



A Tradition of Stewardship
A Commitment to Service

Agenda Date: 12/15/2015

Agenda Placement: 6J

NAPA COUNTY BOARD OF SUPERVISORS Board Agenda Letter

TO: Board of Supervisors

FROM: David Morrison - Director
Planning, Building and Environmental Services

REPORT BY: Brian Bordona, Supervising Planner - (707) 259-5935

SUBJECT: Approval of and authorization for the Chair to sign an agreement with AES for environmental review of an erosion control plan application for the Stagecoach North vineyard project

RECOMMENDATION

Director of Planning, Building and Environmental Services requests approval of and authorization for the Chair to sign an agreement with Analytical Environmental Services (AES) for a maximum \$227,050 for the term December 16, 2015 through June 30, 2016 for purposes of assisting the County in conducting environmental review under the California Environmental Quality Act (CEQA) of an erosion control plan application (P15-00295-ECPA) for the Stagecoach North vineyard project.

EXECUTIVE SUMMARY

Stagecoach Vineyards LP has applied to the Planning, Building and Environmental Services Department for approval of erosion control plan (P15-00295-ECPA) for earthmoving activities in connection with a new 116.3 acre vineyard (91.4 net vine acres) located off Soda Canyon Road in Napa County. This agreement will allow the County to retain AES, an environmental consulting firm, for purposes of assisting the County in preparing an environmental document in accordance with CEQA. The applicant has requested that the County enter into this agreement and retain AES. The applicant will reimburse the County for the full cost of this agreement.

FISCAL IMPACT

Is there a Fiscal Impact?	Yes
Is it currently budgeted?	No
What is the revenue source?	The contract costs associated with the preparation of the CEQA document will

be provided by the applicant as described in the agreement. All County staff costs associated with managing the agreement and the processing of erosion control plan application will be fully reimbursed by the applicant on a time and materials basis as set forth in the fee schedule.

Is it Mandatory or Discretionary? Mandatory

Is the general fund affected? No

Future fiscal impact: The administration of the agreement will extend into the next fiscal year. Revenue and expenditures will be budgeted accordingly.

Consequences if not approved: If the agreement is not approved, the County will be unable to conduct the required CEQA review for the erosion control plan application and ultimately will not be able to act of the project.

Additional Information:

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 applicant, Stagecoach Vineyards LP, has applied for an erosion control plan (#P15-00295-ECPA) for earthmoving activities on slopes greater than 5% associated with the installation of a new 116.3 acre vineyard (91.4 net vine acres) located off Soda Canyon Road in Napa County. The applicant has requested that the County retain AES to assist the County in preparing an environmental document in accordance with CEQA. The applicant will reimburse the County for the full costs of retaining AES to assist with the project. The applicant has submitted an initial deposit of at least 25% of the total contract amount to the County.

The consulting firm was selected by County staff due to its extensive experience in preparing Environmental Impact Reports for other recent Erosion Control Plans regarding vineyard development in the vicinity. The applicant concurs with staff's recommendation.

SUPPORTING DOCUMENTS

None

CEO Recommendation: Approve

Reviewed By: Liz Habkirk