



Agenda Date: 9/13/2005
Agenda Placement: 6T

NAPA COUNTY BOARD OF SUPERVISORS Board Agenda Letter

TO: Board of Supervisors
FROM: Michael Stoltz for Robert Peterson - Director
Public Works
REPORT BY: Larry Bogner, Civil Engineer, 253-4351
SUBJECT: Extension of the completion date of improvements required by subdivision agreement No. 3289.

RECOMMENDATION

Director of Public Works requests an extension to August 8, 2006 for the completion date of road and drainage improvements on Devlin Road as required by Subdivision Agreement No. 3289.

EXECUTIVE SUMMARY

This action will extend the completion date of the construction of a 600 foot segment of Devlin Road for one year or until adjoining pieces of the connecting road are built.

FISCAL IMPACT

Is there a Fiscal Impact? No

ENVIRONMENTAL IMPACT

ENVIRONMENTAL DETERMINATION: General Rule. It can be seen with certainty that there is no possibility the proposed action 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)]. 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

TMI Corporation created Unit One of the Napa Airport Centre subdivision by the recordation of a Final Map in November of 1992. Airpark Road was built and accepted into the County System in 1992 as a part of the subdivision. Lot 6 of the subdivision, now developed with a warehouse, gains access from Airpark Road. However, the Lot also has frontage on Devlin Road. The completion of the road and drainage improvements of Lot 6 frontage on Devlin Road was deferred by Subdivision Agreement No. 3289 between the County and TMI. The construction of the road segment was guaranteed by a set of subdivision bonds.

Pannatoni Company purchased Lot 6 and subsequently sold it to TMT Properties Inc. On October 1, 2002 the Board of Supervisors approved an extension to August 7, 2003 for completion of the improvements required by Subdivision Agreement No. 3289 and accepted replacement bonds from TMT guaranteeing the construction of the improvements. TMT then requested an extension of the agreement until August 8, 2005. TMT has now requested another extension of the completion date to August 8, 2006.

TMT's bonds are still in force and effect. Their face value is \$137,000. Staff has reviewed the cost of construction and is confident the amount of the bonds is sufficient to guarantee the construction of the improvements.

To date none of the connecting road segments of Devlin Road have been built. Construction of this particular segment of the road prior to the construction of the connecting segments would not be useful for the developer, the County, or the public. The renewal of the extension of the completion date will permit and provide for eventual construction to be coordinated with the construction of the connecting road segments.

SUPPORTING DOCUMENTS

None

CEO Recommendation: Approve

Reviewed By: Andrew Carey