

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: 6/21/06
Department Name: Planning and Development
Department No.: 053
Agenda Date: 7/18/06
Placement: Administrative
Estimate Time: N/A
Continued Item: NO
If Yes, date from:

TO: Board of Supervisors

FROM: Dianne Meester, Assistant Director
Planning and Development

STAFF CONTACT: Steve Chase, Deputy Director (x2520)

SUBJECT: Planning Services Contract Extension with Thomas Figg

Recommendation(s):

That the Board of Supervisors:

Execute a contract modification for professional planning services with Thomas Figg relative to case processing of the Naples/Santa Barbara Ranch Project. The contract would increase by \$100,000, for a total not-to-exceed amount of \$200,000, as well as a term that would run through June 30, 2007.

Alignment with Board Strategic Plan:

[The recommendation is aligned with actions required by law and routine business necessity.](#)

Executive Summary and Discussion:

Over the past year, Thomas Figg has provided professional planning services to the Planning and Development Department relative to the Naples/Santa Barbara Ranch Project. The project is of such a complex nature and scale of development activity that outside professional assistance has been necessary. Mr. Figg is uniquely qualified to provide those services, having served as Planning Manager for several municipalities on the central coast and having considerable expertise in policy development, design planning and environmental protection.

By the time of this action, the Naples/Santa Barbara Ranch Project Draft EIR will have been released for public review and comment, marking a significant milestone in a multi-pronged process that has been underway for several years. The project entails sixteen separate discretionary actions that range from the formation of a new land use designation and zone district exclusive to the Naples area, a Development

Agreement, Development Plan, Conditional Use Permits, lot mergers and lot line adjustments, an agricultural conservation easement, watershed management plan, trail plan, master design plan, mitigation and permit compliance program, to a host of Coastal Development Permits and Land Use Permits for residential, equestrian, recreation and agricultural structures.

The timing of public hearings on the Naples/Santa Barbara Ranch Project is subject to the EIR process. A site visit by the Planning Commission and Central Board of Architectural Review is being planned for this summer, along with the review of a master design plan by the Central BAR, as well as next steps to determine whether and how to implement a transferable development rights program. All in all, a considerable amount of staff work lies ahead through this calendar year and next year.

Mandates and Service Levels:

No change in programs or service levels would result. The Board adopted process for using professional consulting services allows, in this particular case, the County to meet the provisions of a Memorandum of Understanding with Vintage Communities for the processing of development applications.

Fiscal and Facilities Impacts:

From July 1, 2005 through June 30, 2006, Mr. Figg was paid through a Purchase Order contract for a not-to-exceed amount of \$100,000. This contract augments the amount of that original contract by \$100,000 and extends the term of the contract to June 30, 2007. The original Purchase Order was paid through the Department's adopted FY 2005-2006 Budget. This augment is included in the Permitting and Compliance cost center of the Development Review South Division on page 290 of the Fiscal Year 2006/2007 Budget.

All case processing costs associated with the project are borne by Vintage Communities. Matt Osgood of Vintage Communities is in agreement with this contract modification.

Special Instructions:

Clerk of the Board will forward the Minute Order to Cintia Mendoza of Planning and Development. Planning and Development will issue a Notice to Proceed to Thomas Figg.

Concurrence:

The following offices have concurred with the contract extension as to form and content: County Counsel, Risk Management and Auditor/Controller.

Attachment:

Attachment A: Agreement For Services Of Independent Contractor