



Agenda Date: 10/11/2005
Agenda Placement: 6C

NAPA COUNTY BOARD OF SUPERVISORS Board Agenda Letter

TO: Board of Supervisors
FROM: Cathy Gruenhagen for Hillary Gitelman - Director
Conservation, Development & Planning
REPORT BY: Heather McCollister, Principal Planner , 299-1348
SUBJECT: Amendment to approved Professional Service Agreement with ESA to Prepare a Environmental Impact Report for the Napa Gateway Plaza.

RECOMMENDATION

Director of Conservation, Development and Planning requests approval of and authorization for the Chair to sign Amendment No. 1 to Agreement No. 6188 with Environmental Science Associates (ESA) amending the scope of work for the Traffic, Transportation, Circulation and Parking component of the Environmental Impact Report for the proposed Napa Gateway Plaza Use Permit and Tentative Map applications.

EXECUTIVE SUMMARY

The proposed Hotel and Commercial Complex project is located on approximately 9.82 acres on the northwest corner State Highway 29 and Airport Blvd. within the Napa County Airport Industrial Area.

The Board of Supervisors approved a contract in 2003 for ESA to complete the required Environmental Impact Report (EIR) for the project. Since that time CALTRANS has completed a Core Value Analysis for the Highway 12/29 interchange. This new report must be reviewed in the EIR, and therefore a re-scope is required. Additionally, ESA has subsequently determined that a potential wetland exists on the property that must be evaluated. This has also been incorporated into the re-scoping document for the EIR.

The amount of the re-scope is less than that approved as the contingency factor originally approved by the Board and therefore the funding for this re-scope will be paid for by those approved funds. The applicant has agreed to this provision. Because the previously approved scope is being changed, Board of Supervisors action is required to approve the new scope.

FISCAL IMPACT

Is there a Fiscal Impact? Yes

Is it currently budgeted?	Yes
Where is it budgeted?	Conservation, Development & Planning - 100% This is a pass through and the applicant is responsible for the cost of the consultant agreement.
Is it Mandatory or Discretionary?	Discretionary
Discretionary Justification:	Approval of the recommended action is considered necessary for completion of the CEQA document associated with Use Permit Application #02585
Is the general fund affected?	No
Future fiscal impact:	None
Consequences if not approved:	The processing of the Use Permit for Napa Gateway Park Project will not be approved
Additional Information:	None

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 proposed Hotel and Commercial Complex project is located on approximately 9.82 acres on the northwest corner State Highway 29 and Airport Blvd. within the Napa County Airport Industrial Area.

The Board of Supervisors approved a contract in 2003 for Environmental Sciences Associates (ESA) in the amount of \$332,921 (which included \$42,895. in contingency funds) to complete the required Environmental Impact Report (EIR) for the project. Work on the EIR was progressing when CALTRANS released a Core Value Analysis for the Highway 12/29 interchange. This new report modified the proposed future improvements planned for the interchange and must be reviewed in the EIR. Therefore a re-scope is required. Additionally, ESA has subsequently determined that a potential wetland exists on the property that must be evaluated. This has also been incorporated into the re-scoping document for the EIR. This re-scoping requires additional costs from the contingency fund in the amount of \$26,633.

The amount of the re-scope is less than that approved as the contingency factor originally authorized by the Board and therefore the funding for this re-scope will be paid for by those approved funds. No change to the total approved amount of the contract (which includes the contingency) is required. However, because the previously approved scope is being changed, Board of Supervisors action is required to approve the new scope. The applicant has agreed to this proposed change. Executing this amendment of the professional service agreement will allow diligent completion of required environmental reports within mandated processing time frames.

SUPPORTING DOCUMENTS

None

CEO Recommendation: Approve

Reviewed By: Andrew Carey