



**Request for Proposals No. 986470**  
**San Joaquin Housing Environmental Impact Report**  
**Advertisement (Posted on 2/10/12)**

**Project Description**

The University of California, Santa Barbara (UCSB) is requesting firm qualifications for the preparation of an Initial Study and a “Tiered” Environmental Impact Report (EIR) for the proposed San Joaquin Apartments and Precinct Improvements project, located on the Santa Catalina (formerly Francisco Torres) site at the corner of Storke and El Colegio Roads in the County of Santa Barbara.

The campus is proposing to add approximately 1,000 - 1,200 student beds to Santa Catalina Student Housing, a maximum 600-space parking garage, up to 1,500 square feet of neighborhood commercial uses, and a dining commons to accommodate up to 2,500 total students, assorted meeting and study rooms, additional recreational amenities, and other ancillary uses.

The existing buildings would remain and portions may be reconfigured for other uses (e.g., the existing dining commons would be refurbished for meeting space, recreation or other uses). The existing bike parking area would be split up and redistributed around the site; construction will be on the existing surface parking lot and other portions of the site and a peripheral road may be constructed to take bicycle and limited car traffic off the El Colegio/Storke intersection.

Recent fault studies have been performed on the site (Fugro Inc. 2011) and will be available to the consultant.

The property to the east of this site contains some sensitive biological resources and a wetland delineation was performed in June 2011 (Rincon Consultants 2011). This study will be available to the selected consultant.

Traffic consultants Fehr and Peers are currently under contract to perform traffic analysis for site planning purposes. It is anticipated the selected consultant will subcontract Fehr and Peers for further traffic and transportation analysis used in the EIR.

The Storke Ranch residential neighborhood lies immediately north of and adjacent to the project site, UCSB West Campus Apartments are to the west, and Isla Vista Elementary school is to the south. Local Government (City of Goleta and County of Santa Barbara) and Community interest in this project is extremely high. Specific focus on traffic, light, noise and visual impacts are required.

The San Joaquin Apartment and Precinct development is proposed in the University’s 2010 Long Range Development Plan (LRDP). The LRDP was certified by the UC Regents in 2010, however, it is still under review at the California Coastal Commission.

The Santa Catalina site currently houses 1,325 students in two residential towers, as well as provides dining commons, meeting and study rooms, a workout center, 700 parking spaces, bike parking and other amenities. The 2010 UCSB LRDP Environmental Impact Report (EIR) studied 600 additional beds on

this site, with requisite additional amenities, but the campus has since identified an additional need for housing on this site. Many of the impacts from future housing on this site were identified in the 2010 LRDP EIR, but project-specific environmental review is necessary to thoroughly identify the additional incremental impacts of up to 600 additional beds (in addition to the already-proposed 600), as well as project-specific impacts. An LRDP Amendment will be required with this project.

The selected consultant will conduct environmental review and analysis for the San Joaquin Apartment and Precinct Improvement Project and LRDP Amendment. This includes preparation of an Initial Study, Notice of Preparation, conducting a Scoping and Public Hearing, and a “tiered” EIR.

### **Instructions for Application Submittal**

Consultants with qualifications that include experience on projects similar in scale and scope are encouraged to respond. A copy of the Statement of Qualifications (SOQ) form will be available for download on our home page: <http://facilities.ucsb.edu/contracts/proposals/> click on ‘Requests For Proposals’ and download the project documents or contact **Sean Parker**, Project Analyst, at [sean.parker@dcs.ucsb.edu](mailto:sean.parker@dcs.ucsb.edu) or (805) 893-2661 x2201 for assistance.

For information regarding the proposed project and scope of work contact **Shari Hammond** at [shari.hammond@planning.ucsb.edu](mailto:shari.hammond@planning.ucsb.edu).

### **Affirmative Action Statement**

Each candidate firm will be required to show evidence of its equal employment opportunity policy. Every effort will be made to ensure that all persons shall have equal access to contracts and other business opportunities with the University, regardless of: race; color; religion; sex; age; ancestry; national origin; sexual orientation; physical or mental disability; veteran's status; medical condition; genetic information; marital status; gender identity; pregnancy; service in the uniformed services; or citizenship within the limits imposed by law or University's policy.