



Rincon Consultants, Inc.

1530 Monterey Street, Suite D
San Luis Obispo, California 93401

805 547 0900 OFFICE AND FAX

info@rinconconsultants.com
www.rinconconsultants.com

August 29, 2019
Project No: 18-05780

Dana Eady, Senior Planner
Santa Barbara County Planning and Development
624 W. Foster Road, Suite C
Santa Maria, California 93455
Via email: dana.eady@countyofsb.org

Subject: Scope of Work and Budget Amendment Request for Additional Response to Comments Effort for the Neighborhoods of Willow Creek and Hidden Canyon (Key Site 21) Project

Dear Ms. Eady:

The purpose of this letter is to request an amendment to the September 2018 contract scope of work and budget between Rincon Consultants, Inc. (Rincon) and the County of Santa Barbara for environmental services for the Neighborhoods of Willow Creek and Hidden Canyon (Key Site 21) Project. This amendment is intended to address additional staff time necessary to fully respond to public comments received on the public review Draft Subsequent Environmental Impact Report (SEIR) that would exceed the 60 hours of professional time allocated to this task in our September 2018 scope of work and budget.

The revised scope task associated with this request, as well as the total budget amendment request, task breakdown of costs, and an updated schedule for this task are described in detail below.

Revised Scope Tasks

Rincon's September 2018 scope of work assumes no more than 60 hours of professional time will be required to respond to public comments on the Draft SEIR. The estimate was based on our experience with similar project types and contexts. However, Rincon cannot control the amount or types of comments received. Consistent with the existing scope, we have met with County staff following the close of the comment period to discuss the comments received, the implications of these and the general approach to responses. The County received eighteen written comment letters in response to the public review Draft SEIR, as well as verbal comments during the public comment hearing held on July 11, 2019. These included five comment letters from public agencies (County Sheriff's Office, Laguna County Sanitation District, Santa Barbara County Air Pollution Control District, California Department of Fish and Wildlife, and Caltrans District 5), four comment letters from independent interested third parties, seven letters from consultants and representatives of Rancho Maria Golf Club, and two letters from consultants and representatives of the project applicant.

Our initial review of the comments received on the Draft SEIR indicates that our allocated budget for this task will not be adequate to support full and complete responses to all comments. In particular, the comments from consultants and representatives of the Rancho Maria Golf Club and project applicant, which together include approximately 280 individual comments, recommend numerous changes to the Draft EIR analysis. Developing adequate written responses to these letters for the Final SEIR will require



verifying or revising data, conclusions, and mitigation in the public review Draft SEIR that is questioned by commenters; comparing the Draft SEIR conclusions to supplementary data and reporting referenced and provided by the commenters; and preparing thorough topical and individual responses to issues raised for multiple environmental topics, including the project description and regulatory setting, aesthetics/visual resources, air quality/greenhouse gas emission, biological resources, cultural resources, recreation and public services, transportation, water resources, and the alternatives analysis. Rincon anticipates that adequately responding the SEIR topics raised in the comment letters will require an additional 44 hours of professional time.

Cost and Schedule

Rincon requests an additional fee authorization in the amount of \$6,820 for completion of the revised work scope tasks described above. The detailed budget associated with this request is summarized below.



RINCON CONSULTANTS, INC.

Neighborhoods of Willow Creek & Hidden Canyon Residential Project Subsequent EIR

Cost Estimate

Tasks	Labor Classification →		Principal I	Senior Professional II	Professional III
	Labor Cost	Hours			
			\$215	\$165	\$120
Revised Scope Items					
<i>Response to Comments</i>	\$6,160	40	2	26	12
<i>Project Management</i>	\$660	4		4	
SUBTOTAL COST			\$ 430	\$ 4,950	\$ 1,440

Direct Cost Summary

Vehide Costs	\$ -
Trimble GPS	\$ -
Standard Field Pack	\$ -
Associated Transportation Engineers	\$ -
General and Administrative	\$ -
Miscellaneous Expenses	\$ -
Subtotal Additional Costs:	\$ -

Summary

Professional Fees Subtotal	\$ 6,820
Direct Costs Subtotal	\$ -
TOTAL PROJECT BUDGET	\$ 6,820

Authorization of this request would increase Rincon’s currently authorized not-to-exceed amount from \$164,058 to \$170,878.

If authorized, Rincon anticipates that completion of the scope described in this request would require two weeks from authorization to complete the Response to Comments/administrative Final SEIR.



Thank you for your attention to this request. Rincon Consultants is pleased to continue providing professional services to the County of Santa Barbara for the Neighborhoods of Willow Creek and Hidden Canyon (Key Site 21) Project. We look forward to completing the Final SEIR and supporting the County during the public hearing process for the project. Please do not hesitate to contact us at (805) 547-0900 to discuss this amendment request in more detail.

Sincerely,

Rincon Consultants, Inc.

Chris Bersbach, MESM

Senior Environmental Planner/Program Manager

Richard Daulton, MURP

Principal