



A Tradition of Stewardship  
A Commitment to Service

Agenda Date: 4/23/2019

Agenda Placement: 6M

## NAPA COUNTY BOARD OF SUPERVISORS Board Agenda Letter

---

**TO:** Board of Supervisors

**FROM:** Christine M. Secheli for David Morrison - Director of Planning, Building and Environmental Services  
PBES - Building Department

**REPORT BY:** Kyra Purvis, Planner II - (707) 299-1788

**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 Stagecoach North Soda Canyon Ranch 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 \$333,718 for the term April 23, 2019 through June 30, 2020, with an automatic renewal of one year, for the purpose of assisting the County in conducting environmental review under the California Environmental Quality Act (CEQA) of an erosion control plan application (P18-00446-ECPA) for the Stagecoach North Soda Canyon Ranch Vineyard project.

### **EXECUTIVE SUMMARY**

Gallo Vineyards Inc. (c/o Trini Amador) has applied to the Planning, Building and Environmental Services Department for approval of an erosion control plan (P18-00446-ECPA) for earthmoving activities in connection with a new vineyard (116.2 gross acres of disturbance with 91.3 net vine acres on a 170.2 acre project site) located at APN 032-010-086 (no site address) off Soda Canyon Road in Napa County. This agreement will allow the County to retain ESA, an environmental consulting firm, for the purpose of assisting the County in preparing an Environmental Impact Report (EIR) 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:	Administration of the agreement will extend into 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 will ultimately not be able to act on 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 20, 2018, Gallo Vineyards Inc. (c/o Trini Amador) applied for an erosion control plan (P18-00446-ECPA) to create a new 116.2-acre vineyard (total developed footprint; 91.3 net vine acres) located at APN 032-010-086 off Soda Canyon Road (no site address). On February 11, 2019, 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 Environmental Impact Report (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 (\$67,000).

Issues to be studied in the EIR will include special status plants and animals, wildlife habitat, greenhouse gas emissions, traffic, and water quality. It is expected that a Draft EIR will be available for public review by the spring of 2020.

### **SUPPORTING DOCUMENTS**

None

CEO Recommendation: Approve

Reviewed By: Leigh Sharp