALIFORNIA

CERTIFICATE SHEET

**TRACT 1084 - MJS23-0002
BUCKEYE KNOLL**

A SUBDIVISION OF THE LANDS OF JETFUEL CAPITAL, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY AS DESCRIBED BY GRANT DEED RECORDED UNDER DOCUMENT NUMBER 2024-005296, OFFICIAL RECORDS OF SONOMA COUNTY, AND BEING LOT 3 AS SHOWN ON THAT MAP ENTITLED 'PARCEL MAP NO. 87-773' FILED IN BOOK 445 OF MAPS AT PAGES 22 THROUGH 24, SONOMA COUNTY RECORDS.

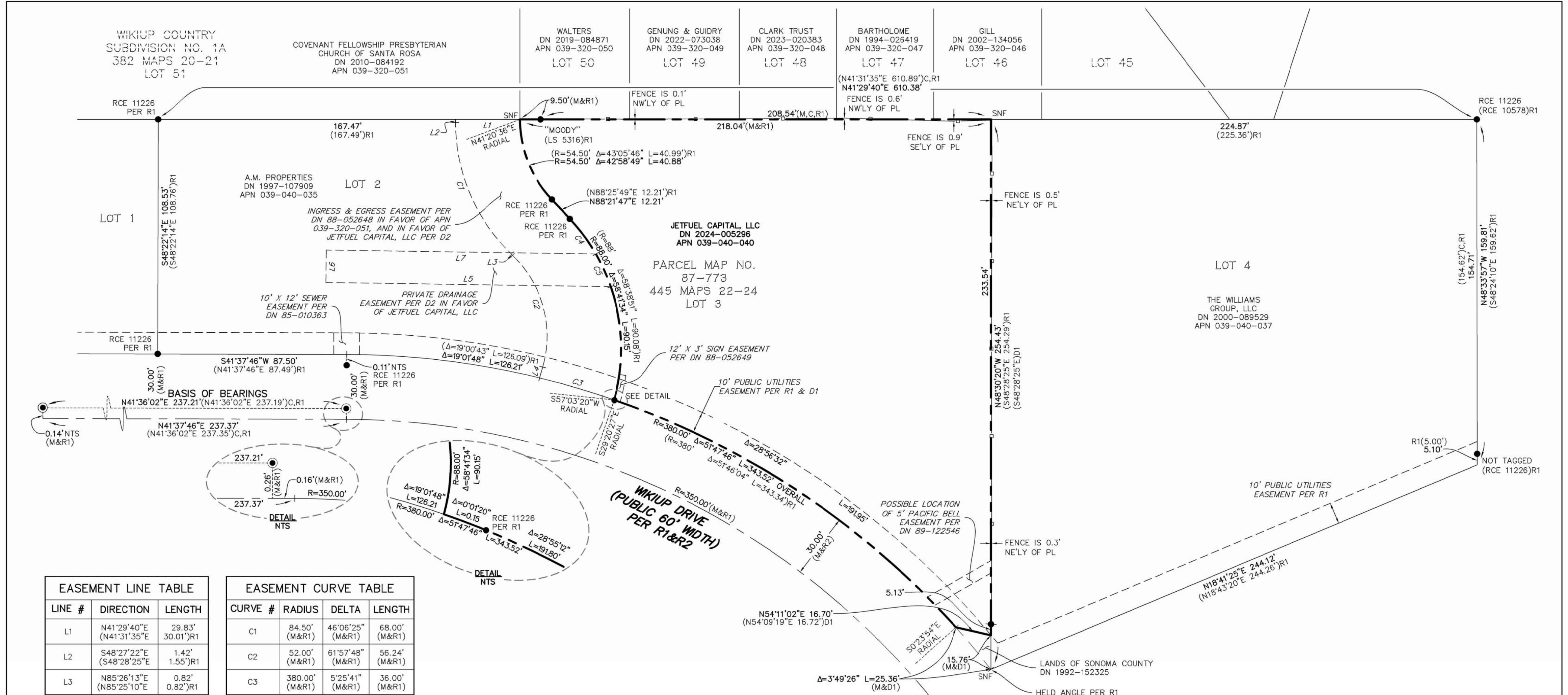
LYING WITHIN SECTION 28, T8N, R8W, M.D.B.M.

