

**CITY OF CLOVERDALE
CITY COUNCIL**

RESOLUTION NO. 020-2022

A RESOLUTION OF THE CITY OF CLOVERDALE CITY COUNCIL AMENDING RESOLUTION 079-2020 APPROVING AN AMENDED TENTATIVE MAP AND AMENDED CONDITIONS OF APPROVAL FOR APPROXIMATELY 28.42 +/- ACRES OF LAND LOCATED AT 28195 & 28193 OLD REDWOOD HIGHWAY (APN 117-040-053 & -084) TO THE "PLANNED DEVELOPMENT (P-D)" ZONING DISTRICT

WHEREAS, Virginia Neat and Robert Baumgardner own approximately 28.42+/- acres of land (APN 117-040-053 & -084) in the unincorporated portion of Sonoma County lying south of the City of Cloverdale commonly referred to as the "Baumgardner Property" and requested approval of a Precise Development Plan, Design Review, General Plan Amendment, Tentative Map and Annexation of the project site into the City of Cloverdale for the purpose of obtaining City services to develop the property with a total of 231 dwelling units and related site improvements; and

WHEREAS, on June 23, 2020, and July 7, 2020 the Planning Commission held a properly noticed public hearing on the Project, at which time all interested parties had the opportunity to be heard; and

WHEREAS, the Planning Commission considered the Initial Study/Mitigated Negative Declaration (IS/MND), as well as all above-referenced reports, recommendations, and testimony before making a recommendation on the Project; and

WHEREAS, on July 7, 2020, the Planning Commission adopted Resolution No. 007-2020, recommending that the City Council adopt a Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program (MMRP) for the Project and Resolution No. 007-2020, which is incorporated herein and available for review at City Hall during normal business hours; and

WHEREAS, on August 8, 2020, City Council adopted Resolution 079-2020 approving a Precise Development Plan, Design Review, General Plan Amendment, Tentative Map, and Prezoning for the Baumgardner Ranch residential development located at 28195 and 28193 Old Redwood Highway; and

WHEREAS, The Planning Commission and City Council made findings the proposed development is consistent with the goals, objectives, and programs of the General Plan and any specific plan.

WHEREAS, the developer of the project Integrated Community Development (ICD) has requested certain changes to the Tentative Map and Conditions of Approval after initial approval as listed below; and

WHEREAS, the reduction the number of units represents less of an environmental impact, therefore the previously adopted Mitigated Negative Declaration adequately described the environmental impacts associated with the project; and

WHEREAS, the following amendments to the Tentative Map have been proposed by the Developer as follows:

1. Creation of a new 1.6-acre parcel known as (Parcel 5) to accommodate a park and road.
2. Creation of an additional 1.77-acre (Parcel 1) along the eastern edge of the site to accommodate the riparian and creek preservation space that runs north to south.

3. Deferment of further subdivision of the 7.59 acre (Parcel 4) single-family portion of the development (71 lots). The subdivision of single-family portion will occur at a later date.

WHEREAS, the following amendments to the Conditions of Approval have been proposed by the Developer as follows:

1. Reduction in the number of units in the project from 304 to 231. This represents 8 less single-family lots and a reduction of 65 multi-family units.
2. Amending Condition of Approval number #28 on Resolution 079-2020 to include clarifying language regarding the timing to complete the Affordable Housing Agreement to Certificate of Occupancy.
3. Amend Condition number #7 as following: Prior to approval of the Final Map, the applicant shall submit a revised tentative map eliminating lots 34-41 of the single-family homes portion of the project. The approximate 1.3 acres of land created from, the elimination of lots 34-41 shall be deeded to the city upon recordation of the Final Map.

NOW, THEREFORE BE IT FURTHER RESOLVED that based on the above findings, the City Council of the City of Cloverdale does hereby approve the proposed amendments to Tentative Map, and Conditions of Approval for the Baumgardner Ranch residential development located at 28195 and 28193 Old Redwood Highway.

Resolution No. 020-2022 was duly adopted by the City Council of the City of Cloverdale on this the 23rd of February 2022, by the following roll call vote:

AYES: (5) Vice Mayor Wolter, Councilmembers Bagby, Cruz, Palla Mayor Lands,

NOES: ()

ABSTAIN: ()

ABSENT: ()

APPROVED:



Todd Lands, Mayor

ATTESTED:



Myra Lazio, Deputy City Clerk

Exhibit
Tentative Map