

**RESOLUTION R2025-\_\_**

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF NAPA, STATE OF CALIFORNIA, (1) APPROVING THE FINAL MAP OF REDWOOD VINES SUBDIVISION (PROJECT NO. ENG23-0017), TO SUBDIVIDE PROPERTY LOCATED AT 2550, 2552 & 2554 REDWOOD ROAD INTO 6 SINGLE-FAMILY 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 PREVIOUSLY DETERMINED TO BE EXEMPT FROM CEQA

WHEREAS, the project located at 2550, 2552 & 2554 Redwood Road (APN: 007-261-003) will subdivide property into 6 residential lots; and

WHEREAS, the tentative map was approved by the City Council on June 6, 2023, per Resolution R2023-065; and

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

WHEREAS, the Developer (CASVENTURES 23, LLC) has submitted to the City the "Subdivision Improvement Agreement" for the Redwood Vines 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 Redwood Vines" to establish 6 single family 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.

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.

## ATTACHMENT 1

2. The City Council hereby determines that the actions authorized by this Resolution were previously determined to be exempt from CEQA pursuant to Section 15332 of the CEQA Guidelines (Categorical Exemptions; Class 32), which exempts in-fill development projects which are consistent with the General Plan designation, occur within the city limits on a site smaller than (5) acres, have no value as habitat for endangered, rare or threatened species, would not result in any significant effects relating to traffic, noise, air, or water quality, and can be adequately served by all required utilities and public services. The Council also determined that the exceptions to categorical exemptions identified in Section 15300.2 of the CEQA Guidelines were inapplicable because the land is in an urbanized area with no environmentally sensitive habitats or species of concern on the Site, there had been no successive effort to intensify land uses in the area, and no unusual circumstances exist that would pose a reasonable possibility of having a significant effect on the environment.

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 of Redwood Vines" (Project No. ENG23-0017) 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; and (c) authorizes the Mayor to execute the Final Map.

5. 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 15<sup>th</sup> day of April 2025, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

ATTEST: \_\_\_\_\_

Tiffany Carranza  
City Clerk

Approved as to form:

---

Christopher J. Diaz  
Interim City Attorney