

**CITY OF CLOVERDALE  
CITY COUNCIL**

**RESOLUTION NO. 21-2022**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CLOVERDALE APPROVING THE FINAL MAP TO SUBDIVIDE APPROXIMATELY 28.42 +/- ACRES OF LAND LOCATED AT 28195 & 28193 OLD REDWOOD HIGHWAY (APN 117-040-053 & -084) COMMONLY KNOWN AS THE BAUMGARDNER RANCH SUBDIVISION INTO SEVEN PARCELS, AUTHORIZING THE CITY MANAGER TO ACCEPT THE EASEMENTS DEDICATED BY SEPARATE DEEDS, AND APPROVING THE SUBDIVISION IMPROVEMENT AGREEMENT AND ASSOCIATED IMPROVEMENT SECURITIES**

**WHEREAS**, an application was submitted for approval of a Tentative Map which proposed to subdivide 28.42-acres of land for the Baumgardner Ranch residential development; and

**WHEREAS**, the City of Cloverdale Planning Commission recommended that the City Council approve the Tentative Map with conditions on July 7, 2020 (Planning Commission Resolution 008-2020); and

**WHEREAS**, the City of Cloverdale City Council approved the Tentative Map with conditions on August 26, 2020 (City Council Resolution 079-2020); and

**WHEREAS**, the Final Map for Baumgardner Ranch subdivision has been submitted by 28100 Highway 101, L.P., a California limited partnership ("Developer") for review to the City and has been found to be in conformance with the City's rules and regulations and those of the Subdivision Map Act, as well as those conditions of approval required to be completed prior to, or in conjunction with the Final Map recordation; and

**WHEREAS**, Developer has requested approval of the Final Map prior to the construction and completion of the public improvements ("Improvements"), which are a part of, appurtenant to, or outside of the limits of the Subdivision as approved or conditionally approved on the tentative map for the Subdivision and as required by Title 17 of the Cloverdale Municipal Code, all in accordance with the Subdivision construction plans titled "Public Improvement Plans for Baumgardner Ranch Development," ("Improvement Plans") as approved by and on file with the City Engineer; and.

**WHEREAS**, the developer proposes to enter into a Subdivision Improvement Agreement with the City requiring the Developer to install and complete, at Developer's expense, the Improvements as required by City in connection with the Subdivision; and

**WHEREAS**, Developer has secured the Subdivision Improvement Agreement by the improvement security set amount forth in Section 5, below, which security is required by the Subdivision Map Act and relevant provisions of Title 17 of the Cloverdale Municipal Code; and

**WHEREAS**, an estimate of the cost of completion of the Improvements as shown on the Construction Plans for the Subdivision has been made by the Developer and has been approved by the City Engineer in the amount of \$2,936,303; and

**NOW, THEREFORE, BE IT RESOLVED** BY the City Council of the City of Cloverdale does hereby determine as follows:

**SECTION 1:** The location and configuration of the lots to be created by the Baumgardner Ranch Final Map substantially comply with the previously-approved Tentative Map; and

**SECTION 2:** The Final Map is categorically exempt from the California Environmental Quality Act (CEQA), Statutory Exemptions, Title 14 of the California Code of Regulations Section 15268, (b) (3) Ministerial projects, approval of final subdivision maps; and

**SECTION 3:** The City Council hereby approves the Baumgardner Ranch Final Map and accepts subject to improvement the easements offered to the City on said Final map a copy of which is hereby attached as Exhibit A and made part of this Resolution; and

**SECTION 4:** The City Council authorizes the City Manager or his/her designee to accept the easements on the remainder parcel dedicated by separate grant deeds; and

**SECTION 5:** The City Council hereby approves the Subdivision Improvement Agreement attached hereto as Exhibit B as well as the improvement securities offered as security for the faithful performance and the labor and materials in the amount of \$2,936,303.08 and authorizes the City Manager and City Attorney to execute the agreement.

It is hereby certified that the foregoing Resolution No. 21-2022 was duly introduced and duly adopted by the City Council of the City of Cloverdale at its regular meeting held on the 9<sup>th</sup> day of February 2022, by the following roll call vote: (Ayes-5; Noes-0; Absent-0; Recuse-0).

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

**NOES:** ( )

**ABSTAIN:** ( )

**ABSENT:** ( )

APPROVED:



Todd Lands, Mayor

ATTESTED:



Myra Lazio, City Clerk

Exhibit A – Baumgardner Ranch Final Map

Exhibit B – Subdivision Improvement Agreement