COUNTY OF SONOMA STATE OF CALIFORNIA
8 LOTS 0.76 ACRES

**CINQUINI & PASSARINO, INC.
LAND SURVEYING**

BOUNDARY 1360 No. Dutton Ave.
TOPOGRAPHIC Santa Rosa, Ca. 95401
CONSTRUCTION Phone: (707) 542-6268
SUBDIVISIONS Fax: (707) 542-2106
WWW.CINQUINIPASSARINO.COM

Preliminary
02/11/2026



LINE #	DIRECTION	LENGTH
L1	N41°29'40"E (N41°31'35"E)	29.83' (30.01')R1
L2	S48°27'22"E (S48°28'25"E)	1.42' (1.55')R1
L3	N85°26'13"E (N85°25'10"E)	0.82' (0.82')R1
L4	S32°35'59"E (S32°37'02"E)	5.21' (5.21')R1
L5	S42°20'13"W (S42°24'15"W)	131.90' (131.90')R1
L6	N47°39'47"W (N47°35'45"W)	15.00' (15.00')R1
L7	N42°20'13"E (N42°24'15"E)	124.79' (124.79')R1

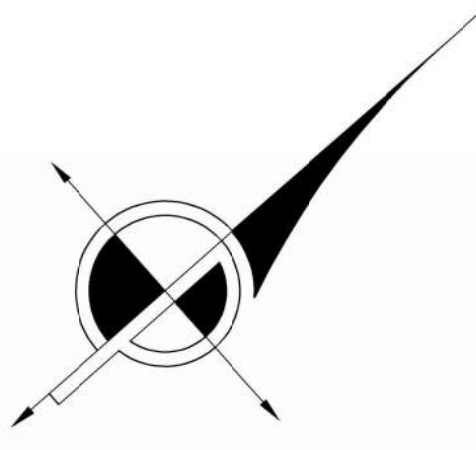
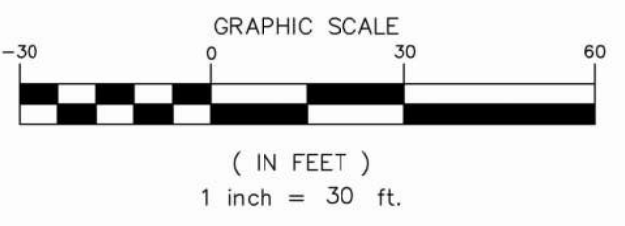
CURVE #	RADIUS	DELTA	LENGTH
C1	84.50' (M&R1)	46°06'25" (M&R1)	68.00' (M&R1)
C2	52.00' (M&R1)	61°57'48" (M&R1)	56.24' (M&R1)
C3	380.00' (M&R1)	5°25'41" (M&R1)	36.00' (M&R1)
C4	88.00' (M&D2)	13°12'00" (M&D2)	20.27' (M&D2)
C5	88.00' (M&D2)	10°49'27" (M&D2)	16.62' (M&D2)

- LEGEND**
- SUBJECT PROPERTY BOUNDARY
 - ADJACENT PROPERTY BOUNDARY
 - ROADWAY CENTERLINE
 - EASEMENT AS NOTED
 - EXTINGUISHED BOUNDARY
 - FENCE LINE
 - FOUND 1/2" IRON PIPE AS NOTED
 - ⊙ FOUND 2" BRASS DISC, WITH PUNCH, NOT TAGGED, IN STANDARD MONUMENT WELL AS SHOWN ON R1
 - FOUND 7/8" PIN, NOT TAGGED, NO RECORD FOUND
 - SSE PUBLIC SANITARY SEWER EASEMENT
 - C CALCULATED FROM RECORD
 - DN DOCUMENT NUMBER
 - NTS NOT TO SCALE
 - () RECORD INFORMATION
 - M MEASURED
 - SNF SEARCHED, NOTHING FOUND
 - PL PROPERTY LINE
 - NE'LY NORTHEASTERLY
 - NW'LY NORTHWESTERLY
 - SE'LY SOUTHEASTERLY

BASIS OF BEARINGS
 NORTH 41°36'02" EAST CALCULATED BETWEEN TWO FOUND CENTERLINE MONUMENTS ALONG WIKIUP DRIVE AS SHOWN ON THAT MAP ENTITLED "PARCEL MAP NO. 87-773" RECORDED IN BOOK 445 OF MAPS, PAGES 22 THROUGH 24, SONOMA COUNTY RECORDS

NOTES
 ALL DISTANCES AND DIMENSIONS ARE IN U.S. SURVEY FEET AND DECIMALS THEREOF.
 ALL TIES ARE AT RIGHT ANGLES UNLESS OTHERWISE NOTED.
 THE 5.00' PACIFIC BELL EASEMENT MENTIONED ON SHEET 1 COULD NOT BE LOCATED. DN 1989-122546 DOES NOT INCLUDE A LOCATABLE DESCRIPTION OF THE EASEMENT.

