

**CITY OF CLOVERDALE
CITY COUNCIL
RESOLUTION NO. 069-2018**

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CLOVERDALE APPROVING THE FINAL MAP TO SUBDIVIDE A 5.3 ACRE PARCEL COMMONLY KNOWN AS THE THYME SQUARE PARCEL LOCATED ON THE WEST SIDE OF S. CLOVERDALE BOULEVARD BETWEEN CITRUS FAIR DRIVE AND HEALDSBURG AVENUE (APN 001-440-049) INTO THREE LOTS, AND AUTHORIZING THE CITY MANAGER TO ACCEPT THE EASEMENTS DEDICATED BY SEPARATE DEEDS

WHEREAS, the City of Cloverdale, applicant, submitted a request for approval of a Tentative Map which proposes to subdivide a 5.3-acre parcel into 3 lots; and

WHEREAS, the City of Cloverdale Planning Commission approved the Tentative Map with conditions on August 7, 2018 (Planning Commission Resolution 007-2018); and

WHEREAS, the Final Map for Thyme Square subdivision has been submitted for review to the City and have 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, the City of Cloverdale is the developer and has waived the City's standard Subdivision Improvement Agreement requirements for sufficient surety guaranteeing the completion of the public improvements.

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 Thyme Square Parcel 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 Thyme Square 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 to accept the easements on the remainder parcel dedicated by separate grant deeds.

It is hereby certified that the foregoing Resolution No. 069-2018 was duly introduced and duly adopted by the City Council of the City of Cloverdale at its regular meeting held on the 9th day of October 2018, by the following roll call vote: (Ayes-4; Noes-0; Absent-1; Recuse-0).

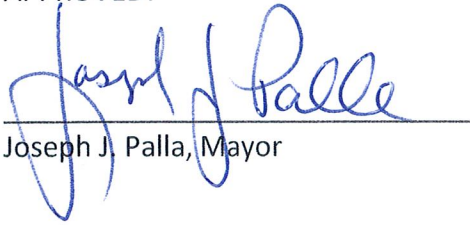
Ayes: Councilmember Bagby, Vice Mayor Russell, and Mayor Palla

Noes: None

Absent: Councilmember Wolter

Recuse: Councilmember Brigham

APPROVED:



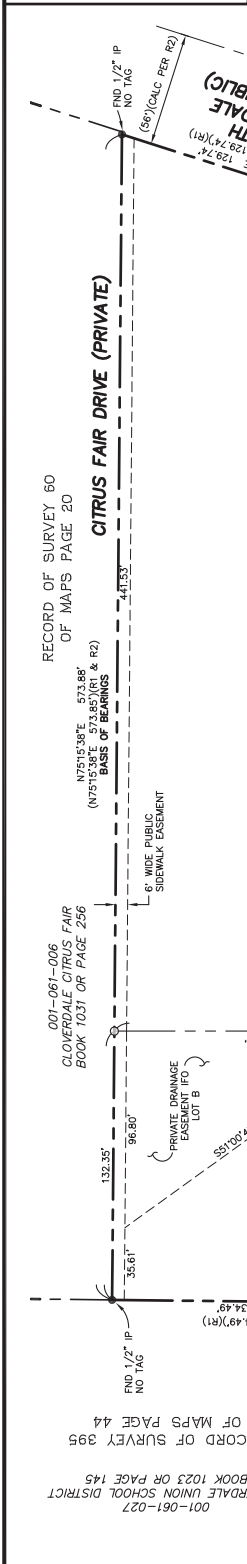
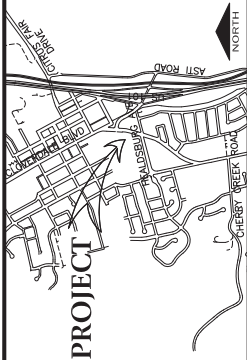
Joseph J. Palla, Mayor

ATTESTED:



Linda Moore, Deputy City Clerk

Exhibit A - Thyme Square Final Parcel Map



NOT TO SCALE

LEGEND

| | |
|-----------|--|
| --- | BOUNDARY LINE |
| - - - | NEW LOT LINE |
| - - - - | CENTERLINE |
| - - - - - | EASEMENT LINE |
| - - - - - | SURVEY TIE LINE |
| ○ | 1/2" X 30" IRON PIPE SET |
| ● | 3/4" X 30" IRON PIPE SET |
| ⊙ | MARKED CROSS TIE SET & TAGED RCE 31909 |
| ⊗ | FOUND MONUMENT AS NOTED |
| ⊕ | ASSESSOR'S PARCEL NUMBER |
| --- | CALC |
| --- | CL |
| --- | FND |
| --- | IFO |
| --- | IP |
| --- | L |
| --- | MEASURED |
| --- | PUE |
| --- | RECORD DATA |
| --- | R |
| --- | RADIAL |
| --- | RIGHT OF WAY |
| --- | SONOMA COUNTY RECORDS |
| --- | TYPICAL |

NOTES

THE HEAVY BORDER INDICATES THE BOUNDARY OF LAND SUBDIVIDED BY THIS MAP.

- ALL INSTANCES AND DIMENSIONS ARE GIVEN IN FEET AND DECIMALS THEREOF.
- PORTIONS OF LOT 67 AND LOT 68 WITHIN THE EXISTING 10' WIDE PRIVATE STORM DRAIN EASEMENT SHOWN HEREON, SUBJECT TO SHARED USE/ MAINTENANCE AGREEMENT DOC NO 2015-082699.
- A SOILS REPORT DATED DECEMBER 22, 2004 WAS PREPARED FOR THIS SITE BY BAUER ASSOCIATES THEIR REPORT IS ON FILE WITH THE CITY OF CLOVERDALE CHIEF BUILDING OFFICIAL.

PARCEL MAP
THYME SQUARE

LANDS OF THE CITY OF CLOVERDALE AS DESCRIBED IN DOCUMENT NUMBER 2011-022686, OFFICIAL RECORDS OF SONOMA COUNTY.

CITY OF CLOVERDALE, COUNTY OF SONOMA,
STATE OF CALIFORNIA

3.1025 ACRES
5.3 ACRES

Brelje & Race
REGISTERED PROFESSIONAL ENGINEERS
8200 MARSH RD SUITE 100
CLOVERDALE, CA 94725
PHONE: (707) 444-0409
FAX: (707) 444-0408

DATE 10/20/18
PROJECT THYME SQUARE

REFERENCES

R1 PARCEL MAP BOOK 682 OF MAPS PAGE 15-19, SCR
R2 PARCEL MAP NO. 93 BOOK 538 OF MAPS PAGE 17-19, SCR
R3 LOT LINE ADJUSTMENT, DOC NO 2009-048284, SCR
R4 LOT LINE ADJUSTMENT, DOC NO 2009-048284, SCR

BASIS OF BEARINGS

N7515°38'E 573.88' BETWEEN TWO FOUND 1/2" IRON PIPES
NOT TAGED AS SHOWN ON THAT CERTAIN RECORD OF SURVEY
BOOK 1023 OR PAGE 145 THROUGH THRU 17, SONOMA
COUNTY RECORDS AND SHOWN HEREON.

RECORD OF SURVEY 60
CITRUS FAIR DRIVE (PRIVATE)
OF MAPS PAGE 20
001-440-049
CITY OF CLOVERDALE
DOC NO 2011-022686

LOT B
2.83 ACRES

RECORD OF SURVEY 44
SOUTH CLOVERDALE BLVD. (PUBLIC)
OF MAPS PAGE 44
001-440-050
CITY OF CLOVERDALE
DOC NO 2015-036693

LOT A
1.34 ACRES

RECORD OF SURVEY 395
HEALDSBURG AVENUE (PUBLIC)
OF MAPS PAGE 44
001-061-027
CLOVERDALE UNION SCHOOL DISTRICT
BOOK 1023 OR PAGE 145

