

MEMORANDUM

Date: 4/25/17

BKF Job Number: 20159127

Deliver To: Gabe Osburn, Acting Deputy Director of Engineering Services, City of Santa Rosa Planning and Economic Development Division

From: Jason Kirchmann, BKF Engineers

Subject: Parcel Map Waiver Request - Kawana Meadows Subdivision Unit 1 Multifamily Lots

Gabe,

This memorandum has been prepared on behalf of Kawana Meadows Development LLC, owner, to request a waiver of the Tentative Map and Parcel Map requirement for proposed condominium projects within the subdivision known as Kawana Meadows Subdivision Unit 1. The Final Map for said subdivision is recorded in Book 680 of Maps at Pages 36-48, Official Records of the County of Sonoma. A set of Public Improvement Plans was approved for the subdivision and signed by the City Engineer on May 9, 2005 under City File No. 2005-40. The lots within said subdivision for which this request applies are Lots 1, 2, 3, 4, 5 and 70. Each lot represents an individual waiver request, however for simplicity we are providing a single memorandum since the conditions are the same for each lot.

The waiver of Parcel Map and subsequent Certificate of Compliance will result in individual single underlying parcels for condominium subdivision. Lots 2 and 3 will be merged into one lot, hereinafter referred to Lot 2A. Lots 4 and 5 will be merged into one lot hereinafter referred to as Lot 4A. The subdivisions will consist of the following condominium counts:

- | | | | |
|----------|---------------------------------|------------|-----------------------|
| • Lot 1 | 16 condominiums on a single lot | 0.78 Acres | APN 044-460-001 |
| • Lot 2A | 22 condominiums on a single lot | 1.27 Acres | APN 044-460-002 & 003 |
| • Lot 4A | 12 condominiums on a single lot | 0.72 Acres | APN 044-460-004 & 005 |
| • Lot 70 | 43 condominiums on a single lot | 2.31 Acres | APN 044-460-070 |

The approved Public Improvement Plans (2005-40) are currently undergoing revisions through the City to accommodate drainage adjustments and environmental mitigations required by the North Coast Regional Water Quality Control Board associated with 401 Clean Water Certification, WDID No. 1B16385WNSO. Additionally minor adjustments are being made to utility service locations to accommodate the proposed condominium development. Upon completion of the improvements shown on the Public Improvement Plans and subsequent revisions, the project will meet the City's Conditions of Approval as outlined in City Resolution No. 26067.

The Subdivision Map Act, Section 66426 states:

A tentative and final map shall be required for all subdivisions creating five or more parcels, five or more condominiums as defined in Section 783 of the Civil Code, a community apartment project containing five or more parcels, or for the conversion of a dwelling to a stock cooperative containing five or more dwelling units except where any of the following occurs:

(a) The land before division contains less than five acres, each parcel created by the division abuts upon a maintained public street or highway, and no dedications or improvements are required by the legislative body.

City of Santa Rosa Subdivision Code 19-16.030-Waiver of Parcel Map states:

....a parcel map shall not be required for any of the following actions:

...(C) When the Subdivision Committee, Planning Commission, or City Council determines that the proposed division of lands meets all City requirements as to area, improvement and design, floodwater drainage control, appropriate improved public roads, sanitary disposal facilities, water supply availability, environmental protection, and that sufficient record and survey data are available to determine the location of the parcels. A Certificate of Compliance shall be required whenever the parcel map is waived by the Subdivision Committee, Planning Commission or City Council.

The project meets the Subdivision Map Act exception because after completion of the subdivision improvements, the condominium subdivision of each lot before division contains less than five acres, each parcel created by the division will abut upon a maintained public street and no dedications or further improvements will be required by the City.

The proposed condominium subdivision it will not impact or change the approvals to date and will be in accordance with the approved plans and said revisions thereof. It meets the City's Parcel Map waiver conditions because the subdivision will meet "all City requirements as to area, improvement and design, floodwater drainage control, appropriate improved public roads, sanitary disposal facilities, water supply availability, environmental protection" [and] "sufficient record and survey data are available to determine the location of the parcels" in accordance with Chapter 19, Section 16 of the City of Santa Rosa Subdivision Code referenced above.

Attached hereto is are exhibits depicting the proposed subdivision by Certificate Of Compliance.

If you have any questions or would like to setup a time to meet and discuss any aspect of this request for reimbursement, please feel free to contact us accordingly.

Sincerely,
BKF Engineers

Jason Kirchmann, PE, PLS, QSD/QSP
Project Manager