

# City of Calistoga

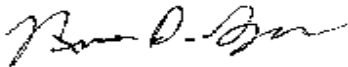
## Staff Report

**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 Berry Street Cottages.

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APPROVAL FOR FORWARDING:



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Richard D. Spitler, City Manager

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1 **ISSUE:** Consideration of a Resolution approving the Final Parcel Map for the Berry  
2 Street Cottages.

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4 **RECOMMENDATION:** Adopt the Resolution.

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6 **BACKGROUND/DISCUSSION:** On February 19, 2013, the City Council approved and  
7 ordinance and parcel map for a three lot land division of a 7,200 square foot lot on Berry  
8 Street (APN 011-242-001).

9  
10 The developer was required to comply certain terms and conditions contained in the  
11 adopted ordinance. This included the requirement to meet minimum set back  
12 requirements for existing outbuildings, that each of the existing dwellings have a  
13 separate sewer lateral, and the fronting sidewalks be brought to a state of good repair.

14  
15 The developer, Bob Beck, has complied with the conditions of approval and requests  
16 approval to file the Final Parcel Map with the Napa County Recorder's Office.

17 The recommended resolution authorizes the Final Parcel Map to be submitted to the  
18 Napa County Recorder's Office for recordation.

19  
20 **CONSISTENCY WITH COUNCIL GOALS:** This project is consistent the City Council  
21 Goal No. 7 – Address the Community's Housing Needs, Objective 2. Expand housing  
22 opportunities, including workforce housing.

23  
24 **CEQA/NEPA COMPLIANCE:** The subdivision has been reviewed in compliance with

25 the California Environmental Quality Act (CEQA) and it has been determined that the  
26 project will not result in detrimental or adverse impacts upon the public resources,  
27 wildlife or public health, safety and welfare.

28

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

31

32 **ATTACHMENT:**

33 1. Resolution

34 2. Final Parcel Map for Berry Street Cottages

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 THE BERRY STREET COTTAGES

**WHEREAS**, on February 19, 2013, the City Council approved a parcel map and adopted Ordinance 689 for the division of a 7,200 square foot parcel on Berry Street (APN 011-242-001) to create three 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 Berry Street Cottages filed by Bob Beck 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 **20<sup>th</sup> day of October, 2015** by the following vote:

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

\_\_\_\_\_  
**CHRIS CANNING, Mayor**

**ATTEST:**

\_\_\_\_\_  
**KATHY FLAMSON, City Clerk**

OWNER'S CERTIFICATE

THE UNDERSIGNED, THOMAS C. CROWLEY, AND ROBERT S. BECK AND VALERIE BECK, AS TRUSTEES OF THE BECK FAMILY REAL ESTATE 9 TRUST DO HEREBY CERTIFY THAT THEY ARE THE ONLY ENTITIES HAVING ANY RECORD TITLE INTEREST IN THE REAL PROPERTY INCLUDED WITHIN THE PARCEL MAP SHOWN HEREON ENTITLED "PARCEL MAP OF THE LANDS THOMAS C. CROWLEY AND ROBERT S. BECK AND VALERIE BECK, TRUSTEES" CONSISTING OF TWO SHEETS INCLUDING THIS ONE, AND THAT THEY DO HEREBY CONSENT TO THE PREPARATION AND RECORDATION OF SAID MAP,

IN WITNESS WHEREOF, THE UNDERSIGNED HAVE CAUSED THESE PRESENTS TO BE EXECUTED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2014.

BY: THOMAS C. CROWLEY

BY: ROBERT S. BECK, TRUSTEE OF THE BECK FAMILY REAL ESTATE 9 TRUST

BY: VALERIE BECK, TRUSTEE OF THE BECK FAMILY REAL ESTATE 9 TRUST

NOTARY'S ACKNOWLEDGMENT

STATE OF CALIFORNIA) COUNTY OF NAPA)

ON \_\_\_\_\_, 2014, BEFORE ME, \_\_\_\_\_, A NOTARY

PUBLIC PERSONALLY APPEARED:

WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSONS WHOSE NAME IS SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE/THEY EXECUTED THE SAME IN HIS/HER/THEIR AUTHORIZED CAPACITIES, AND THAT BY HIS/HER/THEIR SIGNATURE ON THE INSTRUMENT THE PERSON, OR THE ENTITY UPON BEHALF OF WHICH THE PERSON 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 SIGNATURE OF NOTARY PUBLIC: \_\_\_\_\_ PRINT NAME: \_\_\_\_\_ MY COMMISSION NUMBER IS: \_\_\_\_\_ AND EXPIRES ON \_\_\_\_\_ PRINCIPLE PLACE OF BUSINESS: \_\_\_\_\_

CITY ENGINEER'S CERTIFICATE

I HEREBY CERTIFY THAT I HAVE EXAMINED THIS MAP ENTITLED "PARCEL MAP OF THE LANDS THOMAS C. CROWLEY AND ROBERT S. BECK AND VALERIE BECK, TRUSTEES", THAT SAID MAP IS SUBSTANTIALLY THE SAME AS IT APPEARED ON THE TENTATIVE MAP, AND ANY APPROVED ALTERATIONS THEREOF, THAT ALL OF THE PROVISIONS OF THE SUBDIVISION MAP ACT AND ALL LOCAL ORDINANCES APPLICABLE AT THE TIME OF APPROVAL OF THE TENTATIVE MAP HAVE BEEN COMPLIED WITH.

MICHAEL KIRN P.E. C 46695 DATE \_\_\_\_\_ LICENSE EXPIRES: \_\_\_\_\_ CITY ENGINEER CITY OF CALISTOGA STATE OF CALIFORNIA

SURVEYOR'S CERTIFICATE

I DO HEREBY CERTIFY THAT THE SUBDIVISION SHOWN ON THE MAP ENTITLED "PARCEL MAP OF THE LANDS THOMAS C. CROWLEY AND ROBERT S. BECK AND VALERIE BECK, TRUSTEES" IS BASED UPON A FIELD SURVEY BY ME OR UNDER MY DIRECTION BETWEEN JUNE AND AUGUST, 2014, IN CONFORMANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCE AT THE REQUEST OF THOMAS C. CROWLEY ON JUNE 12, 2014, THAT SAID SURVEY IS TRUE AND COMPLETE AS SHOWN, THAT THE MONUMENTS SHOWN ON SAID MAP ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED, OR THAT THEY WILL BE SET AT SUCH POSITIONS PRIOR TO ONE YEAR FROM THE DATE OF FILING OF THIS MAP, AND THAT SAID MONUMENTS ARE OR WILL BE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

FOR TERRA FIRMA SURVEYS, INC.

CHRISTOPHER K. COLE, P.L.S. 5769 DATE \_\_\_\_\_ LICENSE EXPIRES: JUNE 30, 2016

TRUSTEE'S CERTIFICATE

N.A. MORTGAGE SERVICES, INC., AS TRUSTEE UNDER DEED OF TRUST, RECORDED MAY 21, 1997 AS SERIES NO. 1997-011103, NAPA COUNTY RECORDS, HEREBY CONSENTS TO THE FILING OF THE WITHIN PARCEL MAP.

IN WITNESS WHEREOF, I HAVE CAUSED MY NAME TO BE SUBSCRIBED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2014.

N.A. MORTGAGE SERVICES, INC.

NAME: \_\_\_\_\_ DATE: \_\_\_\_\_ PRINT NAME: \_\_\_\_\_ TITLE: \_\_\_\_\_

NOTARY'S ACKNOWLEDGMENT

STATE OF CALIFORNIA) COUNTY OF NAPA)

ON \_\_\_\_\_, 2014, BEFORE ME, \_\_\_\_\_, A NOTARY

PUBLIC PERSONALLY APPEARED \_\_\_\_\_ WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE/THEY EXECUTED THE SAME IN HIS/HER/THEIR AUTHORIZED CAPACITIES, AND THAT BY HIS/HER/THEIR SIGNATURE ON THE INSTRUMENT THE PERSON, OR THE ENTITY UPON BEHALF OF WHICH THE PERSON 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 SIGNATURE OF NOTARY PUBLIC: \_\_\_\_\_ PRINT NAME: \_\_\_\_\_ MY COMMISSION NUMBER IS: \_\_\_\_\_ AND EXPIRES ON \_\_\_\_\_ PRINCIPLE PLACE OF BUSINESS: \_\_\_\_\_

