

RESOLUTION R2024-__

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF NAPA, STATE OF CALIFORNIA, APPROVING THE FINAL MAP OF WESTERN MEADOWS SUBDIVISION (PROJECT NO. ENG23-0002), TO SUBDIVIDE PROPERTY LOCATED AT 1044 BORRETTE LANE INTO 12 SINGLE-FAMILY LOTS, AUTHORIZING THE MAYOR TO SIGN SAID FINAL MAP, AND AUTHORIZING THE PUBLIC WORKS DIRECTOR, ON BEHALF OF THE CITY, TO ACCEPT THREE EASEMENT GRANT DEEDS FOR PUBLIC UTILITY PURPOSES, AND DETERMINING THAT THE ACTIONS AUTHORIZED BY THIS RESOLUTION WERE ADEQUATELY ANALYZED BY A PREVIOUS CEQA ACTION

WHEREAS, the project located 1044 Borrette Lane (APNs: PTN 041-700-016 & PTN 041-700-004 (New Lot 4)) will subdivide property into 12 single-family lots; and

WHEREAS, the tentative map was approved by the City Council on September 7, 2021, per Resolution R2021-092; and

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

WHEREAS, the Developer (Davidon Homes) has submitted to the City the "Subdivision Improvement Agreement" for the Western Meadows Subdivision 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 of Western Meadows Subdivision" to establish 12 single-family lots; and

WHEREAS, Joseph Reid and Karen Reid, Trustees of the Reid Trust dated March 12, 2002 have executed an Easement Grant Deed granting the City an easement for public utility purposes over a portion of the parcel located at 1020 Borrette Lane (APN: PTN 041-700-004 (New Lot 1)); and

WHEREAS, Youjeong Kim and Benjamin Ellis have executed an Easement Grant Deed granting the City an easement for public utility purposes over a portion of the parcel located at 1040 Borrette Lane (APNs: 041-700-018 & PTN 041-700-016 (New Lot 3)); and

ATTACHMENT 1

WHEREAS, Eileen Winter, trustee of the Eileen D. Winter Trust has executed an Easement Grant Deed granting the City an easement for public utility purposes over a portion of the parcel located at 1030 Borrette Lane (APNs: 041-700-017 & PTN 041-700-016 (New Lot 2)); and

WHEREAS, by accepting the three Easement Grant Deeds for public utility purposes the City will have the necessary property interests to maintain public utilities in those areas to support the project; 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 examined by the Mitigated Negative Declaration that was adopted by the City Council on September 7, 2021 by Resolution No. 201-091 pursuant to CEQA Guidelines Section 15074.

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 accepts the Easement Grant Deed from Joseph Reid and Karen Reid, Trustees of the Reid Trust for a portion of APN: PTN 041-700-004 (New Lot 1).

5. The City Council hereby accepts the Easement Grant Deed from Youjeong Kim and Benjamin Ellis for a portion of APNs: 041-700-018 & PTN 041-700-016 (New Lot 3)

6. The City Council hereby accepts the Easement Grant Deed from Eileen Winter, trustee of the Eileen D. Winter Trust for a portion of APNs: 041-700-017 & PTN 041-700-016 (New Lot 2).

7. The City Council hereby authorizes the Public Works Director to execute a certificate of acceptance for the three herein described Easement Grant Deeds and record said deeds at the Napa County Recorder's Office.

ATTACHMENT 1

8. The City Council hereby: (a) finds that the “Final Map” entitled “Final Map of Western Meadows Subdivision” (Project No. ENG23-0002) 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.

9. 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 7th day of May 2024, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

ATTEST: _____

Tiffany Carranza
City Clerk

Approved as to form:

Sabrina Wolfson
Interim City Attorney