

**CITY OF CLOVERDALE  
CITY COUNCIL**

**RESOLUTION NO. 022-2021**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CLOVERDALE APPROVING AND  
ACCEPTING THE OFFERS OF DEDICATION ON THE FINAL MAP TO SUBDIVIDE A 0.82 ACRE  
PARCEL LOCATED AT 639 SOUTH CLOVERDALE BLVD (APN 116-170-031) INTO FOUR LOTS,  
AND AUTHORIZING THE CITY MANAGER TO ACCEPT THE EASEMENTS DEDICATED BY  
SEPARATE DEEDS**

**WHEREAS**, an application for a Tentative Map to subdivide a 0.82-acre parcel into 4 lots;  
and

**WHEREAS**, the City of Cloverdale Planning Commission approved the Tentative Map  
with conditions on November 6, 2018 (Planning Commission Resolution 015-2018); and

**WHEREAS**, the Final Map for 639 S. Cloverdale subdivision has been submitted 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

**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 639 South  
Cloverdale Blvd. 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 639 South Cloverdale Blvd. 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. 022-2021 was duly introduced and duly  
adopted by the City Council of the City of Cloverdale at its regular meeting held on the 24<sup>th</sup> day  
of March 2021, by the following roll call vote:

AYES: (5) Councilmembers Bagby, Lands and Wolter, Vice Mayor Cruz and Mayor Turner  
NOES: (0) None  
ABSTAIN: (0) None  
ABSENT: (0) None

APPROVED:


  
\_\_\_\_\_  
Jason Turner, Mayor

ATTESTED:

  
\_\_\_\_\_  
Irene Camacho-Werby, City Clerk

Attachment  
Exhibit A - 639 South Cloverdale Blvd. Final Parcel Map

I, IRENE CAMACHO-WERBY, City Clerk of the City of Cloverdale, do hereby certify that the foregoing is a full, true, and correct copy of Resolution No. 022-2021 adopted by the City Council of the City of Cloverdale on the 24th day of March 2021.

  
\_\_\_\_\_  
Irene Camacho-Werby, City Clerk



**OWNER'S STATEMENT**

I HEREBY CERTIFY THAT PIO BIGLER IS THE SOLE OWNER OF AND HAS THE RIGHT, TITLE, AND INTEREST IN AND TO THE REAL PROPERTY INCLUDING WITHIN THE SUBDIVISION SHOWN ON THIS MAP, AND IS THE ONLY BODY WHOSE CONSENT IS NECESSARY TO PASS CLEAR TITLE TO SAID PROPERTY, AND PIO BIGLER CONSENTS TO THE MAKING AND FILING OF SAID MAP OF THE SUBDIVISION SHOWN WITHIN THE BORDER LINES, AND HEREBY DEDICATE FOR PUBLIC USE THE SUBDIVISION SHOWN WITHIN THE BORDER LINES, AND HEREBY DEDICATE FOR PUBLIC USE THE SUBDIVISION SHOWN ON SAID MAP, THE REAL PROPERTY DESCRIBED BELOW IS DEDICATED IN FEE FOR PUBLIC PURPOSES: CLOVERDALE BOULEVARD.

PIO BIGLER

**OWNER'S ACKNOWLEDGEMENT**

A NOTARY PUBLIC OR OTHER OFFICER COMPLETING THIS CERTIFICATE VERIFIES ONLY THE IDENTITY OF THE INDIVIDUAL WHO SIGNED THE DOCUMENT TO WHICH THIS CERTIFICATE IS ATTACHED, AND NOT THE TRUTHFULNESS, ACCURACY, OR VALIDITY OF THAT DOCUMENT.

STATE OF CALIFORNIA  
COUNTY OF SONOMA

ON \_\_\_\_\_ BEFORE ME, \_\_\_\_\_ WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY SIGNATURE(S) ON THE INSTRUMENT AUTHORIZED CAPACITY(IES), AND THAT BY THEIR SIGNATURE(S) ON THE INSTRUMENT THEY WERE BINDING OR THE ENTITY UPON BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT.

I CERTIFY UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF CALIFORNIA THAT THE FOREGOING PARAGRAPH IS TRUE AND CORRECT.

