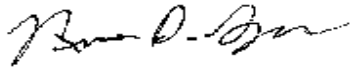


City of Calistoga

Staff Report

TO: Honorable Mayor and City Council
FROM: Michael Kirn, Public Works Director/City Engineer
DATE: October 20, 2015
SUBJECT: Consideration of a Resolution Approving the Final Parcel Map for the Lands of Branstad.

APPROVAL FOR FORWARDING:



Richard D. Spitler, City Manager

1 **ISSUE:** Consideration of a Resolution approving the Final Parcel Map for the Lands of
2 Branstad.

3
4 **RECOMMENDATION:** Adopt the Resolution.

5
6 **BACKGROUND/DISCUSSION:** On March 25, 2015, the City Planning Commission
7 approved a tentative parcel map for a two lot subdivision for a parcel of land on Petrified
8 Forest Road approximately 1,000 feet from the intersection of Foothill Boulevard (APN
9 011-370-026).

10
11 The developer was required to comply certain terms and conditions including obtaining
12 a waiver to connect to the City sewer system and approval of on-site septic systems
13 from the County Environmental Health Department, construction of private bridge over
14 Cyrus Creek, and an emergency vehicle turn around area.

15
16 The developer, Robert Branstad, has complied with the conditions of approval and
17 requests approval to file the Final Parcel Map with the Napa County Recorder’s Office.
18 The recommended resolution authorizes the Final Parcel Map to be submitted to the
19 Napa County Recorder’s Office for recordation.

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21 **CONSISTENCY WITH COUNCIL GOALS:** This project is consistent the City Council
22 Goal No. 7 – Address the Community’s Housing Needs, Objective 2. Expand housing
23 opportunities.
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CEQA/NEPA COMPLIANCE: The subdivision has been reviewed in compliance with the California Environmental Quality Act (CEQA) and it has been determined that the project will not result in detrimental or adverse impacts upon the public resources, wildlife or public health, safety and welfare.

FISCAL IMPACT: There will be no fiscal impact through the adoption of the recommended resolution.

ATTACHMENT:

1. Resolution
2. Final Parcel Map for the Lands of Branstad

RESOLUTON 2015-XXX

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CALISTOGA,
COUNTY OF NAPA, STATE OF CALIFORNIA, APPROVING THE FINAL PARCEL
MAP FOR ROBERT BRANSTAD

WHEREAS, on March 25, 2015, the Calistoga Planning Commission approved the division of an 8.17 acre parcel located at 957 Petrified Forest Road (APN 011-037-026) to create two lots; and

WHEREAS, the developer has meet all conditions of approval and has requested that final map be filed with the County Recorder.

NOW, THEREFORE BE IT RESOLVED, that the City Council of the City of Calistoga hereby finds that the conditions of approval have been satisfied and authorizes the Final Parcel Map for the Lands of Branstad may be recorded in the Napa County Recorder's Office.

PASSED, APPROVED, AND ADOPTED by the City Council of the City of Calistoga at a regular meeting held this **20th day of October, 2015** by the following vote:

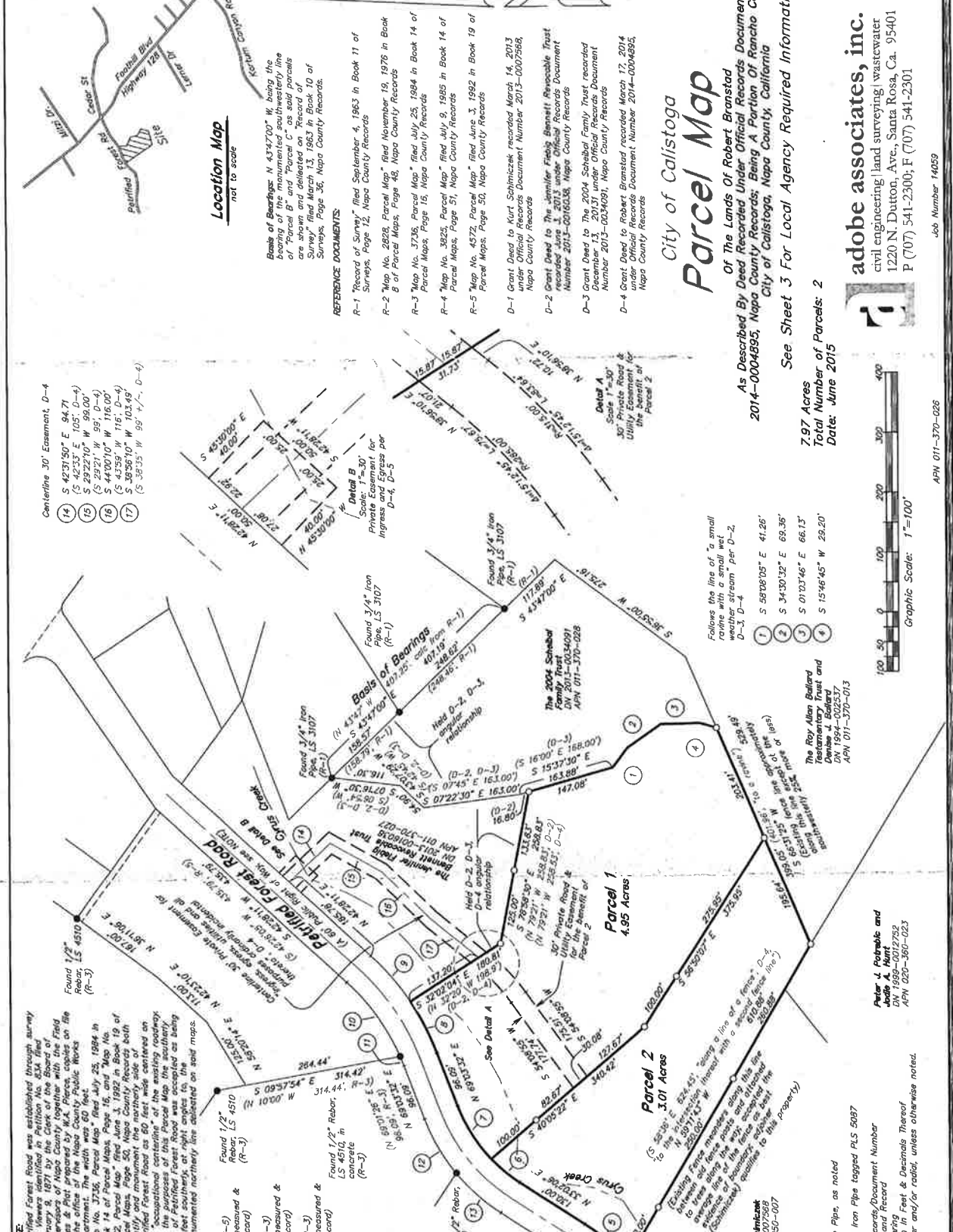
- AYES:**
- NOES:**
- ABSTAIN:**
- ABSENT:**