REFERENCES
 R1 PARCEL MAP NO. 87-773
 R2 WIKIUP RANCHO ESTATES
 D1 DEED TO THE COUNTY OF SONOMA
 D2 GRANT DEED
 445 MAPS 22-24
 89 MAPS 1-7
 DN 1992-0152325
 DN 2024-005296



BOUNDARY SHEET
TRACT 1084 - MJS23-0002
BUCKEYE KNOLL

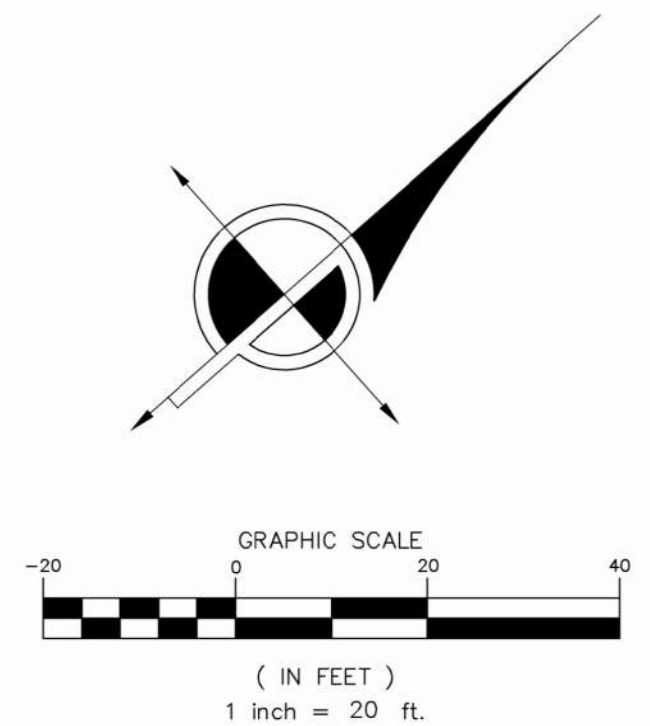
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LYING WITHIN SECTION 28, T8N, R8W, M.D.B.M.
 COUNTY OF SONOMA STATE OF CALIFORNIA
 8 LOTS 0.76 ACRES

CINQUINI & PASSARINO, INC.
LAND SURVEYING

▲ BOUNDARY
 ▲ TOPOGRAPHIC
 ▲ CONSTRUCTION
 ▲ SUBDIVISIONS
 WWW.CINQUINIPASSARINO.COM
 1360 No. Dutton Ave.
 Santa Rosa, Ca. 95401
 Phone: (707) 542-6268
 Fax: (707) 542-2106

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- LEGEND**
- SUBJECT PROPERTY BOUNDARY
 - LOT BOUNDARY
 - - - PRIVATE DRAINAGE EASEMENT
 - - - PUBLIC UTILITY EASEMENT
 - - - EMERGENCY VEHICLE ACCESS EASEMENT
 - - - PRIVATE SANITARY SEWER EASEMENT
 - SET 1/2" IRON PIPE WITH YELLOW PLASTIC PLUG STAMPED "PLS 8614"
 - ⊗ SET RIVET WITH 3/4" BRASS TAG STAMPED "PLS 8614"
 - FOUND 1/2" IRON PIPE (SEE BOUNDARY SHEET FOR DETAILS)
 - FOUND 7/8" PIN (SEE BOUNDARY SHEET FOR DETAILS)
 - SF SQUARE FEET
 - AE PRIVATE ACCESS EASEMENT IN FAVOR OF LOTS 1-4, 6-8
 - EVA EMERGENCY VEHICLE ACCESS EASEMENT
 - PUE PUBLIC UTILITY EASEMENT
 - PSE PRIVATE SANITARY SEWER EASEMENT IN FAVOR OF LOTS 1-3, 6-8
 - DE PRIVATE DRAINAGE EASEMENT
 - UE PRIVATE UTILITY EASEMENT IN FAVOR OF LOTS 1-4, 6-8
 - IFO IN FAVOR OF / APPURTENANT TO

- REFERENCES**
- R1 PARCEL MAP NO. 87-773 445 MAPS 22-24
 - R2 WKIUP RANCHO ESTATES 89 MAPS 1-7
 - D1 DEED TO THE COUNTY OF SONOMA DN 1992-0152325
 - D2 GRANT DEED DN 2024-005296

