



# Kawana Terrace Right-of-Way Summary Vacation

City Council Meeting  
August 21, 2018

Gary Broad  
Planning Consultant  
Planning and Economic Development Department

# Project Description

Request by Kawana Springs By Vintage LLP for City Council to:

- Summary vacation of 8,941 square feet of Kawana Terrace right-of-way, formerly Kawana Springs Road
- Vacation will allow use of land as landscaping, hardscape, garden and dog park for approved Kawana Springs Apartment Homes project, providing 120 units, including 6 very low income and 12 low income units

# Project Location Between Kawana Springs and Franz Kafka Road

PRELIMINARY NEIGHBORHOOD CONTEXT MAP ATTACHMENT 2  
**KAWANA SPRINGS APARTMENT HOMES**  
SEC - PETALUMA HILL ROAD & KAWANA SPRINGS ROAD  
SANTA ROSA, CA



PRELIMINARY NEIGHBORHOOD CONTEXT MAP  
MARCH 22, 2017  
REVISED JUNE 13, 2017

**TSD ENGINEERING, INC.**  
31 Nictoria Street, Suite #160  
Petaluma, CA 95820  
Phone (916) 608-0707  
Fax (916) 608-0701

C5



# Kawana Terrace Right-of-Way



# Detailed Location Map

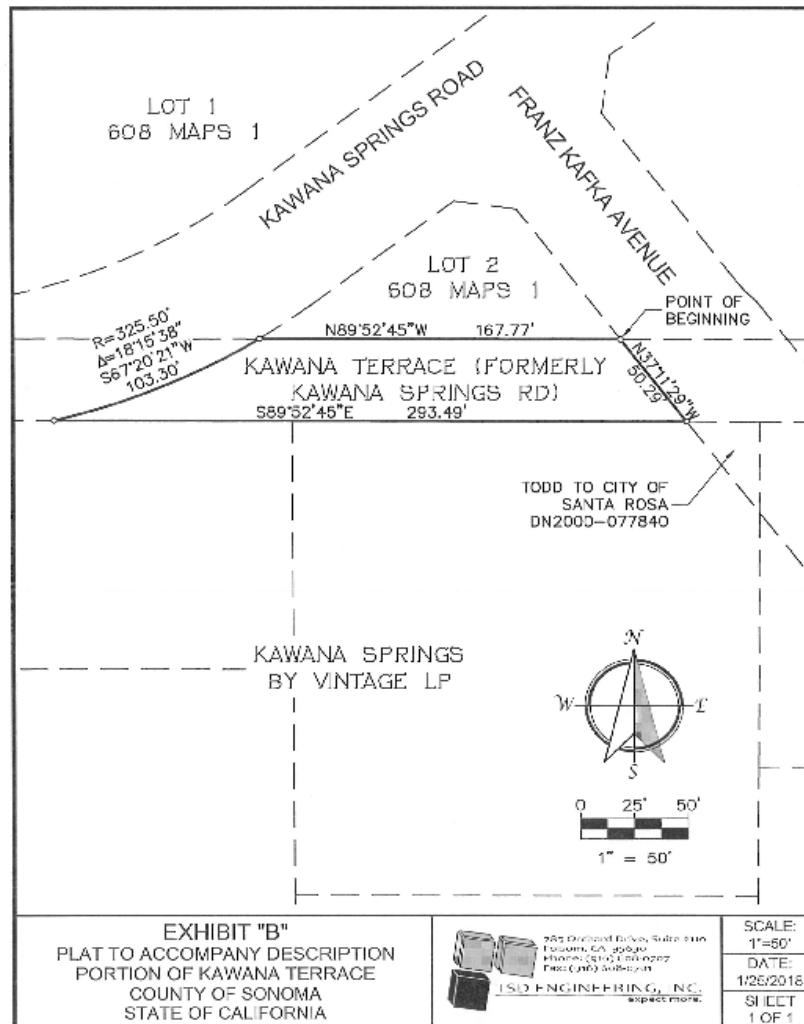


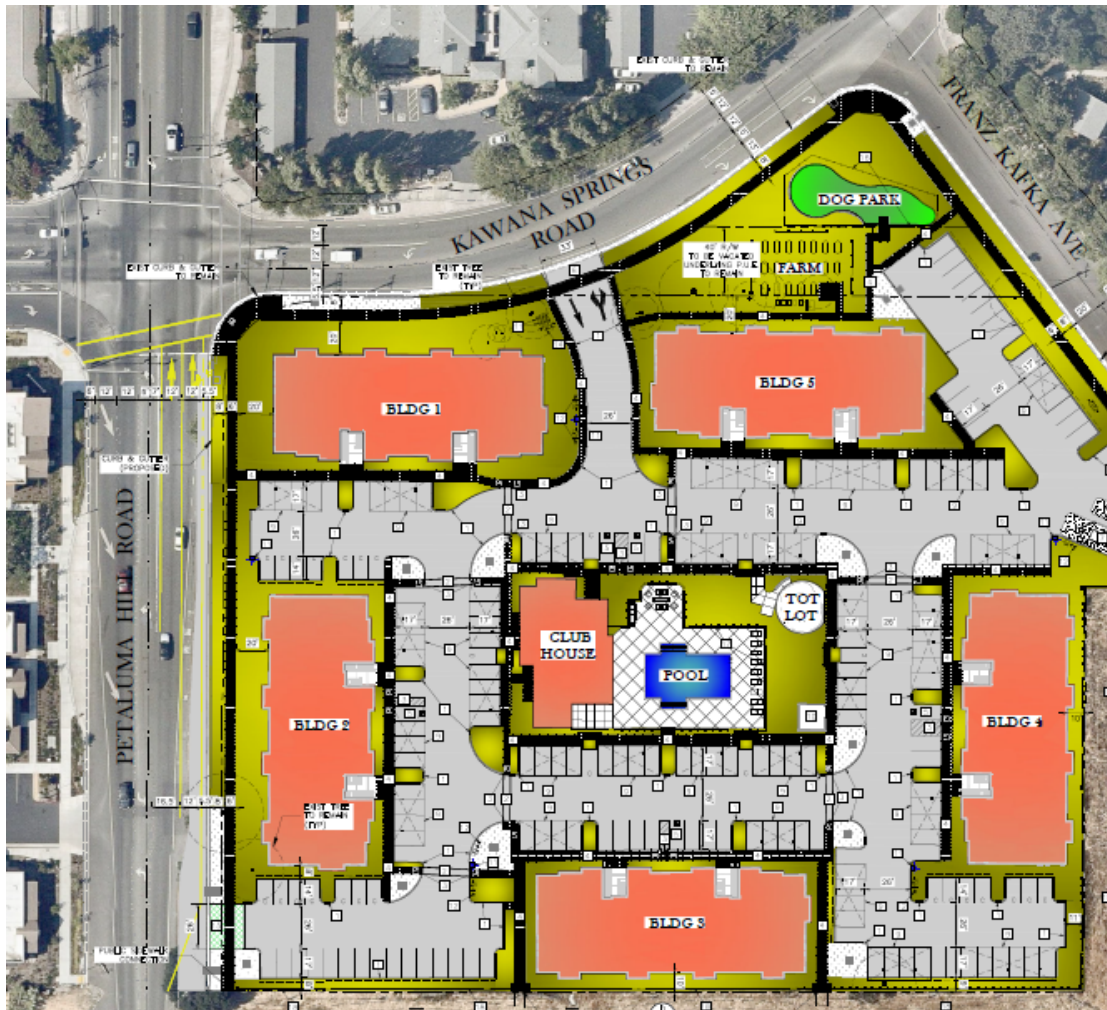
EXHIBIT "B"  
PLAT TO ACCOMPANY DESCRIPTION  
PORTION OF KAWANA TERRACE  
COUNTY OF SONOMA  
STATE OF CALIFORNIA

255 DeLuzo Drive, Suite 200  
Eureka, CA 95944  
Phone: (707) 424-0227  
Fax: (707) 424-0227

**ESD ENGINEERING, INC.**  
espect@esd.com

SCALE:  
1"=50'  
DATE:  
1/25/2018  
SHEET  
1 OF 1

# Kawana Springs Site Plan





# Proposed R-O-W Vacation



# Analysis

- Project consistent with requirements of California Streets and Highways Code Section 8331
- Right-of-way has been impassable for more than five consecutive years
- No public money has been expended for maintenance for more than five consecutive years
- No future role in General Plan or Capital Improvement Program



# Environmental Review

## California Environmental Quality Act (CEQA)

This action is categorically exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines section 15305, minor alterations in land use limitations.

# Recommendation

- It is recommended by the Planning and Economic Development Department that the Council, by resolution:
- Approve a summary vacation of the 8,941 sq. ft. Kawana Terrace public right-of-way
- Require applicant to make \$25,000 payment to City
- Require applicant to provide easement in favor of SCWA for aqueduct
- Require applicant to reserve Public Utility Easement (PUE) over entire area to be vacated



# Questions

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