CHRIS CANNING, Mayor

ATTEST:

KATHY FLAMSON, City Clerk

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Location Map
not to scale

Centerline 30' Easement, D-4

- (14) S 42°31'50" E 84.71'
- (15) S 42°33' E 105.1' (D-4)
- (16) S 29°22'10" W 99.00'
- (17) S 29°22'10" W 99.1' (D-4)
- (18) S 44°00'10" W 116.00'
- (19) S 43°59' W 116.1' (D-4)
- (20) S 38°56'10" W 103.19'
- (21) S 38°55'10" W 99.71' (D-4)

Boas of Bearings: N 43°47'00" W being the bearing of the monumented southwestern line of "Parcel B" and "Parcel C" as said parcels are shown and delineated on "Record of Survey" filed March 13, 1963 in Book 10 of Surveys, Page 36, Napa County Records.

REFERENCE DOCUMENTS:

- R-1 "Record of Survey" filed September 4, 1963 in Book 11 of Surveys, Page 12, Napa County Records
- R-2 Map No. 2828, Parcel Map filed November 19, 1975 in Book 8 of Parcel Maps, Page 48, Napa County Records
- R-3 Map No. 3736, Parcel Map filed July 25, 1984 in Book 14 of Parcel Maps, Page 15, Napa County Records
- R-4 Map No. 3823, Parcel Map filed July 9, 1985 in Book 14 of Parcel Maps, Page 51, Napa County Records
- R-5 Map No. 4572, Parcel Map filed June 3, 1992 in Book 19 of Parcel Maps, Page 50, Napa County Records
- D-1 Grant Deed to Kurt Schminzcek recorded March 14, 2013 under Official Records Document Number 2013-0007588, Napa County Records
- D-2 Grant Deed to The Limbler Fiebig Bennett Revocable Trust recorded June 3, 2013 under Official Records Document Number 2013-0016038, Napa County Records
- D-3 Grant Deed to The 2004 Scheibel Family Trust recorded December 13, 2013 under Official Records Document Number 2013-0034091, Napa County Records
- D-4 Grant Deed to Robert Branstad recorded March 17, 2014 under Official Records Document Number 2014-0004895, Napa County Records

City of Calistoga
Parcel Map
Of The Lands of Robert Branstad
As Described By Deed Recorded Under Official Records Document Number 2014-0004895, Napa County Records; Being A Portion Of Rancho Come Humana, City of Calistoga, Napa County, California

See Sheet 3 For Local Agency Required Information

adobe associates, inc.
civil engineering/land surveying/waterwater
1220 N. Dutton, Ave., Santa Rosa, Ca. 95401
P (707) 541-2300; F (707) 541-2301

LEGEND:

- Found Iron Pipe, as noted
- OP/DN Official Records/Document Number
- M&R Measured and Record
- (R) Radial Bearing
- (R) Distances Are Shown in Feet & Decimals Thereof
- † Dist are perpendicular and/or radial, unless otherwise noted.

Parcel 1: 4.95 Acres
Parcel 2: 3.01 Acres

7.97 Acres
Total Number of Parcels: 2
Date: June 2015

Scale: 1"=100'
Graphic Scale: 1"=100'

APN 011-370-026
APN 011-370-023