SUBDIVISION SHEET

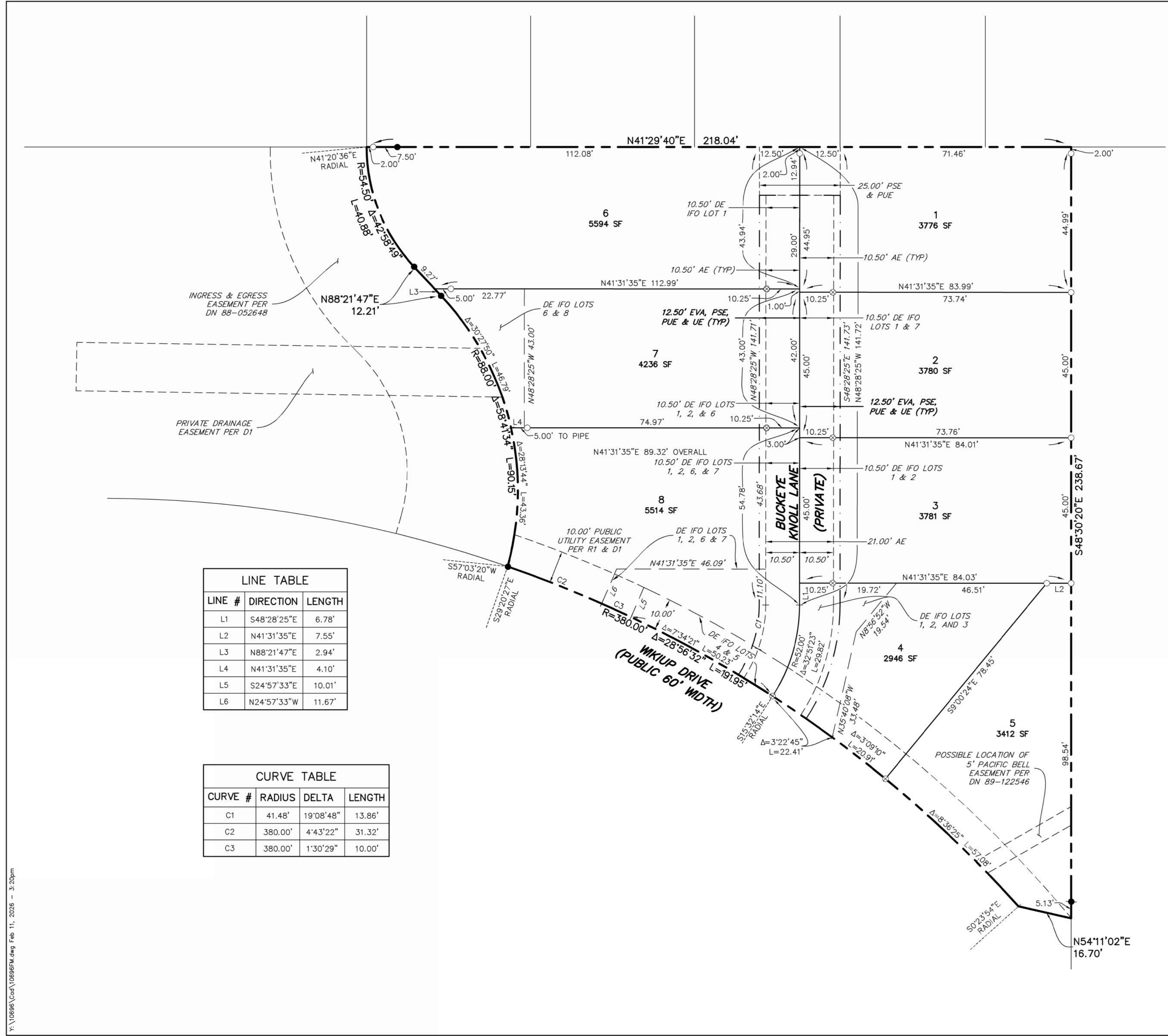
TRACT 1084 - MJS23-0002 BUCKEYE KNOLL

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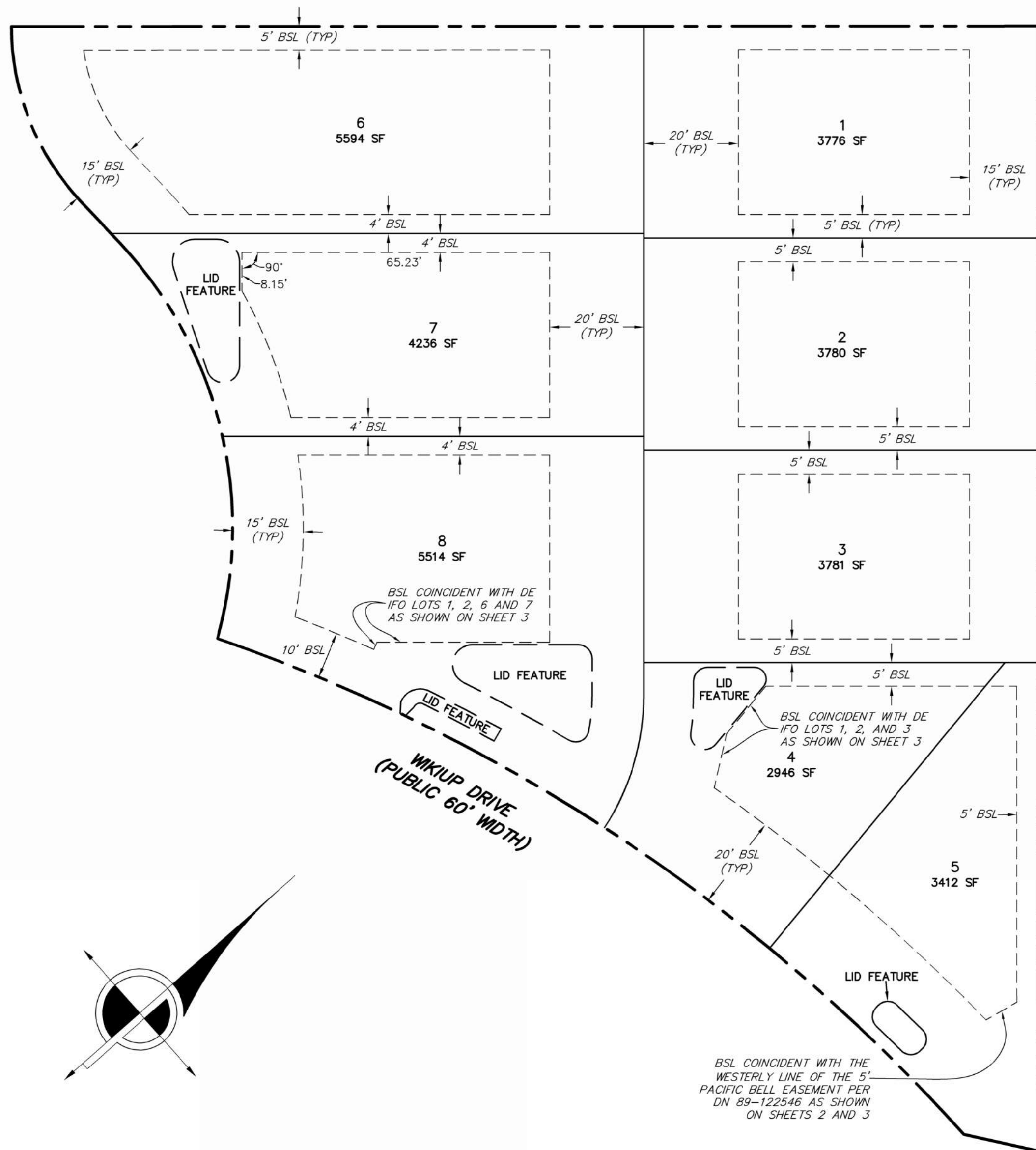
LINE TABLE

LINE #	DIRECTION	LENGTH
L1	S48°28'25"E	6.78'
L2	N41°31'35"E	7.55'
L3	N88°21'47"E	2.94'
L4	N41°31'35"E	4.10'
L5	S24°57'33"E	10.01'
L6	N24°57'33"W	11.67'

CURVE TABLE

CURVE #	RADIUS	DELTA	LENGTH
C1	41.48'	19°08'48"	13.86'
C2	380.00'	4°43'22"	31.32'
C3	380.00'	1°30'29"	10.00'

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LEGEND

- SUBJECT PROPERTY BOUNDARY
- - - LOT BOUNDARY
- - - BUILDING SETBACK LINE
- LID STORM WATER LOW IMPACT DEVELOPMENT
- SF SQUARE FEET
- DE PRIVATE DRAINAGE EASEMENT