WITNESS MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC

MY COMMISSION EXPIRES: \_\_\_\_\_ COMMISSION NO. \_\_\_\_\_

**TRUSTEE'S STATEMENT**

WE, MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR COMMUNITY FIRST CREDIT UNION, TRUSTEE UNDER THE DEED OF TRUST RECORDED AS DOCUMENT NUMBER 2014-056384, OFFICIAL RECORDS OF SONOMA COUNTY, AGAINST THE LAND HEREIN SHOWN, CONSENT TO THE MAKING AND FILING OF THIS MAP. IN WITNESS WHEREOF, SAID CORPORATION HAS CAUSED ITS CORPORATE NAME TO BE HEREUNDER AFFIXED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_\_\_

BY: JANE E. CARPENTER, MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC.

TITLE: \_\_\_\_\_

**TRUSTEE'S ACKNOWLEDGEMENT**

A NOTARY PUBLIC OR OTHER OFFICER COMPLETING THIS CERTIFICATE VERIFIES ONLY THE IDENTITY OF THE INDIVIDUAL WHO SIGNED THE INSTRUMENT TO WHICH THIS CERTIFICATE IS ATTACHED, AND NOT THE TRUTHFULNESS, ACCURACY, OR VALIDITY OF THAT DOCUMENT.

STATE OF CALIFORNIA  
COUNTY OF SONOMA

ON \_\_\_\_\_ BEFORE ME, \_\_\_\_\_ WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME IN THEIR AUTHORIZED CAPACITY(IES), AND THAT BY THEIR SIGNATURE(S) ON THE INSTRUMENT THE PERSON(S), OR THE ENTITY UPON BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT.

I CERTIFY UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF CALIFORNIA THAT THE FOREGOING PARAGRAPH IS TRUE AND CORRECT.

WITNESS MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC

MY COMMISSION EXPIRES: \_\_\_\_\_ COMMISSION NO. \_\_\_\_\_

FIDELITY NATIONAL TITLE COMPANY PRELIMINARY REPORT ORDER No. FSNY-9041800092-CC DATED MARCH 6, 2020

**CERTIFICATE OF DEDICATION**

NAME AND ADDRESS OF OWNER: PIO BIGLER, BELLEVUE AVENUE, SAN JOSE, CA 95047  
DESCRIPTION OF PROPERTY DEDICATED: CLOVERDALE BOULEVARD  
THE CITY OF CLOVERDALE SHALL RECOVER THE DESCRIBED PROPERTY TO THE ABOVE NAMED OWNER OR SUCCESSOR IN INTEREST IF THE PROPERTY TO WHICH THIS PROPERTY WAS DEDICATED DOES NOT EXIST, OR THE SAME PUBLIC PURPOSE FOR WHICH THE PROPERTY WAS DEDICATED DOES NOT EXIST, OR THE PROPERTY OR ANY PORTION THEREOF IS NOT NEEDED FOR PUBLIC UTILITIES.

**SURVEYOR'S STATEMENT**

THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS BASED UPON A FIELD SURVEY IN CONFORMANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCE AT THE REQUEST OF PIO BIGLER ON JULY 30TH, 2019. I HEREBY CERTIFY THAT THIS TENTATIVE MAP SUBSTANTIALLY CONFORMS TO THE APPROVED OR CONDITIONALLY APPROVED TENTATIVE MAP OF ANY \_\_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_\_\_



SIGNED: HOWARD W. BRUNNER P.L.S. 4206

**CITY ENGINEER'S STATEMENT**

I, THE UNDERSIGNED, CITY ENGINEER OF THE CITY OF CLOVERDALE, STATE OF CALIFORNIA, SHOWING HEREON IS SUBJECT MATTER AS IT APPEARED ON THE TENTATIVE MAP AND ANY APPROVED ALTERATIONS THEREOF.

SIGNED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_\_\_



MARK A. RINCON-BARRA, RCE 41073  
CITY OF CLOVERDALE, STATE OF CALIFORNIA

I DO HEREBY STATE THE MAP OF THIS SUBDIVISION WAS EXAMINED BY ME OR UNDER MY DIRECTION OF BEHALF OF THE CITY ENGINEER, AND I AM SATISFIED THAT SAID MAP IS TECHNICALLY CORRECT.

