

RESOLUTION 2016 - 077

**RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CALISTOGA,
COUNTY OF NAPA, STATE OF CALIFORNIA, APPROVING A
SUBDIVISION IMPROVEMENT AGREEMENT AND FINAL MAP
FOR THE LANDS OF SILVER ROSE VENTURE LLC**

WHEREAS, the Final Map for the division of the lands of Silver Rose Venture LLC has been presented to the City of Calistoga for approval; and

WHEREAS, said Final Map subdivides a 22.5-acre parcel into 20 single family residential lots and 5 common parcels located at Silverado Trail and Rosedale Road; and

WHEREAS, on April 18, 2012, the Planning Commission adopted Planning Commission Resolution 2012-012 recommending approval of the Tentative Map and conditions of approval for this subdivision; and

WHEREAS, on May 8, 2012, the City Council adopted Resolution 2012-034 approving the Tentative Map and conditions of approval for this subdivision; and

WHEREAS, on September 8, 2014, a minor amendment was approved amending the Tentative Map and conditions of approval for this subdivision; and

WHEREAS, said Final Map is substantially the same as the approved Amended Tentative Map and is in substantial conformance with said Amended Tentative Map and conditions of approval; and

WHEREAS, said Final Map conforms to the requirements of the State Subdivision Map Act and the Calistoga Municipal Code; and

WHEREAS, Item 23 of the Conditions of Approval require that a Subdivision Improvement Agreement be executed in the event the required improvements have not been completed prior to recordation of the Final Map; and

WHEREAS, improvement plans have been reviewed and approved by the City Engineer.

NOW, THEREFORE BE IT RESOLVED AS FOLLOWS:

1. The attached Subdivision Improvement Agreement is hereby approved.
2. The City Clerk is directed to certify the Council's action on the Final Map.
3. The Public Works Department is authorized to have the Final Map and Subdivision Improvement Agreement recorded with the Napa County Recorder's Office upon satisfactory compliance with the terms if the Subdivision Improvement Agreement.

Resolution No. 2016-077

Subdivision Improvement Agreement and Final Map for Silver Rose Venture LLC

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: Councilmember Kraus, Vice Mayor Dunsford, Councilmember Lopez-Ortega and Mayor Canning

