



A Tradition of Stewardship
A Commitment to Service

Agenda Date: 10/24/2017

Agenda Placement: 6I

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 a Third Amendment to a Professional Services Agreement with Analytical Environmental Services for the Bloodlines, LLC Vineyard Conversion (P16-00323-ECPA).

RECOMMENDATION

Director of Planning, Building and Environmental Services requests approval of and authorization for the Chair to sign Amendment No. 3 to Agreement No. 170148 with Analytical Environmental Services increasing the contract amount by \$37,500 for a new maximum of \$286,290 and amending the scope of work to include an update of the draft Biological Resources Assessment and the Administrative Draft EIR for the proposed Bloodlines vineyard conversion project (P16-00323-ECPA).

EXECUTIVE SUMMARY

On December 16, 2014, the Board of Supervisors approved a Professional Services Agreement (PSA) with Analytical Environmental Services, an environmental consulting firm, to prepare an environmental impact report (EIR) regarding an erosion control plan application filed by Orin Swift Cellars Vineyard (erosion control plan #P14-00340-ECPA). The project is now known as the Bloodlines LLC Vineyard Project (P16-00323-ECPA). The proposal has been revised and now seeks to develop approximately 83.1 net acres of new vineyard within 102.6 gross acres disturbed (project site), located near the top of Soda Canyon.

The first amendment to the PSA occurred in August 2016 to authorize additional work performed out of scope and to expand the biological analysis. A second amendment occurred in February 2017 to authorize \$23,500 for an updated Biological Resources Assessment and the preparation of a Land Use and Planning Section to verify consistency with County policies and the General Plan. This third amendment is to authorize \$37,500 for a revised Biological Resources Assessment and administrative draft Environmental Impact Report (ADEIR) to reflect recent changes to the project made by the applicant. This amendment includes a corresponding increase in the total contract amount, for a total maximum compensation of \$286,290. The Applicant for the requested erosion control plan will continue to reimburse the County for the full cost of the Agreement and all amendments.

FISCAL IMPACT

Is there a Fiscal Impact?	Yes
Is it currently budgeted?	Yes
Where is it budgeted?	17002 Applicant CEQA Reviews includes appropriations based on average expenditures for consulting services over the year. Any requested adjustments due to a higher than average need for consulting services would be brought before the Board of Supervisors for authorization. The applicant will reimburse the County for the full cost of this agreement.
Is it Mandatory or Discretionary?	Mandatory
Is the general fund affected?	No
Future fiscal impact:	Administration of the agreement will extend into the next fiscal year.
Consequences if not approved:	The EIR will inform County decision-makers about the proposed project's potential effects on the environment. If the agreement is not approved, the County would be unable to conduct the required analysis of the proposed project in accordance with CEQA, and County decision-makers would be unable to make a fully informed decision about the possible environmental consequences of their action to approve or to deny the request.

Additional Information:

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)].

BACKGROUND AND DISCUSSION

The Applicant has applied for an erosion control plan for vegetation removal and earthmoving activities on slopes greater than five percent in connection with the development of the Bloodlines LLC Vineyard Project (formerly Orin Swift), which will occur on Assessor's Parcel Numbers (APNs) 032-500-011, 032-540-002, -003, -005, -007, -008, -043, -044, and -046 off Soda Canyon Road in Napa County, California. The proposed project seeks to develop approximately 83.1 net acres of vineyard within 102.6 gross acres disturbed (project site).

On December 16, 2014, the Board of Supervisors approved a PSA for Analytical Environmental Services (AES) to prepare an EIR in accordance with CEQA. The PSA was previously amended in August 2016 and February 2017 to authorize additional work performed out of scope and to expand the biological analysis. Since the approval of the PSA, the Applicant has revised their project, resulting in the need to revise the draft Biological Resources Assessment and Administrative Draft Environmental Impact Report (ADEIR). This third amendment would revise the scope of work to update the draft documents and provide AES the additional funding to do so. The Applicant will continue to reimburse the County for the full cost of the contract, as amended.

SUPPORTING DOCUMENTS

None

CEO Recommendation: Approve

Reviewed By: Helene Franchi