RICHARD MOSHER, RCE 30896

**CITY PLANNING COMMISSION'S CERTIFICATE**

THIS IS TO CERTIFY THAT THE PLANNING COMMISSION OF THE CITY OF CLOVERDALE, STATE OF CALIFORNIA, DID ON THE \_\_\_\_\_ TH DAY OF \_\_\_\_\_ 20\_\_\_\_ BY THE PLANNING COMMISSION RESOLUTION \_\_\_\_\_ REGULARLY PASSED AND ENTERED IN THE MINUTES OF SAID COMMISSION, APPROVE THE TENTATIVE MAP FOR THIS FINAL SUBDIVISION.

SIGNED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_\_\_

BY: \_\_\_\_\_ PLANNING COMMISSION  
CITY OF CLOVERDALE, STATE OF CALIFORNIA

**CITY CLERK'S CERTIFICATE**

THIS IS TO CERTIFY THAT THE CITY CLERK OF THE CITY OF CLOVERDALE, STATE OF CALIFORNIA, DID ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_\_\_ BY RESOLUTION NO. \_\_\_\_\_ REGULARLY PASSED AND ENTERED INTO THE MINUTES OF SAID COUNCIL, APPROVE THIS MAP AND ACCEPT SUBJECT TO IMPROVEMENT, FOR PUBLIC USE THAT PORTION OF CLOVERDALE BOULEVARD AS SHOWN HEREON.

SIGNED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_\_\_

CITY CLERK  
CITY OF CLOVERDALE, STATE OF CALIFORNIA

**CITY TREASURER'S CERTIFICATE**

I, CITY TREASURER IN AND FOR THE CITY OF CLOVERDALE, STATE OF CALIFORNIA, DO HEREBY CERTIFY THAT THERE ARE NO LENS OR UNPAID TAXES OR SPECIAL ASSESSMENTS OF LAND HEREON SHOWN, OR ANY PART THEREOF, EXCEPT THOSE NOT PAYABLE AND FURTHER CERTIFY THAT THERE ARE NO SPECIAL ASSESSMENTS AGAINST SAID TRACT OF LAND THAT ARE UNPAID, EXCEPT THOSE ESTIMATED TO \_\_\_\_\_  
TOTAL \$ \_\_\_\_\_ WHICH CONSTITUTE A LIEN AGAINST THE PROPERTY, BUT WHICH ARE NOT YET DUE AND PAYABLE AND OR MAY BE PAID IN FULL.

CITY TREASURER, CITY OF CLOVERDALE  
COUNTY OF SONOMA, STATE OF CALIFORNIA  
DATE \_\_\_\_\_ 2020

**COUNTY TAX COLLECTOR'S STATEMENT**

I, THE UNDERSIGNED, ON BEHALF OF THE TAX COLLECTOR OF THE COUNTY OF SONOMA AND CITIES THEREIN, STATE OF CALIFORNIA, HEREBY STATE THAT THERE ARE NO LENS, UNPAID TAXES, COUNTY OR CITY, OR SPECIAL ASSESSMENTS COLLECTED AS TAXES, EXCEPT THOSE NOT PAYABLE AND FURTHER CERTIFY THAT THERE ARE NO SPECIAL ASSESSMENTS AGAINST THE TRACT OR SUBDIVISION OF LAND SHOWN HEREON OR ANY PART THEREOF.  
SIGNED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_\_\_

ERICK ROESSER  
TREASURER-TAX COLLECTOR  
COUNTY OF SONOMA, STATE OF CALIFORNIA

DEPUTY

**COUNTY CLERK'S CERTIFICATE**

I CERTIFY THAT ALL BONDS, MONEY, OR NEGOTIABLE BONDS REQUIRED UNDER THE PROVISIONS OF THE SUBDIVISION MAP ACT TO SECURE PAYMENT OF TAXES AND ASSESSMENTS HAVE BEEN FILED WITH, AND APPROVED BY, THE BOARD OF SUPERVISORS OF THE COUNTY OF SONOMA, NAMES BONDS(S) UNDER GOVERNMENT CODE SECTIONS \_\_\_\_\_ AND 86493(C) IN THE SUMS OF \$ \_\_\_\_\_ AND \$ \_\_\_\_\_ RESPECTIVELY.

WITNESS MY HAND AND SEAL THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_\_\_

CLERK OF THE BOARD OF SUPERVISORS  
COUNTY OF SONOMA, STATE OF CALIFORNIA

**COUNTY RECORDER'S STATEMENT**

FILED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_\_\_ AT \_\_\_\_\_ IN BOOK \_\_\_\_\_ OF MAPS AT PAGE(S) \_\_\_\_\_ AT THE REQUEST OF THE COUNTY OF THE COUNTY SURVEYOR, COUNTY OF SONOMA.

