



Agenda Date: 2/6/2007
Agenda Placement: 6I

NAPA COUNTY BOARD OF SUPERVISORS Board Agenda Letter

TO: Board of Supervisors
FROM: Michael Stoltz for Robert Peterson - Director
Public Works
REPORT BY: Juan Arias, Principal Public Works Engineer, 259-8374
SUBJECT: Napa Riverfront Mixed Use Project - Right of Entry and Authorization for Electrical Connection Agreement Approval

RECOMMENDATION

Director of Public Works requests approval of and authorization for the Chair to sign an agreement with River Front Construction, LLC, at no cost, for the term January 30, 2007 through June 30, 2008 for right of entry and authorization for connection to and use of County electrical utility facilities at the County Hall of Justice.

EXECUTIVE SUMMARY

The "Grant of Right of Entry and Authorization for Connection to and use of County Electrical Utility Facilities Agreement" will provide authorization to River Front Construction LLC to connect to the Hall of Justice's electrical system to provide temporary construction power for the Riverfront Project. This action continues the spirit of cooperation evidenced between the City and County in the planning of the Parking Garage facility. Pacific Gas and Electric has advised that the only available high voltage power in the area is at the County facilities in the superbloc.

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 Napa Riverfront Project is a mixed-use private development project planned to be built on an approximate 1.3 acre site in the heart of historic downtown Napa, along the Napa River. The site is located on Main Street between Third and Fifth and will feature 38,000 square feet of ground floor retail, 28,605 square feet of office, 50 residential condominiums, and a subterranean parking garage.

River Front Construction LLC requested 277/480 power from PG&E and were advised that the only source available for higher voltage power capacity would be from the County facilities located in the "superblock" area. It has been determined that the County has adequate capacity at the Hall of Justice. It is anticipated that the Project will begin construction this Spring and will need the power at that time.

A "Grant of Right of Entry and Authorization for Connection to and use of County Electrical Utility Facilities Agreement" has been developed by Public Works in conjunction with Department of Corrections.

The Agreement spells out all the conditions required to protect the County facilities at the Napa County Hall of Justice including but not limited to:

- | Design and construction be performed by licensed professionals.
- | Various redundant measures in place in case of emergencies so as to protect the County's facilities and operations.
- | Costs of power usage to be assumed by River Front Construction LLC.
- | Maintenance of connections to be responsibility of River Front Construction LLC.
- | Work coordination with Departments of Public Works and Corrections.

SUPPORTING DOCUMENTS

None

CEO Recommendation: Approve

Reviewed By: Andrew Carey