NOES: None

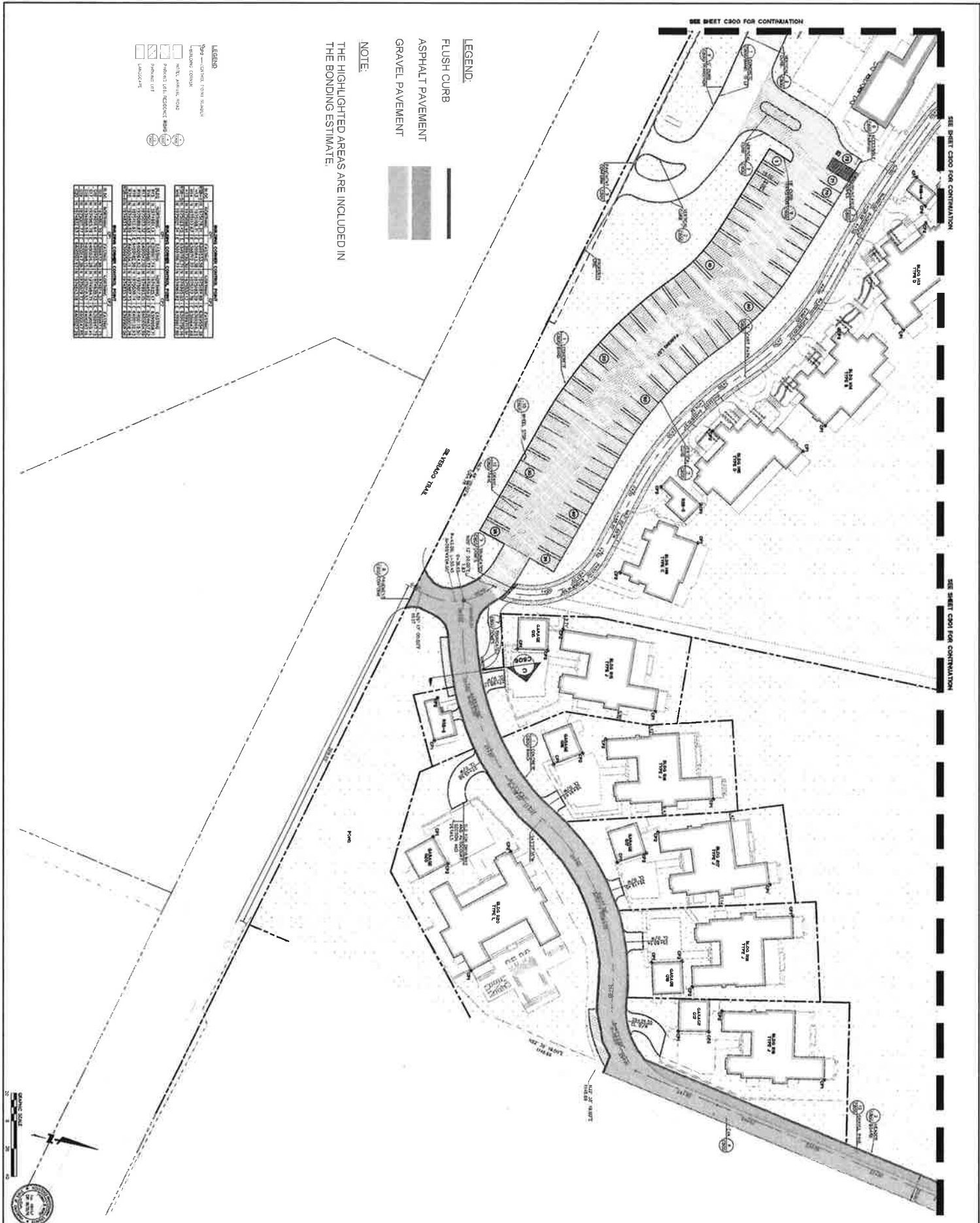
ABSTAIN: None

ABSENT: Councilmember Barnes


CHRIS CANNING, Mayor

ATTEST:


KATHY FLAMSON, City Clerk



- LEGEND**
- Manhole (Symbol)
 - Flush Curb (Symbol)
 - Asphalt Pavement (Symbol)
 - Gravel Pavement (Symbol)

NOTE:
 THE HIGHLIGHTED AREAS ARE INCLUDED IN THE BONDING ESTIMATE.

NO.	DESCRIPTION	AMOUNT	UNIT	TOTAL
1	ASPHALT PAVEMENT	1000	SQ. YD.	1000
2	GRAVEL PAVEMENT	500	SQ. YD.	500
3	FLUSH CURB	100	LINEAL FT.	100
4	MANHOLE	5	NO.	5
5	CATCH BASIN	5	NO.	5



NO.	DATE	BY	REVISION
1	05/10/12	J...	ISSUED FOR PERMIT
2	05/10/12	J...	REVISED PER COMMENTS
3	05/10/12	J...	REVISED PER COMMENTS
4	05/10/12	J...	REVISED PER COMMENTS
5	05/10/12	J...	REVISED PER COMMENTS

CITY OF CALISTOGA

FOUR SEASONS RESORT & RESIDENCIES
 CD PACKAGE 3 - SITE GRADING, DRAINAGE, AND UTILITIES
 HORIZONTAL CONTROL PLAN
 NAPA COUNTY