SERIAL NO. \_\_\_\_\_ FEE \$ \_\_\_\_\_

COUNTY RECORDER  
DEPUTY

CERTIFICATE SHEET

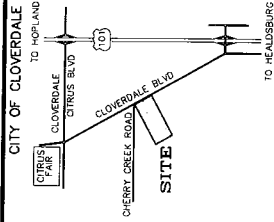
**PARCEL MAP NO. 01-08**

BEING A SUBDIVISION OF THE LANDS OF PIO BIGLER AS DESCRIBED IN THAT GRANT DEED RECORDED UNDER DOCUMENT NO. 2013-046373 OF OFFICIAL RECORDS, SONOMA COUNTY RECORDS.

CITY OF CLOVERDALE  
COUNTY OF SONOMA STATE OF CALIFORNIA  
4 LOTS ±0.82 ACRES



CINQUINI & PASSARINO, INC.  
LAND SURVEYING  
1360 N. Highway 101  
Santa Rosa, CA 95401  
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Fax: (707) 542-2106  
WWW.CINQUINIPASSARINO.COM



**LEGEND**

- PROJECT PARCEL BOUNDARY
- SUBDIVISION PARCEL BOUNDARY
- SURVEY TIE
- - - ADJOINING PROPERTY BOUNDARY
- - - EASEMENT AS NOTED
- FOUND 1/2" IRON PIPE TAGGED LS 3865 OR AS NOTED
- FOUND 3/4" BRASS DISK TAGGED PLS 3556
- FOUND 6"x6" CONCRETE MONUMENT
- ⊕ FOUND 1/2" IRON PIPE TAGGED LS 3865 OR AS NOTED
- ⊙ FOUND 3/4" BRASS DISK TAGGED PLS 3556
- ⊗ FOUND 6"x6" CONCRETE MONUMENT
- APN ASSESSOR PARCEL NUMBER
- DN DATE OF RECORDING
- LN LOT NUMBER
- LN LOT AREA
- LN RECORD DATA AND REFERENCE NUMBER
- LN NOT TO SCALE FOR REFERENCE
- LN PUBLIC UTILITY EASEMENT
- LN PRIVATE STORM DRAIN EASEMENT
- LN S.D.E. APP TO LOTS 1, 2 AND P.U.E.
- LN P.A.E. APP TO LOTS 1, 2 AND P.U.E.
- LN PRIVATE ACCESS EASEMENT
- LN APPURTENANCE TO DRIVEWAY
- LN SIDEWALK APPROX FOR DRIVEWAY

**NOTES**

ALL DISTANCES AND DIMENSIONS SHOWN HEREON ARE IN FEET AND DECIMALS THEREOF. ALL TIES SHOWN HEREON ARE PERPENDICULAR UNLESS OTHERWISE SHOWN. THE SUBJECT PARCEL LIES ENTIRELY WITHIN THE ZONE X AREA OF MINIMAL FLOOD HAZARD AS SHOWN ON FEMA FIRM MAP NUMBER 060970017E, EFFECTIVE DATE DECEMBER 2, 2006.

**BASIS OF BEARINGS**

BEG SOUTH 18°32'49" EAST BETWEEN TWO FOUND CITY OF CLOVERDALE WALL MONUMENTS TO BE THE POINT OF BEGINNING AND AS SHOWN ON THAT RECORD OF SURVEY RECORDED 633 MAPS 32-35 S.C.R.

**REFERENCES**

- R1 BATES-SOUTHWARD SUBDIVISION 344 MAPS 45 S.C.R.
- R2 BATES-SOUTHWARD SUBDIVISION 177 MAPS 08 S.C.R.
- R3 CITY OF CLOVERDALE PARCEL MAP NO. 4 193 MAPS 33 S.C.R.
- R4 CITY OF CLOVERDALE PARCEL MAP NO. 8 201-048373 S.C.R.
- R5 GRANT NEED, BIGLER 201-048373 S.C.R.
- R6 DT

