



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 &
Development
Department No.: 053
For Agenda Of: April 15, 2008
Placement: Administrative
Estimated Tme: N/A
Continued Item: No
If Yes, date from:
Vote Required: Majority

TO: Board of Supervisors

FROM: Department John Baker, 568-2085
Director(s)
Contact Info: Dianne Black, 568-2086

SUBJECT: Execute contract with Rincon Consultants for preparation of the More Mesa Biological Resource Study, 2nd Supervisorial District

County Counsel Concurrence

As to form: Yes

Other Concurrence: Risk Management

As to form: Yes

Recommended Actions:

That the Board of Supervisors:

Approve and execute a professional services contract with the consulting firm of Rincon Consultants, who is not a local vendor, for preparation of a biological resource study of More Mesa for the period beginning April 15, 2008 and ending on December 31, 2009 in the amount of \$172,237.

Summary Text:

At the request of the property owner of More Mesa, Sinclair Real Estate, Planning and Development is undertaking a comprehensive biological resource study of More Mesa, as required by Development Standard LUDS-GV-1.2 of the Goleta Community Plan prior to accepting any increase in the developable area of More Mesa depicted in the Goleta Community Plan or any increase in the number of allowable residential units. No development is proposed at this time. The study will be prepared by an independent contractor managed by Planning and Development staff, in consultation with the applicant, California Coastal Commission, and California Department of Fish and Game. The study will last approximately one full year to capture the extent of seasonal variations at the site. The total not-to-exceed cost of the biological resource study is \$206,322. This includes the base contract amount of \$187,565 and a 10% contingency, which is to be used to fund unanticipated work that is beyond the original scope of the proposal. A small portion of this cost, \$34,085, has already been funded by the applicant in order to allow

Auditor-Controller Concurrence

As to form: Yes

Rincon Consultants to begin their survey work immediately and not miss the opportunity of the important late winter/early spring season and the survey benefits provided by the winter rains. Thus, the remaining contract amount requiring approval by your Board is \$172,237. All costs associated with completing the biological resource study will be borne entirely by the applicant.

Rincon Consultants' proposal to prepare the biological resources study was selected by the applicant, consistent with the Request for Proposal procedure and the *Santa Barbara County Guidelines for the Implementation of CEQA*. A copy of the Scope of Work is included as Attachment B and Rincon Consultant's proposal dated February 1, 2008 (Revised March 6, 2008) is included in Attachment C.

Background:

More Mesa is an approximately 265-acre oceanfront property bounded on the south by the Pacific Ocean, on the north by Vieja Drive and Mockingbird Lane, on the west by Orchid Drive, and on the east by Hope Ranch (Via Roblada). The property extends approximately one mile in length (east-west) and one-half mile in width (north-south) and is located in the Goleta Planning Area in the 2nd Supervisorial District of Santa Barbara County. More Mesa is currently undeveloped and approximately 225 acres of the site are designated as Environmentally Sensitive Habitat (ESH) overlay, with the remaining 40 acres zoned for up to 70 residential units. The property owner, Sinclair Real Estate, has requested preparation of a biological resource study to examine the biological sensitivity of More Mesa, as required by Development Standard LUDS-GV-1.2 of the Goleta Community Plan. The purpose of the study is to "review the extent of the environmentally sensitive habitat designation for the site, the extent of developable area relative to biological resources, and the site's relative importance to the related open lands within the Atascadero Creek ecosystem." Pursuant to Development Standard LUDS-GV-1.2 of the Goleta Community Plan, "the study shall provide recommendations to protect ESH areas from the adverse effects of development, including identification of all areas that shall not be disturbed, buffer areas to protect all ESH areas from uses on the site and other appropriate methods to avoid disturbance to sensitive resources. The study shall include a recommendation on areas to be subject to development, potential numbers of units, and those areas to be preserved as permanent open space. The results of the study are subject to review and approval by the Planning Commission, Board of Supervisors, and Coastal Commission."

Public review of the study will be conducted and the results of the study will be subject to review and approval by the County Planning Commission, Board of Supervisors and California Coastal Commission. Any future plans for development of the site will be treated consistent with standard County review processes before any entitlements are granted. The results of the biological resource study would be incorporated into any future review process for development of the property.

Performance Measure:

N/A

Fiscal and Facilities Impacts:

Budgeted: Yes

Fiscal Analysis:

Costs for consultant preparation and processing of the biological resource study are to be borne entirely by the applicant. These funds are budgeted in the Permitting and Compliance Program of the Development Review South Division on page D-286 of the adopted 2007/2008 fiscal year budget.

Staffing Impacts:

N/A

Special Instructions:

- Clerk of the Board will forward a copy of the Minute Order to Planning & Development; Attn: David Villalobos.
- Planning & Development will issue a Notice-to-Proceed to Rincon Consultants

Attachments:

Attachment A: Notice to Proceed
Attachment B: Scope of Work for the More Mesa Biological Resource Study
Attachment C: Contract between Rincon Consultants & the County of Santa Barbara for Preparation of the More Mesa Biological Resource Study

Authored by:

Alex Tuttle, 884-6844

cc: