



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: July 15, 2008
Placement: Administrative
Estimated Tme:
Continued Item: No
If Yes, date from:
Vote Required: Majority

TO: Board of Supervisors
FROM: Department John Baker, Director
Director(s) Planning and Development Department
Contact Info: Dave Ward, Deputy Director
Development Review Division, South County
(805) 568-2520
**SUBJECT: Authorization of Professional Services Contract with AMEC Earth &
Environmental, Inc. to prepare an Environmental Impact Report for the proposed
Paradiso del Mare Ocean and Inland Estates**

County Counsel Concurrence

As to form: Yes

Auditor-Controller Concurrence

As to form: Yes

Other Concurrence: Risk Management

As to form: Yes

Recommended Actions:

That your Board:

Approve and authorize a professional services contract with the consulting firm of AMEC Earth & Environmental, Inc. (AMEC) to prepare an Environmental Impact Report (EIR) for the proposed Paradiso del Mare Ocean and Inland Estates for the period of July 15, 2008 through July 15, 2009 in an amount not to exceed \$320,754.00 (Attachment A).

Summary Text:

The proposed Paradiso del Mare Ocean and Inland Estates are subject to the California Environmental Quality Act (CEQA). The applicant Makar Properties, LLC and the Planning and Development Department (P&D) agreed that the proposed projects 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*. P&D sent requests for proposals for preparing the EIR to five consulting firms. The applicant selected the proposal submitted by AMEC. Your Board needs to

authorize the professional services contract with AMEC because the cost of preparing the EIR will exceed \$100,000.

Background:

The applicant submitted two applications for Coastal Development Permits to develop two single-family residences and accessory structures on separate, adjacent parcels, Case Numbers 06CDH-00000-00038 and 06CDH-00000-00039. The subject parcels are located south of Highway 101 approximately one mile west of the City of Goleta at the site of the previously proposed ARCO Dos Pueblos Golf Links Project. One application is for a single-family residence and accessory structures on a 64.80-acre parcel located between the ocean and the railroad tracks of the Union Pacific Railroad, referred to as Paradiso del Mare Ocean Estate, Case Number 06CDH-00000-00038 (Assessor Parcel Number 079-200-004). The second application includes a single-family residence and accessory structures on a 77.90-acre parcel located between the railroad tracks and Highway 101, referred to as Paradiso del Mare Inland Estate, Case Number 06CDH-00000-00039 (Assessor Parcel Number 079-200-008). The projects also require a Minor Conditional Use Permit for a proposed water line, Case Number 07CUP-00000-00065, and a Road Naming for a proposed driveway, Case Number 06RDN-00000-00010.

P&D prepared original and revised EIR scoping documents that identify potential issues and impacts and outline the scope of the EIR (Attachment A of this Agenda Letter includes the Revised EIR Scoping Document as Exhibit A-3). The scoping document also includes complete project descriptions. The key topic areas include, but are not limited to, potential effects on aesthetics, agricultural resources, biological resources, cultural resources and hazardous materials. Both projects will be analyzed in one EIR.

The total amount of the professional services contract shall not exceed \$320,754, which includes the base cost of \$249,772, 10 percent contingency cost of \$24,977 and supplemental work cost of \$46,005.

Staff also requests your Board to authorize the Director of P&D to amend the professional services contract to allow additional unanticipated services required to complete EIR and increase compensation to AMEC up to a total of \$25,000 above the amount of the contract (i.e., \$320,754). We recommend this authorization to obviate the need to return to your Board with a request to amend the professional services contract. Any changes or amendments requiring additional compensation to AMEC beyond the amount of \$25,000 above the amount of the contract would require further authorization by your Board.

The tasks and associated timeframes for preparing the EIR are specified in the following documents: (1) Revised EIR Scoping Document (P&D, June 27, 2008), (2) Proposal to Prepare an Environmental Impact Report for the Paradiso Del Mare Ocean and Inland Estates (AMEC, May 9, 2008) (Attachment A of this Agenda Letter includes the Proposal to Prepare an Environmental Impact Report as Exhibit A-1) and (3) Paradiso Del Mare Ocean and Inland Estates: Environmental Impact Report, Supplemental Scope of Work (AMEC, June 27, 2008) (Attachment of this Agenda Letter includes the Supplemental Scope of Work as Exhibit A-2).

Fiscal and Facilities Impacts:

Budgeted: Yes

There are no fiscal impacts. The applicant will pay the costs for AMEC to prepare the EIR and for P&D staff to manage the professional services contract with AMEC. Reimbursable contracts and development

review permit revenues are included in the Permitting and Compliance Program of the Development Review Division - South as shown on page D-301 of the County of Santa Barbara Fiscal Year 2008-2009 Proposed Budget.

Staffing Impacts:

Legal Positions:
0

FTEs:
0

Special Instructions:

The Clerk of the Board will forward a copy of the Minute Order to P&D Hearing Support Staff, Attn: David Villalobos.

P&D will issue a Notice to Proceed to AMEC (Attachment B).

Attachments:

- A. Revised EIR Scoping Document, Paradiso del Mare Ocean and Inland Estates (Planning and Development Department, June 27, 2008)
- B. Notice to Proceed

Authored by:

Allen Bell, Senior Planner
Development Review Division, South County

cc: Case File (Allen Bell, Project Planner)
Dave Ward, Deputy Director, Development Review Division, P&D
June Pujo, Supervising Planner, Development Review Division, P&D
David Villalobos, Board Assistant Supervisor, Administration Division, P&D
Elisa Moser, Accounting Assistant, Administration Division, P&D
Howard Zelefsky, Vice President, Makar Properties, LLC (4100 MacArthur Blvd., Suite 200, Newport Beach, CA 92660)
Stephen M. Crane, Operations Manager, AMEC Earth & Environmental, Inc. (104 West Anapamu Street, Suite 204A, Santa Barbara, CA 93101)

ATTACHMENT A

Agreement for Services of Independent Contractor

ATTACHMENT B

Notice to Proceed