**BOUNDARY & SUBDIVISION SHEET**

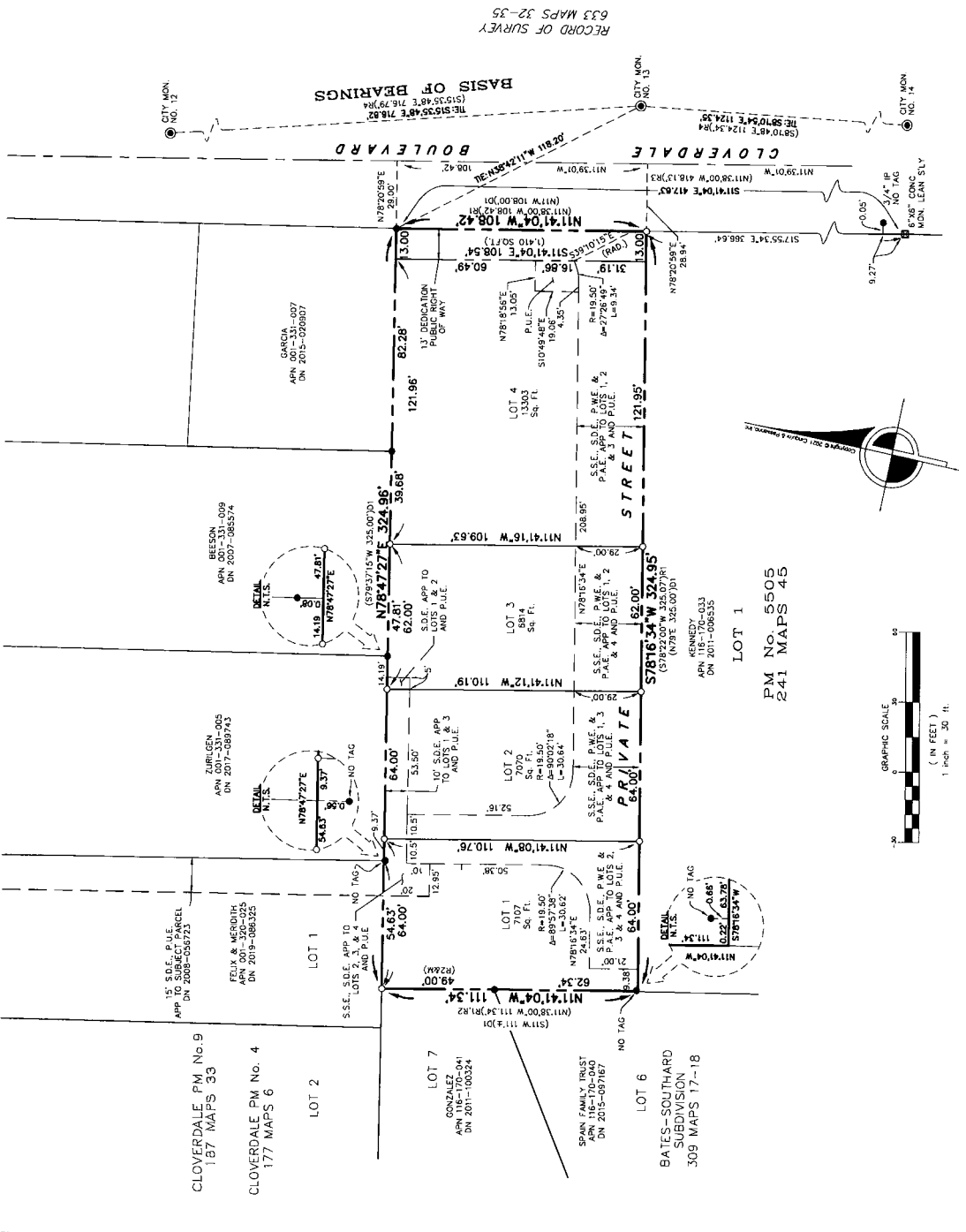
**PARCEL MAP NO. 01-08**

BEING A SUBDIVISION OF THE LANDS OF PIG BIGLER, AS DESCRIBED AND RECORDED UNDER INSTRUMENT NO. 2013-048373 OF OFFICIAL RECORDS, SONOMA COUNTY RECORDS.

