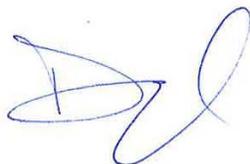


City of Calistoga

Staff Report

TO: Honorable Mayor and City Council
FROM: Michael Kirn, Public Works Director/City Engineer
DATE: September 6, 2016
SUBJECT: Consideration of a Resolution Approving a Subdivision Improvement Agreement and Final Map for Silver Rose Venture LLC at Silverado Trail and Rosedale Road

APPROVAL FOR FORWARDING:



Dylan Feik, City Manager

1 **ISSUE:** Consideration of a Resolution approving a Subdivision Improvement
 2 Agreement and Final Map for Silver Rose Venture LLC at Silverado Trail and Rosedale
 3 Road.

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

6
 7 **BACKGROUND/DISCUSSION:** On May 8, 2012, the Planning Commission approved
 8 a Tentative Map submitted by Silver Rose Venture LLC (the Developer) dividing an
 9 existing 22.5 acre property to create 21 single family residential lots and 4 common
 10 parcels located at the northeast corner of Silverado Trail and Rosedale Road within the
 11 Planned Development Zoning District (PD 2007-1) (APN#s: 011-050-035, 011-050-036,
 12 011-050-037; 011-050-039 & 011-050-040). On September 8, 2014 an Amended
 13 Tentative Map was approved reducing the single family residential lots to 20 and
 14 increasing the common parcels to 5. There was no increase in the net number of
 15 parcels.

16
 17 The Developer has prepared the Final Map and it has been reviewed for conformance
 18 with the conditions of approval, the Calistoga Municipal Code, the State Subdivision
 19 Map Act and whether it substantially conforms to the approved Amended Tentative
 20 Map. Once a Final Map has been submitted that conforms to all of those requirements,

21 its approval becomes a quasi-ministerial act with little room for discretionary action.
22 Both the Calistoga Municipal Code (CMC 16.10.080) and the State Subdivision Map Act
23 (66458) stipulate that the Council approve a Final Map if it conforms to the conditions of
24 approval, and the requirements of the State and local codes.

25
26 Improvement plans have been submitted and reviewed by the City Engineer in
27 conformance with the Conditions of approval and have been, or are ready to be,
28 approved. A condition of Planning Commission Resolution No. 2012-034 requires that
29 prior to approval and recordation of the Final Map the Developer shall either construct
30 the required improvements, or enter into an Improvement Agreement in accordance
31 with Calistoga Municipal Code Section 16.18.070 and post adequate securities to
32 guarantee the required improvements get constructed.

33
34 The Developer has requested that a Subdivision Improvement Agreement be prepared
35 and presented to Council for consideration so that the Final Map may be approved and
36 recorded prior to completion of the required improvements.

37
38 The attached resolution would approve the Subdivision Improvement Agreement and
39 the Final Map, directs the City Clerk to certify the Council's action on the map and
40 authorizes the Public Works Department to have the Final Map and Subdivision
41 Improvement Agreement recorded once the requisite conditions of the Improvement
42 Agreement have been satisfied.

43
44 **FISCAL IMPACT:** The approval of the Final Map itself has no direct fiscal impact to the
45 City's General or Operating Funds. Fiscal impacts of the development are offset
46 through the payment of impact and mitigation fees, connection fees and charges for
47 services.

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49 **ATTACHMENTS**

- 50 1. Resolution
- 51 2. Subdivision Improvement Agreement
- 52 3. Final Map

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PASSED, APPROVED, AND ADOPTED by the City Council of the City of Calistoga at a regular meeting held this **6th day of September 2016**, by the following vote:

AYES:
NOES:
ABSTAIN:
ABSENT:

CHRIS CANNING, Mayor

ATTEST:

KATHY FLAMSON, City Clerk