



Agenda Date: 3/28/2006  
Agenda Placement: 6J

## NAPA COUNTY BOARD OF SUPERVISORS Board Agenda Letter

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**TO:** Board of Supervisors  
**FROM:** Michael Stoltz for Robert Peterson - Director  
Public Works  
**REPORT BY:** Larry Bogner, Civil Engineer, 253-4351  
**SUBJECT:** Releases of Deferred Improvement Agreements for the Silverado Country Club development

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### **RECOMMENDATION**

Director of Public Works requests authorization for the Chair to sign and Clerk of the Board to file the following Deferred Improvement Agreement Releases with the Clerk/Recorder, for work completed at the Silverado Country Club:

1. Agreement No. 2729 with THE ANDEN GROUP.
2. Agreement No. 2730 with CASH PROPERTIES, INC.
3. Agreement No. 3028 with SILVERADO NAPA CORP.
4. Agreement No. 3433 with SILVERADO NAPA CORP.
5. Agreement No. 3917 with SILVERADO NAPA CORP.
6. Agreement No. 4013 with SILVERADO NAPA CORP.
7. Agreement No. 4223 with SILVERADO NAPA CORP.

### **EXECUTIVE SUMMARY**

The County and various developers in the Silverado Country Club area executed agreements guaranteeing the construction of various road, drainage and other public improvements. The developers have completed their obligations. These seven releases will release the developers of their obligations to the County.

### **FISCAL IMPACT**

Is there a Fiscal Impact?                      No

### **ENVIRONMENTAL IMPACT**

ENVIRONMENTAL DETERMINATION: The proposed action is not a project as defined by 14 California Code of Regulations 15378 (State CEQA Guidelines) and therefore CEQA is not applicable.

### **BACKGROUND AND DISCUSSION**

The Board of Supervisors approved a series of Final Maps and Use Permits for the development of the Silverado Country Club area. County staff approved related improvements beginning with a DEVELOPMENT AGREEMENT executed in 1981. Many of the subdivisions, as well as the Silverado Country Club Master Plan, required the developers to construct roads, drainage and other public improvements. The specific requirements were memorialized in a series of deferred construction agreements.

The last subdivision authorized by the DEVELOPMENT AGREEMENT was the Silverado Highlands. The final building permit for the Highlands was recently issued by the Department of Conservation, Development and Planning. Any maintenance periods required of the subdivider by the agreements have since passed. It is now appropriate to release the subdividers of their respective obligations to the County and release the affected properties from any liens on their title due to the deferred construction agreements.

The agreement number, date of recordation, and type of improvements are summarized below:

Agreement 2729	October 27, 1988	Roads, storm drains, and a left turn lane in Monticello Road
Agreement 2730	October 27, 1988	Traffic signals at Monticello Road
Agreement 3028	April 9, 1991	Roads and storm drains in the Highlands
Agreement 3433	December 12, 1993	Traffic signals at Monticello Road
Agreement 3917	February 20, 1997	Roads and storm drains in the Highlands
Agreement 4013	February 9, 1998	Roads and storm drains in the Highlands
Agreement 4223	October 20, 1999	Roads and storm drains in the Highlands

### **SUPPORTING DOCUMENTS**

- A . Release of Agreement No. 2729
- B . Release of Agreement No. 2730
- C . Release of Agreement No. 3028
- D . Release of Agreement No. 3433
- E . Release of Agreement No. 3917
- F . Release of Agreement No. 4013
- G . Release of Agreement No. 4223

CEO Recommendation: Approve

Reviewed By: Andrew Carey