



# County of Sonoma

## State of California

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Date: July 22, 2025

Item Number: \_\_\_\_\_

Resolution Number: \_\_\_\_\_

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4/5 Vote Required

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**Resolution Of The Board Of Supervisors Of The County Of Sonoma, State Of California,  
Approving And Accepting The Final Map For TRACT NO. 1085 - MJS 23-0001 AIRPORT  
BOULEVARD SUBDIVISION, and accepting/rejecting certain offers of dedication and making  
findings all in accordance with the Subdivision Map Act**

**Whereas**, a Final Map for that certain subdivision entitled "TRACT NO. 1085 - MJS 23-0001 AIRPORT BOULEVARD SUBDIVISION", located in the Wickiup 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; and

**Whereas**, the Sonoma County Project Review Advisory Committee met on March 7, 2024, and voted to recommend draft conditions of approval to the Sonoma County Planning Commission; and

**Whereas**, said map conforms to the findings and conditions as set forth in the Sonoma County Planning Commission Resolution No. 24-07 dated May 2, 2024; and

**Whereas**, said Final Map shows and names as offered for dedication for public use a portion of a certain street; namely: Old Redwood Highway; and

**Whereas**, said Final Map shows and names as offered for dedication for public use a portion of a certain street; namely: Airport Boulevard; 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;

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

**Whereas**, the subdivider, 175 Airport Housing, 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. 54257859	\$ 1,873,714.15
Labor and Materials-Public Improvements Bond No. 54257860	\$ 474,749.96
Performance-Private Improvements Bond No. 54257859	\$ 3,747,428.30
Performance-Public Improvements Bond No. 54257860	\$ 949,499.93
Monumenting For Subdivisions Bond No. 54257858	\$ 45,000.00

all naming as surety, United Fire & Casualty Company, and naming as principal 175 Airport Housing, 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 2025 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 are required to and will validly execute the Declaration of Covenants, Conditions and Restrictions of 175 Airport Blvd. containing a Private Road and Utility Maintenance Agreement and will validly execute a Water Service Agreement.

**Now, Therefore, Be It Resolved** that the Board of Supervisors finds that the above recitals are true and correct and based on the full record before it hereby approves and accepts said map "TRACT NO. 1085 - MJS 23-0001 AIRPORT BOULEVARD SUBDIVISION" pursuant to Cal Gov Code Section 66474.1 subject to the conditions of approval attached as Exhibit A.

**Be It Further Resolved**, that the right of way for Old Redwood Highway as shown on said map as being offered for dedication for public use thereon, be and is hereby accepted for public use.

**Be It Further Resolved**, that the right of way for Airport Boulevard as shown on said map as being offered for dedication for public use thereon, be and is hereby accepted for public use.

**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:**

Hermosillo:      Rabbitt:      Coursey:      Gore:      Hopkins:

Ayes:              Noes:              Absent:              Abstain:

**So Ordered.**