

RESOLUTION R2023-__

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF NAPA, STATE OF CALIFORNIA, APPROVING THE FINAL MAP OF NAPA PIPE – BLOCK 16 (PROJECT NO. ENG22-0020), TO SUBDIVIDE PROPERTY LOCATED ON ELDERBERRY WAY INTO 28 SINGLE-FAMILY LOTS, AUTHORIZING THE MAYOR TO SIGN SAID FINAL MAP, AND DETERMINING THAT THE ACTIONS AUTHORIZED BY THIS RESOLUTION WERE ADEQUATELY ANALYZED BY A PREVIOUS CEQA ACTION

WHEREAS, the project will subdivide the property located on Elderberry Way (APNs: 046-820-009) into 28 single-family lots; and

WHEREAS, the tentative map for the project was approved by the City Council on March 7, 2023, per Resolution R2023-025; and

WHEREAS, City staff has reviewed the improvement plans for the project and found them to be in substantial conformance with City Standards and the project's conditions of approval; and

WHEREAS, the Developer (Napa Redevelopment Partners, LLC; and Brookfield Bay Area Holdings, LLC) has submitted to the City the "Subdivision Improvement Agreement" for the Napa Pipe – Block 16 project which documents the Developer's contractual commitment to perform all improvements required for compliance with the project's conditions of approval, provided security, and paid all fees; and

WHEREAS, the Developer has submitted to the City a final map entitled "Final Map Napa Pipe – Block 16" to establish 28 residential lots; and

WHEREAS, the City Council has considered all information related to this matter, as presented at the public meetings of the City Council identified herein, including any supporting reports by City staff, and any information provided during public meetings.

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Napa, as follows:

1. The City Council hereby finds that the facts set forth in the recitals to this Resolution are true and correct and establish the factual basis for the City Council's adoption of this Resolution.

2. The City Council hereby determines that the actions authorized by this Resolution were adequately evaluated and addressed in the environmental impact report for the Napa Pipe Project (State Clearinghouse No. 2008122111; the "Certified EIR") certified by the Napa County Board of Supervisors on January 14, 2013, pursuant to and

ATTACHMENT 1

in compliance with CEQA and the CEQA Guidelines, and the addendums thereto prepared by the City in 2015 and 2020; that none of the conditions described in Section 15162 of the CEQA Guidelines require preparation of a subsequent environmental document; and therefore no additional environmental review or document is required.

3. The City Council hereby authorizes the Public Works Director to execute the Subdivision Improvement Agreement on behalf of the City.

4. The City Council hereby: (a) finds that the "Final Map" entitled "Final Map of Napa Pipe Block 16 Subdivision" (Project No. ENG22-0020) meets all requirements and conditions of the Subdivision Map Act and the City's Subdivision Ordinance (Napa Municipal Code Title 16); (b) approves the Final Map; (c) accepts the offers of dedication of property documented on the Final Map; and (d) authorizes the Mayor to execute the Final Map.

5. This Resolution shall take effect immediately upon its adoption.

I HEREBY CERTIFY that the foregoing Resolution was duly adopted by the City Council of the City of Napa at a public meeting of said City Council held on the 19th day of September, 2023, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

ATTEST: _____
Tiffany Carranza
City Clerk

Approved as to form:

Michael W. Barrett
City Attorney