TRUSTEE'S CERTIFICATE

DOUGLAS E. MILES, AS TRUSTEE UNDER DEED OF TRUST, RECORDED MAY 16, 2006 AS SERIES NO. 2006-0017170, NAPA COUNTY RECORDS, HEREBY CONSENTS TO THE FILING OF THE WITHIN PARCEL MAP.

IN WITNESS WHEREOF, I HAVE CAUSED MY NAME TO BE SUBSCRIBED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2014.

NORTH AMERICAN TITLE COMPANY

NAME: \_\_\_\_\_ DATE: \_\_\_\_\_ PRINT NAME: \_\_\_\_\_ TITLE: \_\_\_\_\_

NOTARY'S ACKNOWLEDGMENT

STATE OF CALIFORNIA) COUNTY OF NAPA)

ON \_\_\_\_\_, 2014, BEFORE ME, \_\_\_\_\_, A NOTARY

PUBLIC PERSONALLY APPEARED \_\_\_\_\_ WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE/THEY EXECUTED THE SAME IN HIS/HER/THEIR AUTHORIZED CAPACITIES, AND THAT BY HIS/HER/THEIR SIGNATURE ON THE INSTRUMENT THE PERSON, OR THE ENTITY UPON BEHALF OF WHICH THE PERSON 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 SIGNATURE OF NOTARY PUBLIC: \_\_\_\_\_ PRINT NAME: \_\_\_\_\_ MY COMMISSION NUMBER IS: \_\_\_\_\_ AND EXPIRES ON \_\_\_\_\_ PRINCIPLE PLACE OF BUSINESS: \_\_\_\_\_

COUNTY RECORDER CERTIFICATE

FILED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_ AT \_\_\_\_\_ M IN BOOK \_\_\_\_\_ OF PARCEL MAPS, AT PAGES \_\_\_\_\_ AT THE REQUEST OF \_\_\_\_\_ RECORDING FEE: \_\_\_\_\_

JOHN TUTEUR COUNTY RECORDER COUNTY OF NAPA, STATE OF CALIFORNIA

BY DEPUTY

COUNTY TAX COLLECTOR AND REDEMPTION OFFICER CERTIFICATE

I HEREBY CERTIFY THAT, ACCORDING TO THE RECORDS OF MY OFFICE, THERE ARE NO LIENS FOR UNPAID STATE, COUNTY, MUNICIPAL, LOCAL TAXES OR SPECIAL ASSESSMENTS COLLECTED AS TAXES, EXCEPT TAXES OR SPECIAL ASSESSMENTS NOT YET PAYABLE AGAINST ANY PART OF THE LAND INCLUDED IN THE SUBDIVISION, AND THAT SECURITY IN THE AMOUNT OF \$ \_\_\_\_\_ HAS BEEN FILED WITH THE COUNTY TAX COLLECTOR AND REDEMPTION OFFICER TO GUARANTEE THE PAYMENT OF ALL TAXES AND ASSESSMENTS COLLECTED AS TAXES, WHICH ARE NOW A LIEN AGAINST THE PROPERTY IN THE WITHIN SUBDIVISION BUT WHICH ARE NOT YET PAYABLE.

TAMIE R. FRASIER COUNTY TAX COLLECTOR AND REDEMPTION OFFICER COUNTY OF NAPA, STATE OF CALIFORNIA DATE \_\_\_\_\_

DEPUTY DATE \_\_\_\_\_

CITY SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I HAVE EXAMINED THIS MAP ENTITLED "PARCEL MAP OF THE LANDS THOMAS C. CROWLEY AND ROBERT S. BECK AND VALERIE BECK, TRUSTEES", AND THAT SAID MAP IS TECHNICALLY CORRECT.

