



Staff Reports

File #: 1520-2018, **Version:** 1

To: Honorable Mayor and Members of City Council

From: Jacques R. LaRoche, Public Works Director

Prepared By: Eric Vandeburg, Assistant Engineer

TITLE:

Napa Creek Village Final Map

RECOMMENDED ACTION:

Adopt a resolution approving the Final Map of Napa Creek Village (Project No. ENG15-0021), a 48-unit residential condominium project with a common area lot, located at 2614 First Street, 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.

DISCUSSION:

This project will subdivide a 2.49 acre development site into 48 residential condominium lots at 2614 First Street.

The tentative map was approved by Council on April 21, 2015, per Resolution R2015-44.

Pursuant to the Subdivision Map Act and Napa Municipal Code Section 16.24.050, the Council shall, at the meeting at which it receives the map, approve the final map if the Council finds that the map meets all the conditions of approval imposed on the tentative map. Staff has reviewed the improvement plans and found that they are in substantial conformance with City standards and the project's conditions of approval. The Developer has signed the Subdivision Improvement Agreement, provided the required security, and paid all fees.

It is recommended that the City Council adopt a Resolution finding that the Final Map meets all of the conditions of approval imposed on the Tentative Map, approving the Final Map of Napa Creek Village (Project No. ENG15-0021), and authorizing the Mayor to sign said Final Map.

FINANCIAL IMPACTS:

This action will result in additional revenues to the City in the form of building permit fees and development impact fees at the time the building permits are issued, which are expected end of this year. Those revenues are sufficiently budgeted at this time in the various development impact fee funds.

CEQA:

City staff recommends that the City Council determine that the potential environmental effects of the Recommended Action described in this Agenda Report were adequately analyzed by a Mitigated

Negative Declaration approved by the City Council per Resolution R2015-44, on April 21, 2015, pursuant to CEQA Guidelines Section 15162.

DOCUMENTS ATTACHED:

ATCH 1 - Resolution

ATCH 2 - Final Map of Napa Creek Village (reduced version)

NOTIFICATION:

None.