

**SANTA BARBARA COUNTY
BOARD AGENDA LETTER**



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

Agenda Number:
Report Date: June 12, 2003
Department: Planning & Development
Budget Unit: 053
Agenda Date: June 24, 2003
Placement: Administrative
Estimate Time: N/A
Continued Item: NO
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Report\BOS-EIR-CONTRACT-
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TO: Board of Supervisors

FROM: Val Alexeeff, Director
Planning & Development

STAFF CONTACT: Alan Hanson, Planner III, x2854
June Pujo, Supervising Planner, x2056

SUBJECT: Execute contract with Envicom Corporation for preparation of an environmental impact report (EIR) for the proposed Preserve at San Marcos residential project

RECOMMENDATIONS:

That the Board of Supervisors:

Approve and execute a professional services contract with the consulting firm of Envicom Corporation, who is not a local vendor, for preparation of an EIR for the proposed Preserve at San Marcos residential project for the period beginning June 24, 2003 and ending on June 30, 2004 in the amount of \$256,790.98.

ALIGNMENT WITH BOARD STRATEGIC PLAN: The recommendation is primarily aligned with actions required by law and by routine business necessity.

EXECUTIVE SUMMARY & DISCUSSION:

The proposed project involves the subdivision of a 377+ acre undeveloped tract of land into 17 lots ranging in size from five acres to 32.5 acres and one, 200 acre designated remainder. 15 of the proposed lots would be designated for single family residential development, one 1.5 acre lot for construction of five (5) multi-family units, and one 10 acre parcel for dedication to the County as a public park. The 200 acre designated remainder parcel that would not be part of the development proposal. Accompanying the subdivision application are two development plan applications. The first, a final development plan, would involve the development of all 20 proposed residential units. The second, a preliminary development plan, was prepared in a joint effort between the applicant and County Park Department and would serve as a conceptual plan for future development of a park facility by the County on the 10 acre lot proposed for public dedication. In

addition, the project involves a request for an ordinance amendment to allow for the keeping of horses on lots zoned PRD with approval of a conditional use permit as well as a conditional use permit application for the five most northerly and westerly proposed lots. The project also includes a proposed amendment to the County's General Plan to allow for development on slopes up to 20% on the Rincon geologic formation in the Cieneguitas Creek Planning Area. The project site is located on the Cieneguitas Creek Ranch property east of Highway 154 and approximately ½ mile north of the Cathedral Oaks/Foothill Road & Highway 154 interchange in the Second Supervisorial District. The subject property is bordered on the west by Highway 154, on the north by the Stevenson Ranch, on the east by residential development off Antone Rd. & Debra Ln., and on the south by residential development off Cieneguitas Rd., Cocopah Dr., Naranjo Dr., as well as the Trinity Baptist Church, also off Cieneguitas Rd. The project involves Assessor Parcel Numbers (APNs) 055-010-006, 055-010-007, 059-020-002, 059-020-011, 059-020-014, 059-020-016, 059-020-023, 059-020-024, 059-020-026, & 059-020-028 comprising 377.47 acres in their entirety. The total not-to-exceed cost of the EIR is \$256,790.98.

The firm of Envicom Corporation is not on P&D's list of firms approved by the Board of Supervisors to provide environmental services. Envicom Corporation's proposal to prepare the EIR was one of two deemed adequate by Planning & Development from a group of five proposals submitted for the project and forwarded on to the applicant for his final selection through the Request for Proposal procedure and per the *Santa Barbara County Guidelines for the Implementation of CEQA*. No local vendors submitted proposals for this project. A copy of the Scope-of-Work and two subsequent addendums are included as Attachment B and the Envicom Corporation proposal summary dated February 11, 2003 and subsequent addendum dated May 29, 2003 are included as Attachment C.

MANDATES & SERVICE LEVELS:

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

FISCAL IMPACT:

Costs for consultant preparation and processing of the environmental document are to be borne by the applicant.

SPECIAL INSTRUCTIONS:

- Clerk of the Board will forward a copy of the Minute Order to Planning & Development; Attn: Alan Hanson.
- Planning & Development will issue a Notice-to-Proceed to Envicom Corporation

CONCURRENCES:

Concurrences regarding the subject contract have been obtained from County Counsel, the Auditor-Controller and GSA/Risk Management as indicated in Attachment D.

ATTACHMENTS:

- Attachment A: Notice-to-Proceed
- Attachment B: Scope-of-Work, Addendum to the Scope-of-Work dated February 28, 2003, and Revision to the Scope-of-Work dated May 16, 2003 for the Preserve @ San Marcos residential project EIR
- Attachment C: Envicom Corporation Proposal Summary dated March 11, 2003 and subsequent addendum dated May 29, 2003
- Attachment D: Contract between Envicom Corporation & the County of Santa Barbara for preparation of the EIR for "The Preserve @ San Marcos" residential project

ATTACHMENT A

June 24, 2003

Brian McCarthy
Associate Project Manager
Envicom Corporation
28328 Agoura Rd.
Agoura Hills, CA 91301

Re: Notice-to-Proceed to Prepare the EIR for the proposed Preserve at San Marcos residential project;
Case No. 01TRM-00000-00005 et al

Dear Mr. McCarthy:

This letter serves as your Notice-to-Proceed (NTP) to prepare the EIR for the proposed Preserve at San Marcos residential project. The total not-to-exceed cost of the EIR is \$256,790.98.00.

The terms and conditions of this authorization are outlined in the County's Scope-of-Work/RFP dated January 24, 2003, Addendum to the Scope-of-Work dated February 28, 2003, revision to the Scope-of-Work dated May 16, 2003, Envicom's proposal dated March 11, 2003, and addendum to the proposal dated May 29, 2003.

Please direct any calls regarding this letter to Alan Hanson @ 568-2854.

Sincerely,

Val Alexeeff, Director
Planning & Development

cc: June Pujo, Supervising Planner
Alan Hanson, Project Planner
Gloria Kelm, Accounting

ATTACHMENT B

ATTACHMENT C

ATTACHMENT D