RICHARD E. MARSHALL, P.L.S. 8544 LICENSE EXPIRES: DECEMBER 31, 2014 CITY SURVEYOR CITY OF CALISTOGA STATE OF CALIFORNIA DATE \_\_\_\_\_

PLANNING COMMISSION CERTIFICATE

I HEREBY CERTIFY THAT THE CITY OF CALISTOGA PLANNING COMMISSION HAS APPROVED THE TENTATIVE MAP OF THE SUBDIVISION UPON WHICH THIS PARCEL MAP IS BASED.

LYNN GOLDBERG PLANNING DIRECTOR SECRETARY OF THE CITY OF CALISTOGA PLANNING COMMISSION STATE OF CALIFORNIA DATE \_\_\_\_\_

MAYOR AND CITY CLERK'S CERTIFICATE

WE, CHRIS CANNING, MAYOR, AND RICHARD SPITLER, CITY CLERK, RESPECTIVELY, OF THE CITY OF CALISTOGA, STATE OF CALIFORNIA, DO HEREBY CERTIFY

THAT ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, THE MAP ENTITLED "PARCEL MAP OF THE LANDS THOMAS C. CROWLEY AND ROBERT S. BECK AND VALERIE BECK, TRUSTEES" WAS FILED WITH THE CITY COUNCIL FOR APPROVAL AS REQUIRED BY LAW. THAT BY RESOLUTION DULY ADOPTED AT A REGULAR MEETING HELD

ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, SAID COUNCIL APPROVED THE SAID MAP.

IN WITNESS WHEREOF, WE HAVE HEREUNTO SET OUR HAND

THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

CHRIS CANNING, MAYOR, CITY OF CALISTOGA, STATE OF CALIFORNIA

RICHARD SPITLER, CITY CLERK, CITY OF CALISTOGA, STATE OF CALIFORNIA

PARCEL MAP OF THE LANDS OF THOMAS C. CROWLEY AND ROBERT S. BECK AND VALERIE BECK, TRUSTEES

OF RECORD DOCUMENT 2004-0032865, N.C.R. BEING LOT 12, BLOCK K, MIDDLE ADDITION OF THE "MAP OF CALISTOGA, SHOWING ITS EXTENSIONS, SURROUNDINGS AND THE HOT SULPHUR SPRINGS, NAPA COUNTY, CALIFORNIA"

