



A Tradition of Stewardship
A Commitment to Service

Agenda Date: 10/15/2019

Agenda Placement: 6D

NAPA COUNTY BOARD OF SUPERVISORS Board Agenda Letter

TO: Board of Supervisors
FROM: Steven Lederer - Director of Public Works
Public Works
REPORT BY: Danielle Goshert, County Surveyor - 707.259.8380
SUBJECT: Final Map and Agreement for Installation of Monuments, Napa Commerce Center

RECOMMENDATION

Director of Public Works requests the following:

1. Approval of the Final Map entitled "Napa Commerce Center Final Map, A Division of the Lands of NCC Venture 1 LLC" including acceptance of the public utility easement shown thereon; and
2. Approval of and authorization for the Chair to sign the "Agreement for Monument Installation" pursuant to Government Code section 66462 and Napa County Code section 17.38.010.

EXECUTIVE SUMMARY

The requested approval of the Final Map entitled "Napa Commerce Center Final Map, A Division of the Lands of NCC Venture 1 LCC" acknowledges that the applicant has met all conditions associated with the tentative map and the map is in substantial conformance with said tentative map as approved by the Planning Commission on July 21, 2010. The Final Map is being submitted in accordance with Napa County Code section 17.20.130(c).

The County's approval of the final map is subject to the Agreement for Monument Installation between the subdivider and the County guaranteeing the fulfillment of the subdivider's obligation to install durable monuments to demarcate the parcel boundaries shown on said final map pursuant to Government Code section 66462 and with Napa County Code section 17.38.010.

FISCAL & STRATEGIC PLAN IMPACT

Is there a Fiscal Impact?

No

County Strategic Plan pillar addressed: Healthy, Safe, and Welcoming Place to Live, Work, and Visit

ENVIRONMENTAL IMPACT

ENVIRONMENTAL DETERMINATION: Approval of a final subdivision map is a ministerial action which is exempt from CEQA [14 CCR 15268(b)(3)]. General Rule. It can be seen with certainty that there is no possibility the approval of the Monuments Agreement may have a significant effect on the environment and therefore CEQA is not applicable. [See Guidelines For the Implementation of the California Environmental Quality Act, 14 CCR 15061(b)(3)].

BACKGROUND AND DISCUSSION

The Napa Commerce Center subdivision is located at the intersection of Airport Boulevard and Devlin Road immediately west of State Highway 29 and is located within the Napa Valley Business Park Specific Plan Area (location map attached). A tentative map was approved by the Planning Commission on July 21, 2010. Public improvements along the Airport Boulevard and Devlin Road frontages have already been constructed and approved by the County. The applicant has met all conditions of approval issued by the tentative map and accordingly requests approval of the final map.

Pursuant to Government Code section 66496, interior monuments need not be set at the time the map is recorded if the engineer or surveyor certifies on the map that the monuments will be set on or before a specified later date. The surveyor's certificate on the map states that these monuments will be installed no later than December 2020. An estimate prepared by the surveyor indicates an estimated cost of \$10,560 for such installation. The subdivider has signed an Agreement for Monument Installation and provided Performance and Labor and Materials Bonds in the amount of \$10,560 each to ensure the faithful performance of the terms and conditions of the Agreement (Agreement) in accordance with Napa County Code section 17.38.010.

The Public Works Department recommends approval of the Final Map and authorization for the Chair to sign the Agreement for monument installation.

SUPPORTING DOCUMENTS

A . Vicinity Map

CEO Recommendation: Approve

Reviewed By: Leigh Sharp