



BOARD OF SUPERVISORS
AGENDA LETTER

Agenda Number:

Clerk of the Board of Supervisors
105 E. Anapamu Street, Suite 407
Santa Barbara, CA 93101
(805) 568-2240

Department Name: Planning and
Development
Department No.: 053
For Agenda Of: August 9, 2011
Placement: Administrative
Estimated Tme: N/A
Continued Item: No
If Yes, date from:
Vote Required: 4/5

TO: Board of Supervisors

FROM: Department Glenn Russell, Ph.D., Director, (805) 568-2085
Director(s) Planning and Development
Contact Info: Alice McCurdy, Deputy Director, (805) 568-2518
Development Review Division – South

SUBJECT: **Authorization of Professional Services Contract with Impact Sciences, Inc., to Prepare a Revised Environmental Impact Report for the Paradiso del Mare Ocean and Inland Estates Project, Third Supervisorial District**

County Counsel Concurrence:

As to form: Yes

Auditor-Controller Concurrence:

As to form: Yes

Other Concurrence: Risk Management

As to form: Yes

Recommended Actions:

1. Approve and authorize a professional services contract with Impact Sciences, Inc. (not a local contractor) to prepare a revised Environmental Impact Report (EIR) for the Paradiso del Mare Ocean and Inland Estates Project for the period August 10, 2011 through September 28, 2012 in an amount not to exceed \$273,970, which includes a base cost of \$228,310 as proposed by the contractor and a 20 percent contingency cost of \$45,660 as requested by the applicant, CPD Dos Pueblos Associates. The contract and related EIR proposal are included as Attachment A.
2. Approve the attached Budget Revision Request to appropriate funds for this contract (Attachment B). This increase is offset with revenue from the project applicant, CPD Dos Pueblos Associates.

Summary Text:

The Paradiso del Mare Ocean and Inland Estates Project is subject to the California Environmental Quality Act (CEQA). The applicant and the Planning and Development Department (P&D) agreed that the project may have a significant effect on the environment and, therefore, an EIR is required under Section 15064 of the *Guidelines for Implementation of the California Environmental Quality Act*

(CEQA Guidelines). As explained below (Background), the Board authorized P&D to hire a consulting firm to prepare an EIR for the original project. The majority of the work was completed under the original contract. However, the applicant subsequently revised the project and, as a result, a revised EIR must be prepared. At the applicant's request, P&D sent a Request for Proposals for preparing the revised EIR to six consulting firms. After the County evaluated the proposals for adequacy, the applicant selected Impact Sciences, Inc. to prepare the revised EIR, consistent with the selection procedures in the County's CEQA Guidelines. The professional services contract is not to exceed \$273,970. Attachment A includes the technical and cost proposal, which makes up the recommended Scope of Work for preparing the EIR. Board authorization of the contract is required because the cost of preparing the EIR will exceed \$100,000.

Background:

In July 2006, the applicant submitted applications for Coastal Development Permits and other zoning permits to develop two single-family residences and accessory structures on two separate, adjacent parcels on the Gaviota Coast. The parcels are located south of Highway 101 approximately one mile west of the City of Goleta. One application is for a residence on a 64.80-acre parcel located between the ocean and the railroad tracks of the Union Pacific Railroad, referred to as the Ocean Estate (APN 079-200-004). The second application includes a residence on a 77.90-acre parcel located between the railroad tracks and Highway 101, referred to as the Inland Estate (APN 079-200-008).

In July 2008, the Board authorized P&D to hire a consulting firm (AMEC Earth & Environmental, Inc.) to prepare an EIR for the project. The Draft EIR concluded that the project would have significant adverse impacts (Class I) on visual resources, biological resources, cultural resources and recreation resources. It also identified several project alternatives to reduce or avoid these adverse impacts.

The applicant subsequently made changes to the project and submitted new information in an effort to reduce or avoid adverse impacts on the environment. Consistent with Section 15088.5 of the CEQA Guidelines, once the Board approves the professional services contract, P&D will oversee preparation of the revised EIR that analyzes the revised project and circulate the revised EIR for public review and comment.

Performance Measure:

N/A

Fiscal and Facilities Impacts:

P&D budgeted \$308,000 to fund consultant contracts for preparation of environmental impact reports in FY 2011/12. Environmental impact report contracts are fully funded by project applicants. The environmental impact report for the Paradiso de Mare Ocean and Inland Estates Project before your Board today is for an amount not to exceed \$273,970. The attached budget revision will increase the budget available for environmental impact reports to \$500,000, allowing for additional projects to go forward without additional budget revisions. There is no County cost for this action.

Fiscal Analysis:

By August 9, 2011, the applicant will deposit the full amount of the EIR contract with P&D to pay the costs for Impact Sciences, Inc., to prepare the revised EIR. P&D will continue to invoice the applicant for all staff time necessary to administer the professional services contract and related planning actions. These funds are budgeted in the Operating Expenditures of the Development Review Division – South

on page D-314 of the County of Santa Barbara Fiscal Year 2011 – 2012 Operating Plan, and as amended in the Budget Revision Request included as Attachment B.

Staffing Impacts:

The professional services contract will not result in an increase or decrease of staff positions or otherwise result in staffing impacts.

Special Instructions:

The Clerk of the Board will forward a copy of the Minute Order to P&D, attention Elisa Moser.

Following Board approval of the contract, P&D will prepare and issue a Notice to Proceed to Impact Sciences, Inc. to commence preparation of the revised EIR.

Attachments:

Attachment A: Agreement for Services of Independent Contractor between the County of Santa Barbara and Impact Sciences, Inc., including the Proposal to Prepare a Revised Environmental Impact Report for the Paradiso del Mare Ocean Estate and Inland Estate Project (Impact Sciences, Inc., July 22, 2011)

Attachment B: Budget Revision Request

Authored by:

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cc:

Case File (Allen Bell, Senior Planner)

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Tony Locacciato, Impact Sciences, Inc. (803 Camarillo Springs Road, Suite A, Camarillo, CA, 93012)