



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: May 11, 2010
Placement: Administrative
Estimated Tme: N/A
Continued Item: No
If Yes, date from:
Vote Required: Majority

TO: Board of Supervisors

FROM: Department Glenn Russell, Ph.D., Director 568-2085
Director(s) Planning and Development

Contact Info: Dave Ward, Deputy Director 568-2520
Development Review Division, South County

SUBJECT: Authorization of Professional Services Contract with Rincon Consultants to prepare an Environmental Impact Report (EIR) for the proposed Cavaletto Tree Farm Housing project, 2nd Supervisorial District

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 the Board of Supervisors:

Approve and authorize a professional services contract with the consulting firm of Rincon Consultants, who is not a local vendor, for preparation of an Environmental Impact Report (EIR) for the Cavaletto Tree Farm Housing project for the period beginning May 12, 2010 and ending on December 31, 2011 in the amount of \$165,140.

Summary Text:

The proposed Cavaletto Tree Farm Housing project is subject to the California Environmental Quality Act (CEQA). The applicant and the Planning and Development Department (P&D) agreed that the proposed project 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 six consulting firms. Rincon Consultants' proposal to prepare the EIR was selected by the applicant, consistent with the Request for Proposal procedure and the *Santa Barbara County Guidelines for the Implementation of CEQA*. The total not-to-

exceed cost of the EIR is \$165,140. Your Board needs to authorize the professional services contract with Rincon Consultants because the cost of preparing the EIR will exceed \$100,000. A copy of the Scope of Work is included as Attachment B and Rincon Consultant's proposal dated January 29, 2010 (Revised April 2, 2010) is included in Attachment A.

Background:

The Cavaletto Tree Farm Housing project is located on an approximately 26-acre property adjacent to N. Patterson Avenue in eastern Goleta, approximately one mile north of U.S. Highway 101. The property is zoned Agriculture (AG-I-5) and previously operated as a Christmas tree farm. The site is an urban infill site surrounded by residential development. The project consists of a Comprehensive Plan Map Amendment (01GPA-00000-00009), Rezone (01RZN-00000-00015), Vesting Tentative Tract Map (09TRM-00000-00001), and Development Plan (08DVP 00000-00012) to subdivide the property and develop 134 new dwelling units, and a Road Naming application (09RDN-00000-00001). The site is identified as APN Nos. 069-100-006, -051, -054, -057.

The Board of Supervisors initiated the General Plan Amendment and Rezone applications to amend the land use designation and zoning from agriculture to residential at a base residential density of 4.25 units per acre on December 5, 2006. After refining the site design and layout, the project applicant is requesting a land use designation and zoning of 4.6 units per acre, which is the closest adopted land use designation and zone district to the initiated density.

P&D prepared original and revised EIR scoping documents that identify potential issues and impacts and outline the scope of the EIR (Attachment B). The scoping document also includes complete project descriptions.

Performance Measure:

N/A

Fiscal and Facilities Impacts:

Budgeted: Yes

Fiscal Analysis:

Costs for consultant preparation and processing of the EIR are to be borne entirely by the applicant. These funds are budgeted in the Permitting and Compliance Program of the Development Review South Division, as shown on page D-308 of the adopted FY 2009/10 budget.

Staffing Impacts:

N/A

Special Instructions:

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

Attachments:

- Attachment A: Contract between Rincon Consultants & the County of Santa Barbara for Preparation of the EIR
- Attachment B: Cavaletto Tree Farm Housing project EIR Scoping Document
- Attachment C: Notice to Proceed

Authored by:

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