AGENCY NOTES

GRADING AND STORMWATER

27. PRIOR TO ISSUANCE OF A GRADING OR BUILDING PERMIT, THE PROPERTY OWNER SHALL SUBMIT ANY AND ALL REQUIRED GRADING/SITE PLANS AND DRAINAGE REPORTS FOR PROPOSED WORK TO PERMIT SONOMA FOR REVIEW. GRADING/SITE PLANS SHALL CLEARLY INDICATE THE NATURE AND EXTENT OF THE PROPOSED WORK INCLUDING EARTHWORK, DRAINAGE IMPROVEMENTS, EROSION PREVENTION/SEDIMENT CONTROL MEASURES, DETAILS, NOTES, AND SPECIFICATIONS TO PREVENT DAMAGES OR MINIMIZE ADVERSE IMPACTS TO THE SURROUNDING PROPERTIES AND THE ENVIRONMENT. GRADING, DRAINAGE IMPROVEMENTS, AND EROSION PREVENTION/SEDIMENT CONTROL MEASURES SHALL ABIDE BY ALL APPLICABLE STANDARDS AND PROVISIONS OF THE SONOMA COUNTY CODE AND ALL OTHER RELEVANT LAWS AND REGULATIONS.
28. EACH LOT MUST CONSIDER AND INCORPORATE THE OFF-SITE DRAINAGE FROM ADJACENT LANDS. CONCENTRATED FLOW SHALL BE CONVERTED TO SHEET FLOW TO THE MAXIMUM EXTENT PRACTICABLE.
29. THE LOTS SHOWN HEREON ARE SUBJECT TO STORM WATER LOW IMPACT DEVELOPMENT (LID) REGULATIONS. POST-CONSTRUCTION STORM WATER FEATURES TO MITIGATE IMPACTS TO THE QUALITY AND QUANTITY OF STORM WATER DISCHARGES FROM THE LOTS AND PRIVATE ROAD HAVE BEEN INCORPORATED INTO THE DEVELOPMENT OF THE SUBDIVISION. THESE POST-CONSTRUCTION STORM WATER FEATURES SHALL NOT BE ALTERED OF REMOVED IN ANY MANNER THAT MAY COMPROMISE THEIR INTENDED DESIGN. PRIOR TO ANY CHANGES TO THE LOCATION OR DESIGN OF THE APPROVED POST-CONSTRUCTION STORM WATER FEATURES, THE PROPERTY OWNER(S) SHALL SUBMIT A REVISED STORM WATER LOW IMPACT DEVELOPMENT SUBMITTAL (SW LIDS) TO PERMIT SONOMA FOR REVIEW. IF ANY CHANGES TO THE LOCATIONS OF THE APPROVED POST-CONSTRUCTION STORM WATER FEATURES ARE PROPOSED, THEN THE PROPERTY OWNER(S) SHALL REVISE THE SUBDIVISION MAP THROUGH A CERTIFICATE OF MODIFICATION TO INCORPORATE THE APPROVED CHANGES OF THE REVISED SW LIDS.
30. THE LOTS SHOWN HEREON ARE SUBJECT TO STORM WATER LOW IMPACT DEVELOPMENT (LID) REGULATIONS. POST-CONSTRUCTION STORM WATER FEATURES TO MITIGATE IMPACTS TO THE QUALITY AND QUANTITY OF POST-CONSTRUCTION STORM WATER DISCHARGES MUST BE INCORPORATED AS PART OF THE DEVELOPMENT OF EACH INDIVIDUAL LOT. PRIOR TO ISSUANCE OF A GRADING OR BUILDING PERMIT, THE PROPERTY OWNER SHALL SUBMIT A STORM WATER LOW IMPACT DEVELOPMENT SUBMITTAL (SW LIDS) TO THE PERMIT AND RESOURCE MANAGEMENT DEPARTMENT (PERMIT SONOMA) - FOR REVIEW.

WATER

43. PRIOR TO ISSUANCE OF ANY GRADING OR BUILDING PERMIT ON EACH LOT, LANDSCAPE PLANS IN ACCORDANCE WITH SONOMA COUNTY'S WATER EFFICIENT LANDSCAPE REGULATIONS (SONOMA COUNTY CODE, CH. 7D3) SHALL BE SUBMITTED AND APPROVED BY PERMIT SONOMA.
44. PRIOR TO ISSUANCE OF ANY BUILDING PERMIT INVOLVING PLUMBING ON EACH LOT, PLUMBING PLANS SPECIFYING GRAYWATER USE SHALL BE SUBMITTED AND APPROVED BY PERMIT SONOMA WELL AND SEPTIC. GRAYWATER FROM ALL LAUNDRY AND BATHS/SHOWERS, SHALL FLOW THROUGH DUAL DRAINAGE PLUMBING TO A PRE-DETERMINED ACCESS POINT WHERE A FUTURE DIVERTER VALVE COULD BE INSTALLED WITHOUT REQUIRING RE-PLUMBING OF THE DRAINPIPES.
45. PRIOR TO OCCUPANCY, ALL LANDSCAPING AND IRRIGATION SHALL BE INSTALLED ACCORDING TO APPROVED PLANS. VERIFICATION OF INSTALLATION FROM A LANDSCAPE ARCHITECT OR QUALIFIED IRRIGATION SPECIALIST IS REQUIRED.
46. PRIOR TO OCCUPANCY, GRAYWATER DUAL DRAINAGE PLUMBING SHALL BE INSTALLED ACCORDING TO APPROVED PLANS. VERIFICATION OF INSTALLATION BY PERMIT SONOMA STAFF OR REPRESENTATIVE IS REQUIRED.

SANITATION

49. A SEPARATE SEWER CONNECTION PERMIT FOR EACH LOT IN THIS SUBDIVISION SHALL BE OBTAINED PRIOR TO OCCUPANCY OF ANY BUILDING CONSTRUCTED ON THE LOT. ALL FEES SHALL BE PAID TO, AND ALL SEWER CONSTRUCTION SHALL BE INSPECTED AND ACCEPTED BY PERMIT SONOMA ENGINEERING DIVISION PRIOR TO OCCUPANCY OF THE BUILDING.

SONOMA PUBLIC INFRASTRUCTURE

62. TO ALLOW FOR THE SMOOTH AND SAFE MOVEMENT OF PASSENGER VEHICLES ENTERING AND EXITING THE PUBLIC ROADS THAT PROVIDE ACCESS TO THE TWO (2) ATTACHED SINGLE FAMILY HOMES, ENTRY TO WIKIUP DRIVE SHALL CONFORM TO COUNTY STANDARDS. MORE SPECIFICALLY, THE APPLICANT SHALL CONSTRUCT A RAMP STYLE DRIVEWAY WITH A MINIMUM PAVED THROAT WIDTH OF 24 FEET, THE CURB OPENING SHALL TRANSITION THREE (3) FEET BEYOND THE PAVED THROAT WIDTH ON BOTH SIDES OF THE DRIVEWAY. THE DRIVEWAY SHALL ENTER THE PUBLIC ROAD AS CLOSE TO PERPENDICULAR AS POSSIBLE, BUT IN NO CASE SHALL THE DRIVEWAY ENTER THE PUBLIC ROAD AT MORE THAN 20 DEGREES FROM PERPENDICULAR. REFER TO COUNTY OF SONOMA DEPARTMENT OF TRANSPORTATION AND PUBLIC WORKS CONSTRUCTION STANDARD DRAWING 808, LATEST REVISION, FOR URBAN RESIDENTIAL DRIVEWAY DETAILS. THE IMPROVEMENTS SHALL BE IN PLACE PRIOR TO DWELLING OCCUPANCY.
64. TO ALLOW FOR THE SMOOTH AND SAFE MOVEMENT OF PASSENGER VEHICLES ENTERING AND EXITING THE PUBLIC ROADS THAT PROVIDE ACCESS TO THE SIX (6) DETACHED SINGLE FAMILY HOMES, ENTRY TO WIKIUP DRIVE SHALL CONFORM TO COUNTY STANDARDS. MORE SPECIFICALLY, THE APPLICANT SHALL CONSTRUCT A RAMP STYLE DRIVEWAY WITH A MINIMUM PAVED THROAT WIDTH OF 20 FEET. THE CURB OPENING SHALL TRANSITION THREE (3) FEET BEYOND THE PAVED THROAT WIDTH ON BOTH SIDES OF THE DRIVEWAY. THE DRIVEWAY SHALL ENTER THE PUBLIC ROAD AS CLOSE TO PERPENDICULAR AS POSSIBLE, BUT IN NO CASE SHALL THE DRIVEWAY ENTER THE PUBLIC ROAD AT MORE THAN 20 DEGREES FROM PERPENDICULAR. REFER TO COUNTY OF SONOMA DEPARTMENT OF TRANSPORTATION AND PUBLIC WORKS CONSTRUCTION STANDARD DRAWING 808, LATEST REVISION, FOR URBAN RESIDENTIAL DRIVEWAY DETAILS. THE IMPROVEMENTS SHALL BE IN PLACE PRIOR TO DWELLING OCCUPANCY.

69. NEW CONSTRUCTION ON THE PARCELS ASSOCIATED WITH THIS APPROVAL IS SUBJECT TO PAYMENT OF A DEVELOPMENT FEE (TRAFFIC MITIGATION FEE) TO THE COUNTY OF SONOMA BEFORE ISSUANCE OF ANY BUILDING PERMITS, AS REQUIRED BY CHAPTER 26, ARTICLE 9B OF THE SONOMA COUNTY CODE.

PLANNING

73. AFFORDABLE HOUSING REQUIREMENTS APPLY TO EACH RESIDENTIAL LOT PURSUANT TO SECTION 26-89-040 F OF THE SONOMA COUNTY CODE. EACH NONEXEMPT RESIDENTIAL UNIT SHALL PAY AN IN-LIEU AFFORDABLE HOUSING FEE AT THE TIME OF ISSUANCE OF THE BUILDING PERMIT, UNLESS A BUILDING PERMIT FOR A QUALIFYING AFFORDABLE UNIT IS APPROVED PRIOR TO OR CONCURRENT WITH THE BUILDING PERMIT FOR THE NONEXEMPT RESIDENTIAL UNIT.
75. NEW RESIDENTIAL CONSTRUCTION ON THESE PARCELS IS SUBJECT TO PAYMENT OF PARKLAND FEES IN ACCORDANCE WITH SECTION 25-58 ET. SEQ. OF THE SONOMA COUNTY SUBDIVISION ORDINANCE. EVIDENCE THAT FEES ARE PAID SHALL BE PROVIDED TO THE REGIONAL PARKS DEPARTMENT PRIOR TO THE ISSUANCE OF BUILDING PERMITS.
76. DEVELOPMENT ON THIS PARCEL IS SUBJECT TO THE SONOMA COUNTY FIRE SAFE STANDARDS AND SHALL BE REVIEWED AND APPROVED BY THE COUNTY FIRE MARSHAL/LOCAL FIRE PROTECTION DISTRICT. SAID PLAN SHALL INCLUDE, BUT NOT BE LIMITED TO EMERGENCY VEHICLE ACCESS AND TURN-AROUND AT THE BUILDING SITES), ADDRESSING, WATER STORAGE FOR FIREFIGHTING AND FIRE BREAK MAINTENANCE AROUND ALL STRUCTURES. PRIOR TO OCCUPANCY, WRITTEN APPROVAL THAT THE REQUIRED IMPROVEMENTS HAVE BEEN INSTALLED SHALL BE PROVIDED TO PERMIT SONOMA FROM THE COUNTY FIRE MARSHAL/LOCAL FIRE PROTECTION DISTRICT.
77. ALL GRADING AND DEVELOPMENT ON SITE SHALL BE DONE IN COMPLIANCE WITH THE COUNTY TREE PROTECTION ORDINANCE AS IT EXISTED ON MAY 26, 2023, INCLUDING PROTECTION OF TREES DURING CONSTRUCTION WITH A CHAIN LINK FENCE AT THE DROPLINE, AND REPLACEMENT OF DAMAGED OR REMOVED TREES. PERMIT SONOMA SHALL NOT SIGN OFF THE GRADING OR BUILDING PERMIT FOR ISSUANCE UNTIL THE PROJECT GRADING AND LANDSCAPE CONSTRUCTION DOCUMENTS CLEARLY SHOW ALL TREE PROTECTION MEASURES. PERMIT SONOMA PROJECT REVIEW STAFF SHALL NOT SIGN OFF THE GRADING OR BUILDING PERMIT FOR OCCUPANCY UNTIL A SITE INSPECTION HAS BEEN CONDUCTED, AND THE APPLICANT HAS PROVIDED WRITTEN VERIFICATION FROM THE PROJECT'S LANDSCAPE ARCHITECT OR CONTRACTOR, THAT THE TREE PROTECTION MEASURES WERE COMPLIED WITH.

AGENCY SHEET

**TRACT 1084 - MJS23-0002
BUCKEYE KNOLL**

A SUBDIVISION OF THE LANDS OF JETFUEL CAPITAL, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY AS DESCRIBED BY GRANT DEED RECORDED UNDER DOCUMENT NUMBER 2024-005296, OFFICIAL RECORDS OF SONOMA COUNTY, AND BEING LOT 3 AS SHOWN ON THAT MAP ENTITLED 'PARCEL MAP NO. 87-773' FILED IN BOOK 445 OF MAPS AT PAGES 22 THROUGH 24, SONOMA COUNTY RECORDS.

LYING WITHIN SECTION 28, T8N, R8W, M.D.B.M.

COUNTY OF SONOMA STATE OF CALIFORNIA
8 LOTS 0.76 ACRES

CINQUINI & PASSARINO, INC.
LAND SURVEYING

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△ TOPOGRAPHIC Santa Rosa, Ca. 95401
△ CONSTRUCTION Phone: (707) 542-6268
△ SUBDIVISIONS Fax: (707) 542-2106
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