

SANTA BARBARA COUNTY BOARD AGENDA LETTER



Clerk of the Board of Supervisors
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Agenda Number:

Prepared on: April 6, 2005
Department Name: Planning & Development
Department No.: 053
Agenda Date: April 18, 2006
Placement: Administrative
Estimate Time: N/A
Continued Item: NO
If Yes, date from:
Document File Name: G:\GROUP\Permitting\Case Files\Cp\1990s\90 cases\90cp096 Westmont\90cp096 rv01\Westmont EIR ContractAmd2-BoS.DOC

TO: Board of Supervisors

FROM: Dianne Meester, Assistant Director
Planning & Development Department

STAFF CONTACT: Steve Chase, Deputy Director, 568-2520

SUBJECT: Contract amendment with Rincon Consultants, Inc. for preparation of an environmental impact report (EIR) for the proposed Westmont College Master Plan Update

Recommendation:

That the Board of Supervisors approve and authorize the Chair to execute Amendment No. 2 to Rincon Consultants' (Ventura office) existing, applicant-funded contract, in the amount of \$14,638, for a total not to exceed cost of \$325,903, in order to complete additional analysis and prepare appropriate revisions to the Final Subsequent Environmental Impact Report (EIR).

(Estimated length of hearing: N/A)

Alignment with Board Strategic Plan:

The recommendation is primarily aligned with actions required by law or by routine business necessity.

Executive Summary & Discussion:

Additional work beyond the original scope of the contract is required for Rincon Consultants, based out of Ventura, to complete the final work on the EIR for the Westmont College Master Plan Update project (see Attachment A). The applicant has reviewed the proposed contract amendment and has agreed to pay the required amount to complete the necessary work. Included in the amended contract is a request to fund out-of-scope requirements resulting from mid-course changes in direction for several EIR sections that required additional staff time;

additional traffic study after release of the Draft EIR to analyze impacts associated with the closure of Sycamore Canyon Road; additional staff time needed to respond to comments on the Draft EIR that were beyond what was anticipated in the original scope of the contract; an analysis of an additional building square footage scenario for the purposes of establishing CEQA baseline; and additional attendance at Montecito Planning Commission hearings. The previously approved budget for preparation of the EIR is not adequate to cover the cost of this work (see Attachment B). The applicant, consultant and staff all agree that the additional consultant evaluation and commensurate costs are warranted in order to complete work on the Final EIR and produce an adequate document. The additional request of \$14,638 would augment the current contract, for a new not-to-exceed cost of \$325,903. The amendment request would also extend the contract through to December 31, 2006. P&D staff will work closely with the consultant to coordinate the preparation of the final documents.

Mandates & Service Levels:

No change in programs or service levels would result. The Board-adopted process for using consultant services contracts for EIR preparation is a permissible method under the California Environmental Quality Act (CEQA) and allows the County to meet CEQA-mandated timelines for EIR preparation.

Fiscal & Facilities Impacts:

Costs for consultant preparation and processing of the environmental document are to be borne by the applicant. These funds are budgeted in the Permitting and Compliance Program of the Development Review South Division on page D-294 of the adopted 05/06 fiscal year budget.

Special Instructions:

Clerk of the Board will forward a copy of the Minute Order to Planning & Development; Attn: Alex Tuttle.

Concurrence:

Concurrences regarding the subject contract amendment have been obtained from County Counsel, the Auditor-Controller and GSA/Risk Management.

ATTACHMENTS:

- Attachment A: Contract Amendment No. 2
- Attachment B: Request for Budget Amendment, Rincon Consultants, dated March 23, 2006
- Attachment C: Contract Summary

Prepared By: Alex Tuttle, Project Planner, 884-6844