



Staff Reports

File #: 249-2020, **Version:** 1

To: Honorable Mayor and Members of City Council

From: Julie B. Lucido, Public Works Director

Prepared By: Eric Vandeburgt, Assistant Engineer

TITLE:

Redwood Grove Subdivision, a 34-Unit Duplex Townhouse Project Located at 2033 Redwood Road

RECOMMENDED ACTION:

Adopt a resolution approving the Final Map of Redwood Grove (Project No. ENG18-0009), to subdivide property located at 2033 Redwood Road into 34 townhouse lots, authorizing the Mayor to sign said Final Map, and determining that the actions authorized by this resolution are exempt from CEQA .

DISCUSSION:

This project will subdivide property into 34 townhouse lots.

The tentative map was approved by Council on October 3, 2017, per Resolution R2017-139.

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 Redwood Grove (Project No. ENG18-0009), 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 have occurred 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 Redwood Grove (reduced version)

NOTIFICATION:

None.