



## Staff Reports

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**File #:** 1462-2018, **Version:** 1

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**To:** Honorable Mayor and Members of City Council  
**From:** Rick Tooker, Community Development Director  
**Prepared By:** Michael Allen, Associate Planner

**TITLE:**

Environmental Review Services for the Napa Oaks II Subdivision

**RECOMMENDED ACTION:**

Adopt a resolution authorizing the City Manager to execute Amendment No. 2 to Agreement No. C2013 22, in the amount of \$4,850, for services performed by Lamphier-Gregory for the environmental impact report for the denied Napa Oaks II Subdivision, and authorize the associated budget adjustment.

**DISCUSSION:**

On June 5, 2012, the City Council authorized an agreement with Lamphier-Gregory (Consultant) to prepare an Environmental Impact Report (EIR) for the Napa Oaks II project at a cost of \$194,900.

On February 19, 2013, the City Council authorized an amendment (Amendment No.1 to Agreement No. C2013 22) after staff determined that additional traffic analysis not anticipated in the original scope of work was necessary. Although the project was denied and is no longer active, additional work was completed by the Consultant, including: (1) additional review of the updated fault analysis resulting from the new Alquist Priolo fault maps which placed the project site in a fault zone in January 2018, and; (2) attendance at multiple lengthy public hearings. The project's developer deposit account still contains sufficient funds to cover these additional costs. However, the contract agreement with Lamphier-Gregory must be amended to reflect the new total cost of EIR preparation. Upon payment of the final Consultant invoice, the agreement will be closed. The scope of the completed work which exceeded the contract amount is detailed in Attachment 2.

**FINANCIAL IMPACTS:**

The original contract plus first amendment totaled an amount not to exceed \$218,209. This second and final amendment to the agreement increases the contract by \$4,850 for a total cost to \$223,059. All consultant costs associated with the preparation of the EIR and associated services by the Consultant are borne by the project applicant, for which a Developer deposit account currently contains the necessary funds to pay these final costs in full. The associated budget adjustment for the contract amendment is below:

**SOURCES:**

49711-34103 EIRNAPOAK-34103	\$4,850.00
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**USES:**

49711-53201 EIRNAPOAK-53201      \$4,850.00

**CEQA:**

The Community Development Director has determined that the Recommended Action described in this staff report is not subject to CEQA, pursuant to CEQA Guidelines Section 15060.

**DOCUMENTS ATTACHED:**

ATCH 1 - Resolution Approving an Amendment to Agreement No. C2013 22 with EX A

EX A - Exhibit A of Resolution R2012- Agreement for Services to Prepare an Environmental Impact Report (EIR)

ATCH 2 - Amendment No. 2 to Agreement No. C2013 22 with Lamphier-Gregory

EX A - Scope of Work for Amendment No. 2

**NOTIFICATION:**

The Consultant and Developer have been advised of this Agenda Item.