

RESOLUTION R2026-__

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF NAPA, STATE OF CALIFORNIA, (1) APPROVING THE FINAL MAP OF NAPA PIPE 2 – BLOCK 18 (PROJECT NO. ENG23-0016), TO SUBDIVIDE PROPERTY LOCATED ON SPLITTAIL WAY INTO 16 SINGLE-FAMILY LOTS AND 3 FOURPLEX LOTS; (2) AUTHORIZING THE MAYOR TO SIGN SAID FINAL MAP; (3) APPROVING AND AUTHORIZING THE PUBLIC WORKS DIRECTOR TO EXECUTE THE SUBDIVISION IMPROVEMENT AGREEMENT; AND (4) DETERMINING THAT THE ACTIONS AUTHORIZED BY THIS RESOLUTION WERE ADEQUATELY ANALYZED BY A PREVIOUS CEQA ACTION

WHEREAS, the project located on Splittail Way (APN: 046-820-012) will subdivide property into 19 residential lots; and

WHEREAS, the tentative map was approved by the City Council on July 18, 2023, per Resolution R2023-085; and

WHEREAS, the Developer has submitted to the City a final map entitled “Final Map Napa Pipe 2 – Block 18” (Exhibit A) to establish 16 single family and 3 fourplex residential lots; 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 (MIF CA Napa Pipe, LLC; and Brookfield Bay Area Holdings, LLC) has submitted to the City the “Subdivision Improvement Agreement” for the Napa Pipe 2 – Block 18 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 2 – Block 18” to establish 16 single family and 3 fourplex 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.

ATTACHMENT 1

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 analyzed by the environmental impact report for 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 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, 15163, or 15164 of the CEQA Guidelines require preparation of a subsequent or supplemental environmental document, or addendum; and therefore no additional environmental review is required.
3. The City Council hereby approves and 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 Napa Pipe 2 - Block 18" (Project No. ENG23-0016), attached hereto as Exhibit "A," and incorporated herein by reference, 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.

ATTACHMENT 1

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 4th day of August 2026, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

ATTEST: _____
Tiffany Carranza
City Clerk

Approved as to form:

Christopher J. Diaz
Interim City Attorney