



## Staff Reports Details (With Text)

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**File created:** 9/1/2020      **In control:** CITY COUNCIL OF THE CITY OF NAPA  
**On agenda:** 9/15/2020      **Final action:** 9/15/2020  
**Title:** Saratoga Vineyard Subdivision, a 20 Single-Family Lot Project Located on the North Side of Saratoga Drive between Capitola Drive and Silverado Trail

**Sponsors:**

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**Attachments:** 1. ATCH 1 - Resolution, 2. ATCH 2 - Final Map of Saratoga Vineyard

Date	Ver.	Action By	Action	Result
9/15/2020	1	CITY COUNCIL OF THE CITY OF NAPA	adopted	Pass

**To:** Honorable Mayor and Members of City Council

**From:** Julie Lucido, Public Works Director

**Prepared By:** Eric Vandeburgt, Assistant Engineer

### TITLE:

Saratoga Vineyard Subdivision, a 20 Single-Family Lot Project Located on the North Side of Saratoga Drive between Capitola Drive and Silverado Trail

### RECOMMENDED ACTION:

Adopt a resolution approving the Final Map of Saratoga Vineyard Subdivision (Project No. ENG20-0011), to subdivide property located on the North Side of Saratoga Drive between Capitola Drive and Silverado Trail into 20 single-family lots, authorizing the Mayor to sign said Final Map, authorizing the Public Works Director to execute a Certificate of Acceptance and record the offer of dedication for public street right of way (Capitola Drive) and determining that the actions authorized by this resolution are exempt from CEQA.

### DISCUSSION:

This project will subdivide property into 20 single-family lots.

The tentative map was approved by Council on January 21, 2020, per Resolution R2020-011.

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.

Construction of the Capitola Drive extension requires additional public right of way from the adjacent property owner. The Developer has obtained the requisite offer of dedication. Following Council authorization, the Public Works Director will execute a Certificate of Acceptance and record the offer of dedication for public right of way to complete this process.

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 Saratoga Vineyard Subdivision (Project No. ENG20-0011), 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 will occur 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 Recommended Action described in this Agenda Report is exempt from CEQA pursuant to CEQA Guidelines Section 15332, which exempts infill development projects.

**DOCUMENTS ATTACHED:**

ATCH 1 - Resolution

ATCH 2 - Final Map of Saratoga Vineyard Subdivision (reduced version)

**NOTIFICATION:**

None.