CITY OF CALISTOGA COUNTY OF NAPA STATE OF CALIFORNIA

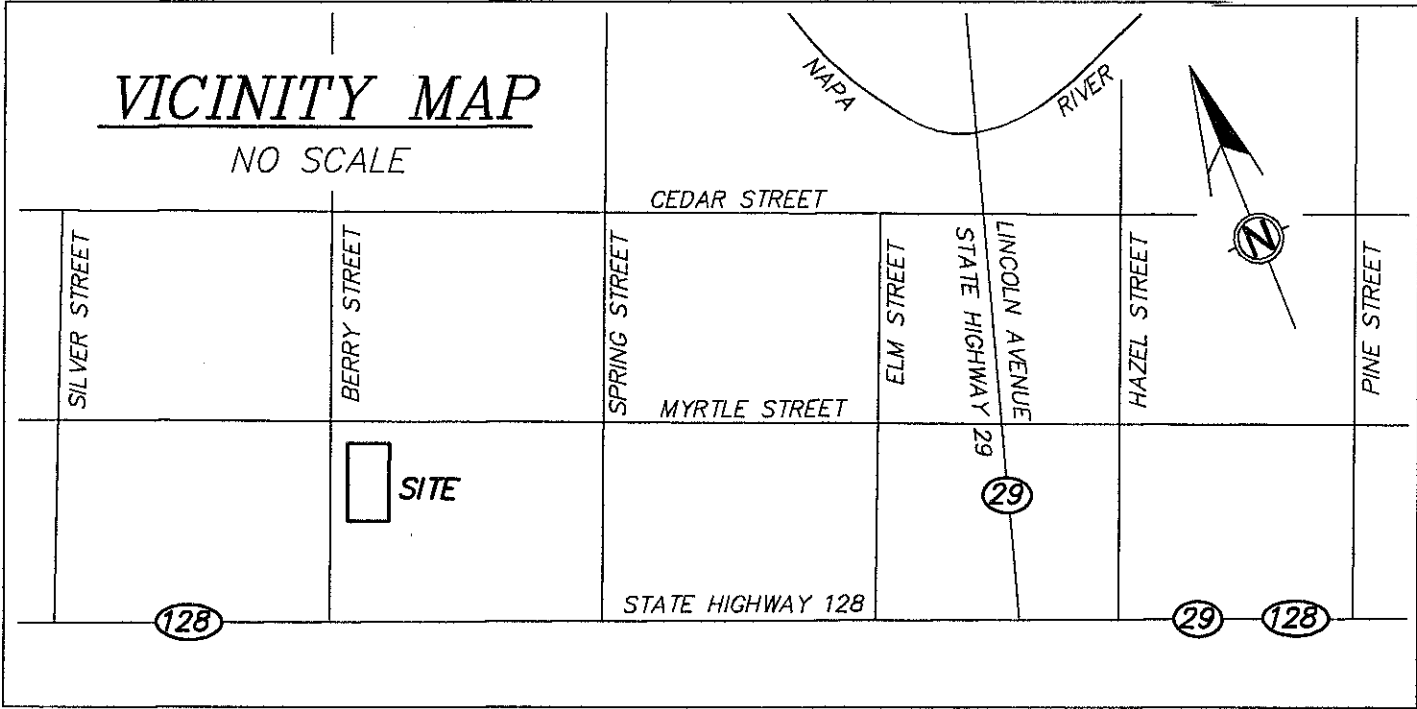
BY TERRA FIRMA SURVEYS, INC. P.O. BOX 533, ST. HELENA, CALIFORNIA 94574 (707) 963-7565

A.P.N. 011-242-001 2014

RECEIVED OCT 30 2014 BY:

DRAFT 10-29-2014

DETAIL  
1" = 20'



REFERENCES:

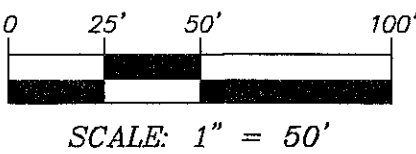
- R-1 MAP OF CALISTOGA, SHOWING ITS EXTENSIONS, SURROUNDINGS AND THE HOT SULPHUR SPRINGS, NAPA COUNTY, CALIFORNIA
- R-2 7 PM 46, N.C.R.
- R-3 10 PM 97, N.C.R.

BASIS OF BEARING

THE BEARING OF S23°37'45"W BETWEEN FOUND MONUMENTS PER R-2 AS SHOWN.

LEGEND

- M AS MEASURED THIS SURVEY
- R RECORD DIMENSION
- R-# RECORD DIMENSION PER REFERENCE
- N.C.R. NAPA COUNTY RECORDS
- LS LICENSED SURVEYOR
- PLS PROFESSIONAL LAND SURVEYOR
- RCE REGISTERED CIVIL ENGINEER
- FOUND MONUMENT AS DESCRIBED
- SET 3/4" IRON PIPE & TAG STAMPED PLS 5769
- DEED LINES BEING MONUMENTED BY THIS SURVEY
- - - ADJOINING PARCEL LINES
- · - CENTERLINE OF ROAD



**PARCEL MAP**  
OF THE LANDS OF  
**THOMAS C. CROWLEY AND**  
**ROBERT S. BECK AND**  
**VALERIE BECK, TRUSTEES**

OF RECORD DOCUMENT  
2004-0032865, N.C.R.  
BEING LOT 12, BLOCK K, MIDDLE ADDITION OF THE  
"MAP OF CALISTOGA, SHOWING ITS EXTENSIONS,  
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CITY OF CALISTOGA  
COUNTY OF NAPA STATE OF CALIFORNIA

BY  
TERRA FIRMA SURVEYS, INC.  
P.O. BOX 533, ST. HELENA, CALIFORNIA 94574  
(707) 963-7565

A.P.N. 011-242-001  
2014

**DRAFT**

