



A Tradition of Stewardship
A Commitment to Service

Agenda Date: 3/20/2018

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: Donald Barrella, Planner III - 707-299-1338

SUBJECT: Approval of and authorization for the Chair to sign an agreement with Environmental Science Associates (ESA) for environmental review of an erosion control plan application for the KJS & Sorrento, West Ranch (Sommerston Estate) Vineyard

RECOMMENDATION

Director of Planning, Building and Environmental Services requests approval of and authorization for the Chair to sign an agreement with Environmental Science Associates (ESA) for a maximum \$329,870 for the term March 20, 2018 through June 30, 2019 for purposes of assisting the County in conducting environmental review under the California Environmental Quality Act (CEQA) of an erosion control plan application (P17-00432-ECPA) for the KJS & Sorrento, West Ranch (Sommerston Estate) vineyard project.

EXECUTIVE SUMMARY

Sorrento LLC., and KJS Investment Properties LLC., (c/o Craig Becker, Sommerston Wine Company) has applied to the Planning, Building and Environmental Services Department for approval of an erosion control plan (P17-00432-ECPA) for earthmoving activities in connection with a new vineyard (156 gross acres of disturbance with 93 net vine acres) located at 3370 and 3380 Sage Canyon Road (State Highway 128) in St Helena, Napa County. This agreement will allow the County to retain ESA, 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 ESA. 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

On December 18, 2017, Sorrento LLC. and KJS Investment Properties LLC., (c/o Craig Becker, Somerston Wine Company) applied for an erosion control plan (P17-00432-ECPA) to create a new 156-acre vineyard (total developed footprint; 93 net vine acres) located at 3370 and 3380 Sage Canyon Road (State Highway 128). On January 12, 2018, staff sent a Letter of Incompletion and noted that an Environmental Impact Report (EIR) would be required. The applicants have requested that the County retain Environmental Science Associates (ESA) to assist the County in preparing the EIR in accordance with CEQA. Staff agrees with the selection of ESA. The applicant will reimburse the County for the full costs of retaining ESA and has submitted an initial deposit of at least 20% of the total contract amount to the County (\$66,000).

Issues to be studied in the EIR will include wildlife habitat, greenhouse gas emissions, traffic, and water quality. It is expected that a public scoping meeting will be held this summer, with the Draft EIR available for public review by the spring of 2019.

SUPPORTING DOCUMENTS

None

CEO Recommendation: Approve

Reviewed By: Helene Franchi