



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: July 10, 2012
Placement: Administrative
Estimated Tme: N/A
Continued Item: No
If Yes, date from:
Vote Required: Majority

TO: Board of Supervisors
FROM: Department Glenn S. Russell, Ph.D., 568-2085
Director(s)
Contact Info: Doug Anthony, 934-6559
SUBJECT: Execute Planning Services Contract with LSA Associates, Inc. for Preparation of an EIR for the Proposed Inn at Mattei's Tavern Development Plan, Third Supervisorial District.

County Counsel Concurrence

As to form: Yes

Auditor-Controller Concurrence

Yes

Other Concurrence: Risk Management

As to form: Yes

Recommended Actions:

That the Board of Supervisors:

Approve and execute the attached time and materials contract with LSA Associates, Inc., which would convert the County Purchase Order Contract Number CN12705 to a Board Contract for completing an Environmental Impact Report (EIR) for the Santa Rita Land and Vine, LLC Project located on the Mattei's Tavern property in an amount not to exceed \$120,623 and a term to end on June 30, 2013.

Summary Text:

A Draft EIR (DEIR) for the Inn at Mattei's Tavern Development Plan was released for public review on February 17, 2012. The 60-day public comment period ended on April 17, 2012. The County received 38 individual comment letters on the DEIR totaling more than 99 pages and 263 individual comments. LSA's scope of work proposal for preparing the response to comment section of the Final EIR did not anticipate this many comments on the DEIR. The additional \$8,750 requested would be used to complete the Response to Comment section and finalize the EIR. All cost incurred under this contract are funded by the applicant. The applicant has agreed to these contract revisions. LSA Associates is not a local vendor; however it does have an office in San Luis Obispo County.

The Santa Ynez Chumash Tribal Elder's Council submitted a comment letter on the Draft EIR requesting that additional archaeological investigation be conducted on the project site to verify the

presence or absence of subsurface cultural materials. P&D determined that an extended Phase I archaeological survey must be conducted to address the comments and concerns raised by the Chumash and to complete the Final EIR. Subsequent investigation consisting of an extended Phase I survey is currently being conducted on the project site. Discovery of intact cultural resources could necessitate a Phase 2 significance assessment and/or the recirculation of the project EIR. The cost associated with revising and recirculating the project EIR is \$14,458. Presently it is uncertain whether these monies will be needed because the extended Phase I survey has not been completed.

Background:

On June 1, 2009 P&D received a Development Plan application for the proposed Inn at Mattei's Tavern. The proposed project includes construction of a 64 cottage-style guest rooms, a gymnasium, spa, swimming pool, meeting/banquet room and a reception room. Additionally, the project includes a single-story addition to the existing Mattei's Tavern as well as a kitchen expansion and other facilities for staff. The proposal also includes a request to abandon existing road easements located on: 1) Railway Avenue; 2) Santa Barbara Avenue; and, 3) an unnamed alley off of Santa Barbara Ave. On June 29, 2011, Planning & Development entered into a Purchase Order with LSA Associates, Inc. to prepare a focused EIR for proposed Inn at Mattei's Tavern Development Plan.

Performance Measure:

N/A

Fiscal and Facilities Impacts:

Budgeted: Yes

Fiscal Analysis: All costs incurred under this contract are funded by the applicant. LSA Associates, Inc. were paid through a purchase order contract no. CN12705 for a not-to-exceed amount of \$97,415.00 limit, with \$53,135.40 expended. This new contract will provide an additional \$23,208 of funding to complete work on the EIR for the proposed Inn at Mattei's Tavern (including \$14,458 for potential revisions to the EIR depending on the findings of the extended Phase I archaeological survey). Funding is budgeted under Planning and Development Department's operating budget for Development Review North Division on page D-138 of the adopted 2012-13 budget.

Staffing Impacts: N/A

Special Instructions:

Clerk of the Board will forward a copy of the Minute Order and executed contract to Planning & Development: Attn: Crysta Rider.

Attachments:

Attachment A: Agreement for Services of Independent Contractor

Authored by:

John Zorovich, 934-6297