

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:
Prepared on: 12/10/01
Department Name: General Services
Department No.: 063
Agenda Date: 1/15/02
Placement: Administrative
Estimate Time:
Continued Item: NO
If Yes, date from:

TO: Board of Supervisors

FROM: Ronald S. Cortez, Director
General Services Department

STAFF CONTACT: Sarajane Woolf
Office of the County Architect (568-3083)

SUBJECT: Casa Nueva Office Building
260 N. San Antonio Road
Santa Barbara
Second Supervisorial District

Recommendation(s):

That the Board of Supervisors:

- A. Adopt the CEQA findings and project approval findings specified in Exhibit 1.
- B. Adopt the Final Mitigated Negative Declaration 01-ND-052, including the Mitigation Monitoring program, specified in Exhibit 2.
- C. Approve Plans and Specifications for the project.
- D. Authorize the General Services Department to advertise the project for public bidding.
- E. Authorize the Chair to award and execute the Construction Agreement with the lowest responsive bidder, subject to provision of the documents and certifications as set forth in the plans and specifications, and as required by California Law.
- F. Authorize the Director of General Services to approve change orders in the aggregate amount of 10% of the contract amount.

Alignment with Board Strategic Plan:

The recommendations are primarily aligned with Goal No. 2 Ensure the Public Health and Safety and Provide Essential Infrastructure.

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Executive Summary and Discussion:

This project is included in the Fire Year Capital Improvement Plan dated July 1, 2001 – June 30, 2006 under the category “Support Services, General Services.” On September 5, 2000 your Board approved a Professional Services Agreement with Blackbird Architects to provide complete design services for the proposed Casa Nueva Office Building. The building will be constructed at the site of the existing Casa Nueva Building at 260 N. San Antonio Road, approved for demolition by your Board on August 28, 2001. The new building will provide 28,653 SF of office space to be leased to the Air Pollution Control District, Santa Barbara County Association of Governments, and County Social Services Department. Construction is expected to be completed by March 2003.

Summary of CEQA Findings, Impacts and Mitigation. Potentially significant (Class II) short-term construction-related impacts in the areas of Air Quality, Biological Resources, Geologic Processes, Noise, and Water Resources would be mitigated with application of standard control measures such as site watering, covering of stockpiles, and reseeded; tree protection and replacement; construction hours limitations, use of noise mufflers and barriers, neighbor notification, and onsite activity coordination; and erosion and sedimentation controls.

Potentially significant (Class II) impacts in the areas of Aesthetics/Visual Resources, Cultural Resources, Fire Protection, and Transportation/Circulation would be minimized with the recommended mitigations including tree planting, a Phase III archaeological study, an automatic fire suppression system, and programs to encourage use of public and alternative transportation systems.

Public Review and Comment. During project design on May 1, 2001, General Services Department staff met with representatives of the surrounding neighborhood to provide early notice of the upcoming project proposal and to receive early design input. The public review process for the draft environmental document was held November 21 through December 12, 2001. Public notice of draft environmental document availability, public comment period and public hearing was provided via newspaper display ads and mailed notice to surrounding property owners and residents.

No substantial evidence of significant impacts was identified by commenters. With application of identified mitigation measures, the project would not result in significant environmental impacts. The Final Mitigated Declaration was determined by Planning and Development to comply with the procedural and substantive requirements of the California Environmental Quality Act, and to be adequate for the project and ready for adoption by the Board of Supervisors.

County of Santa Barbara Section 65402 General Plan Consistency Evaluation. On May 16, 2001 the County of Santa Barbara Planning Commission reviewed the project pursuant to Government Code Section 65402. The Commission determined that the project is potentially consistent with all applicable measures of the Comprehensive Plan if all mitigation measures are carried out and maintained for the life of the project.

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Mandates and Service Levels:

No change in program or service levels.

Fiscal and Facilities Impacts:

This project is funded with Certificates of Participation. The revenue source will be fixed lease payments by the tenants. Funds for this project have been appropriated and are available in Fund 0030, Dept. 063, Account 8200, Program 1930, Project 8609.

Special Instructions:

Upon execution the Clerk should forward a Minute Order to: Attn: Sarajane Woolf, Facilities Services Division, Courthouse Annex, 2nd Floor.