CITY OF CLOVERDALE  
 COUNTY OF SONOMA STATE OF CALIFORNIA  
 4 LOTS  
 ±0.82 ACRES



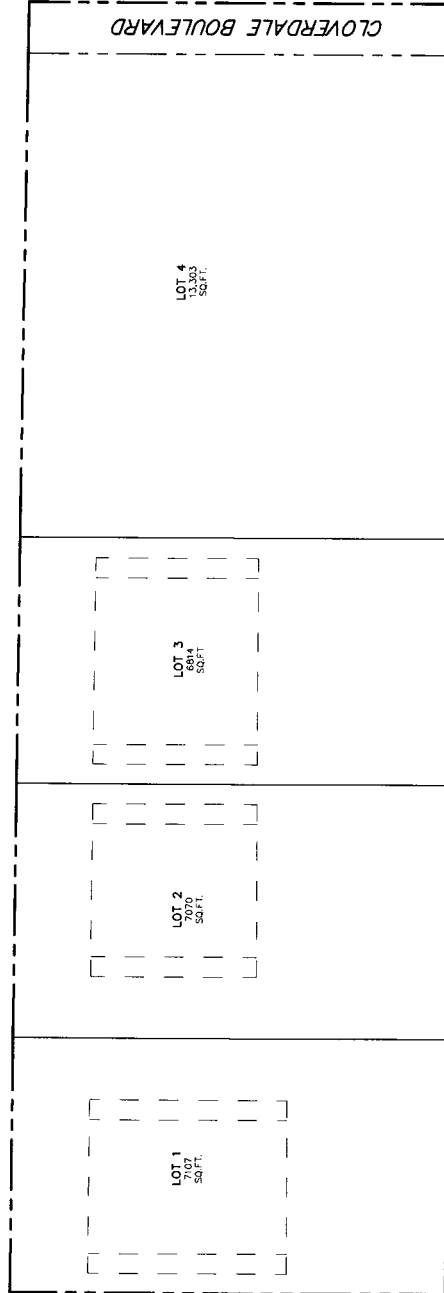
**CINQUINI & PASSARINO, INC.**  
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 Fax: (707) 542-2106  
 WWW.CINQUINIPASSARINO.COM



**LOCAL AGENCY NOTES**

THE DEVELOPER SHALL PAY ALL APPLICABLE DEVELOPMENT IMPACT FEES FOR THE PROJECT AS REQUIRED BY THE CALIFORNIA PUBLIC RESOURCES ACT (OR NON-QUARRY ACT) PARKLAND ACQUISITION FACILITIES ACT (OR THOROUGHFARES, STORM DRAINAGE, FIRE FACILITIES AND HEALTH CARE PUBLIC UTILITIES ACT) AND THE CALIFORNIA HIGHWAY PATRIOT ACT. THE DEVELOPER SHALL OBTAIN A COPY OF THE CERTIFICATE OF OCCUPANCY FOR EACH LOT. DEVELOPMENT OR ADDITION. DEVELOPER SHALL BE CHARGED AND SHALL PAY THE APPLICABLE DEVELOPMENT IMPACT FEES FOR THE PROJECT AS REQUIRED BY THE CALIFORNIA PUBLIC RESOURCES ACT. WASTEWATER CAPACITY AT THE TIME AN APPLICATION FOR UTILITY SERVICE IS SUBMITTED. THE DEVELOPER SHALL PAY ANY APPLICABLE SCHOOL IMPACT FEES FOR EACH LOT. THE DEVELOPER SHALL OBTAIN A COPY OF THE CALIFORNIA SCHOOL DISTRICT POLICES AND/OR CODE.

ALL NEW UTILITY SERVICES BEING BROUGHT TO THE PROJECT SITE SHALL BE INSTALLED UNDERGROUND.



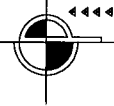
AGENCY SHEET

**PARCEL MAP NO. 01-08**

BEING A SUBDIVISION OF THE LANDS OF PIO BIGLERI AS DESCRIBED IN THAT GRANT DEED RECORDED UNDER DOCUMENT NO. 2013-048373 OF OFFICIAL RECORDS, SONOMA COUNTY RECORDS.

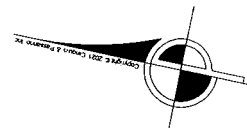
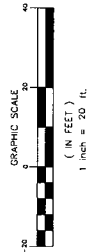
CITY OF CLOVERDALE  
COUNTY OF SONOMA STATE OF CALIFORNIA

4 LOTS  
±0.82 ACRES



**LEGEND**

- PROJECT PARCEL BOUNDARY
- SUBDIVISION PARCEL BOUNDARY
- - - RIGHT OF WAY DEDICATION



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