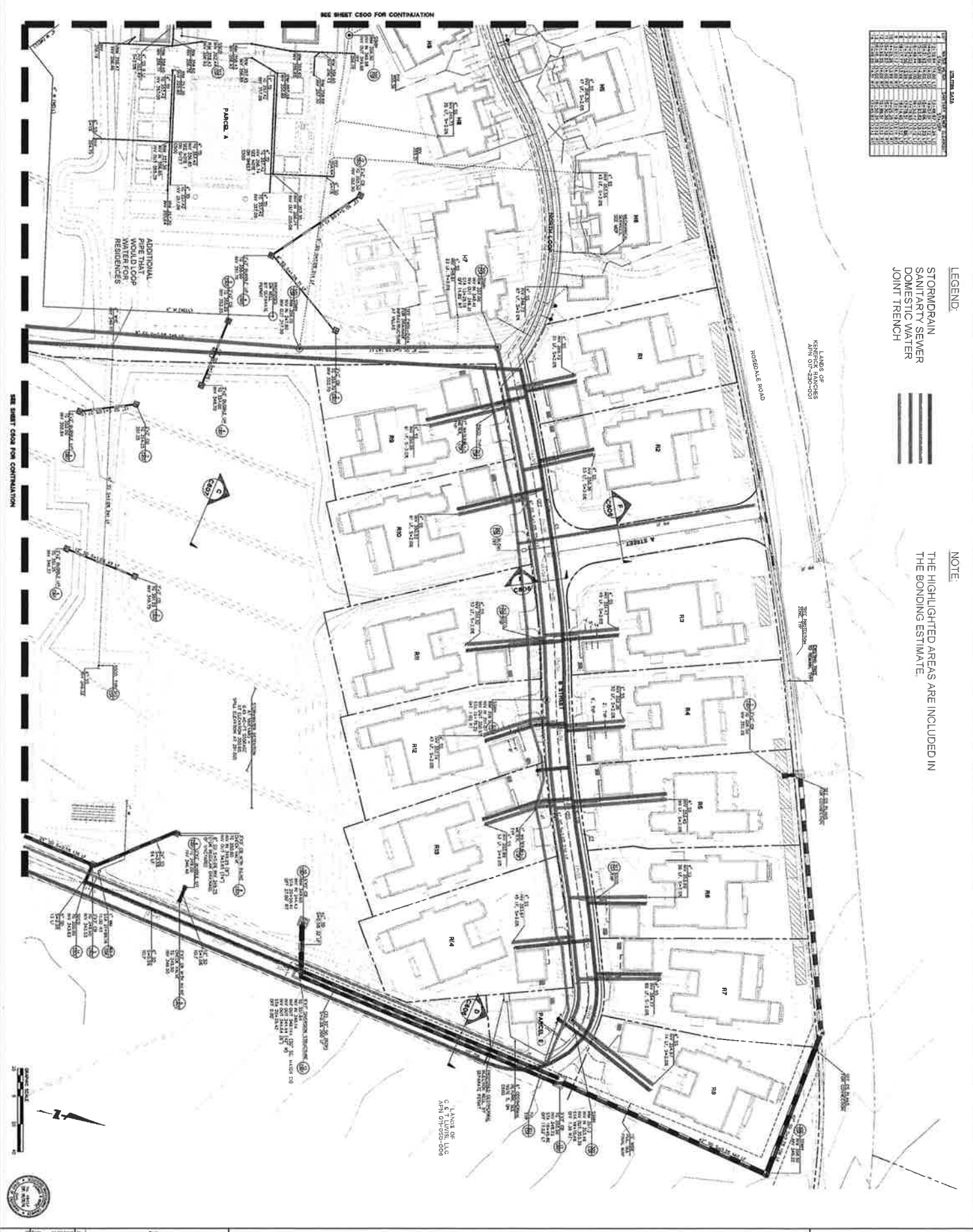
CALIFORNIA

BkF
 ENGINEERS/SURVEYORS/PLANNERS
 2220 BROADWAY, SUITE 200
 RIVERSIDE, CA 92501
 (951) 514-4200
 BKF@BKF.COM

SYMBOL	DESCRIPTION
(Symbol)	STORM DRAIN
(Symbol)	SANITARY SEWER
(Symbol)	DOMESTIC WATER
(Symbol)	JOINT TRENCH

LEGEND:
 STORM DRAIN
 SANITARY SEWER
 DOMESTIC WATER
 JOINT TRENCH

NOTE:
 THE HIGHLIGHTED AREAS ARE INCLUDED IN THE BONDING ESTIMATE.



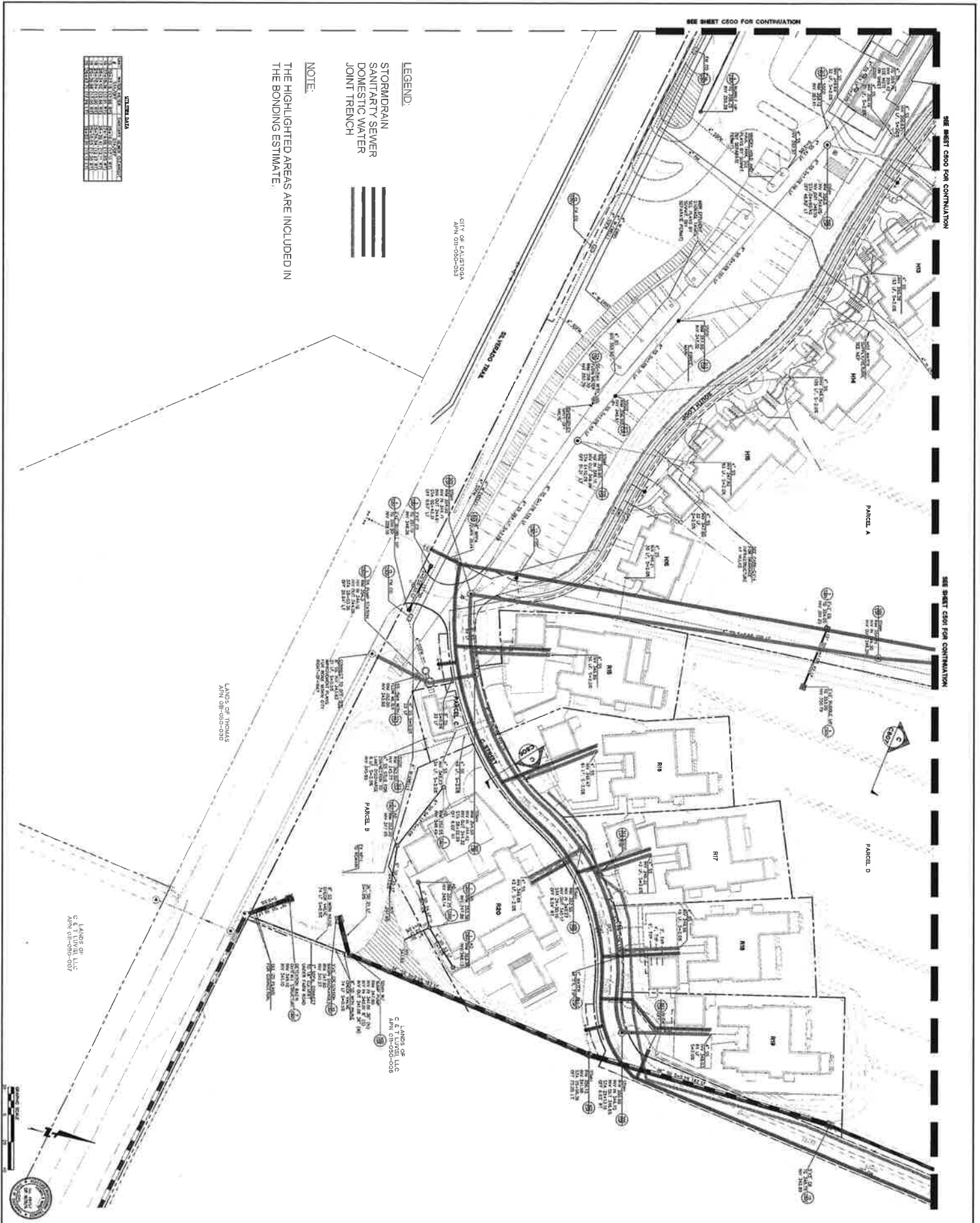
FOUR SEASONS RESORT & RESIDENCIES
 CD PACKAGE 3 - SITE GRADING, DRAINAGE, AND UTILITIES
 UTILITIES PLAN
 KAPA COUNTY

BKF
 ENGINEERS/SURVEYORS/PLANNERS
 225 PARKWAY DRIVE, SUITE 200
 KAPA, HAWAII 96761
 (808) 833-8888
 FAX: (808) 833-8889

C501
 2ND SUBMITTAL - NOT FOR CONSTRUCTION

NO.	DATE	DESCRIPTION
1	08/11/2010	ISSUED FOR PERMITS
2	08/11/2010	ISSUED FOR PERMITS
3	08/11/2010	ISSUED FOR PERMITS

CITY OF CALISTOGA
 CALIFORNIA



LEGEND:
 STORMDRAIN
 SANITARY SEWER
 DOMESTIC WATER
 JOINT TRENCH



NOTE:
 THE HIGHLIGHTED AREAS ARE INCLUDED IN THE BONDING ESTIMATE.

GENERAL DATA

PROJECT NO.	16-0000
DATE	05-10-16
SCALE	AS SHOWN
DRAWN BY	11/20/16
CHECKED BY	
APPROVED BY	
DATE	

FOUR SEASONS RESORT & RESIDENCES
 CD PACKAGE 3 - SITE GRADING, DRAINAGE, AND UTILITIES
 UTILITIES PLAN
 NAPA COUNTY, CALIFORNIA

BKF
 ENGINEERS/SURVEYORS/PLANNERS
 555 BROADWAY, SUITE 200
 SAN FRANCISCO, CA 94104
 (415) 774-8888

REVISIONS

Date	By	Project
05/10/16	11/20/16	16-0000