



A Tradition of Stewardship
A Commitment to Service

Agenda Date: 6/6/2017

Agenda Placement: 6V

NAPA COUNTY BOARD OF SUPERVISORS Board Agenda Letter

TO: Board of Supervisors

FROM: David Morrison - Director
Planning, Building and Environmental Services

REPORT BY: Barbette Ruffino, Staff Services Analyst II - 299-1330

SUBJECT: Approval of a Professional Services Agreement with Luhdorff & Scalmanini

RECOMMENDATION

Director of Planning, Building and Environmental Services requests approval of and authorization for the Chair to sign an agreement with Luhdorff & Scalmanini for a maximum of \$12,300 for the term June 6, 2017 through June 30, 2017 to provide a peer review of the Water Availability Analysis prepared by Richard C. Slade & Associates (April 2017) for the proposed Anthem Winery in connection with use permit modification #P14-00320.

EXECUTIVE SUMMARY

As part of the approval process for a proposed winery expansion at Anthem Winery (3454 Redwood Road: APN 035-470-046), Luhdorff & Scalmanini will provide a review of the project's Water Availability Analysis. This will include a review of the aquifer testing, the estimated groundwater recharge calculations, the water usage calculations for the parcel and proposal, and preparation of a memorandum summarizing the findings of their review and recommendations as warranted.

FISCAL IMPACT

Is there a Fiscal Impact?	Yes
Is it currently budgeted?	Yes
Where is it budgeted?	Subdivision 17000-02, Applicant CEQA Reviews includes appropriations based on average expenditures for consulting services over the year. The Applicant will pay for the full cost of the PSA, plus County staff costs associated with consultant management, in accordance with Section 104(c) of

Napa County's Local Procedures for implementing CEQA.

Is it Mandatory or Discretionary?	Mandatory
Is the general fund affected?	No
Future fiscal impact:	Depending on the timeline of this project the balance of the agreement may be rolled over into FY 2017/18 for completion.
Consequences if not approved:	If the agreement is not approved, the County may be unable to perform an adequate review of the WAA, prepare and adequate CEQA document, or give a final recommendation to the proposed winery expansion request.

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

The Anthem Winery Use Permit Application (#P14-00320-UP) proposes to modify an existing Winery Use Permit (#96006-UP) to: build a larger winery facility that includes increased processing area, a tasting room, offices, and caves; to increase wine production from 30,000 to 50,000 gallons per year; and to implement tours and tasting and a marketing plan.

Because this site is located outside the Napa Valley floor and has the potential to increase on-site water usage, a Water Availability Analysis (WAA) was required as a part of the application process. The applicant submitted a WAA prepared by Richard C. Slade & Associates (April 2017). Questions have been raised during public review of the application, regarding the adequacy and/or accuracy of the WAA. After consulting with the Public Works Department, staff has identified the need for a 3rd party review of the analysis and conclusions in the WAA

County Staff solicited a third party review from Luhdorff & Scalmanini Consulting Engineers and received a scope of work on April 27, 2017, which is the subject of this agenda item.

SUPPORTING DOCUMENTS

None

CEO Recommendation: Approve

Reviewed By: Helene Franchi