

**COUNTY OF SAN LUIS OBISPO BOARD OF SUPERVISORS
AGENDA ITEM TRANSMITTAL**

(1) DEPARTMENT Planning and Building	(2) MEETING DATE 8/6/2013	(3) CONTACT/PHONE Murry Wilson, Environmental Resource Specialist/(805) 788-2352	
(4) SUBJECT Submittal of a contract with Marine Research Specialist (MRS), in an amount not to exceed \$428,938 to prepare an Environmental Impact Report for the Proposed Phillips 66 Rail Spur Project Development Plan / Coastal Development Permit. District 4			
(5) RECOMMENDED ACTION It is recommended that the Board of Supervisors approve, and the chairman sign, the attached contract with Marine Research Specialist to prepare an Environmental Impact Report for the proposed Phillips 66 Rail Spur Project Development Plan / Coastal Development Permit.			
(6) FUNDING SOURCE(S) Applicant Funded	(7) CURRENT YEAR FINANCIAL IMPACT \$369,706	(8) ANNUAL FINANCIAL IMPACT N/A	(9) BUDGETED? Yes
(10) AGENDA PLACEMENT <input checked="" type="checkbox"/> Consent <input type="checkbox"/> Presentation <input type="checkbox"/> Hearing (Time Est. ___) <input type="checkbox"/> Board Business (Time Est. ___)			
(11) EXECUTED DOCUMENTS <input type="checkbox"/> Resolutions <input checked="" type="checkbox"/> Contracts <input type="checkbox"/> Ordinances <input type="checkbox"/> N/A			
(12) OUTLINE AGREEMENT REQUISITION NUMBER (OAR) 19001305		(13) BUDGET ADJUSTMENT REQUIRED? BAR ID Number: <input type="checkbox"/> 4/5th's Vote Required <input checked="" type="checkbox"/> N/A	
(14) LOCATION MAP Attached	(15) BUSINESS IMPACT STATEMENT? No	(16) AGENDA ITEM HISTORY <input checked="" type="checkbox"/> N/A Date: _____	
(17) ADMINISTRATIVE OFFICE REVIEW Reviewed by Leslie Brown			
(18) SUPERVISOR DISTRICT(S) District 4			

County of San Luis Obispo



TO: Board of Supervisors

FROM: Planning and Building / Murry Wilson, Environmental Resource Specialist

VIA: Ellen Carroll, Environmental Coordinator

DATE: 8/6/2013

SUBJECT: Submittal of a contract with Marine Research Specialist (MRS), in an amount not to exceed \$369,706 to prepare an Environmental Impact Report for the Proposed Phillips 66 Rail Spur Project Development Plan / Coastal Development Permit. District 4

RECOMMENDATION

It is recommended that the Board of Supervisors approve, and the chairman sign, the attached contract with Marine Research Specialist to prepare an Environmental Impact Report for the proposed Phillips 66 Rail Spur Project Development Plan / Coastal Development Permit.

DISCUSSION

This item consists of submittal of an agreement (Amendment Contract #4) with Marine Research Specialist (MRS) to prepare an Environmental Impact Report for the proposed Phillips 66 Rail Spur Project Development Plan / Coastal Development Permit.

The applicant (Phillips 66 Company) is requesting a Development Plan / Coastal Development Permit to allow for the extension of an existing rail spur at the Santa Maria Refinery and construction of a railcar off-loading facility, above-ground conveyance pipeline, restroom facility, and an unpaved emergency vehicle access road from the end of the proposed rail spur to State Route 1. The project also includes a conceptual plan for provision of vertical coastal access through the project site to the Oceano Dunes State Vehicular Recreation Area.

The proposed project site is located within the Industrial and Open Space land use category and is located at 2555 Willow Road (Highway 1), south of the village of Callender Garrett. The site is in the South County Coastal planning area.

Two proposals were submitted to prepare the Environmental Impact Report (EIR) for the Phillips 66 Rail Spur Project. Aspen Environmental Group and Marine Research Specialist submitted proposals to prepare the EIR. Both consultants were qualified to prepare the EIR for this project. Based on staff's review of the proposals, discussions with relevant references, and follow up discussions with the consultants, it was determined that Marine Research Specialist was the best consultant for the proposed project. All procedures followed are consistent with the County's contracting procedures.

The proposal from Marine Research Specialist (June 21, 2013) was determined to accurately depict the proposed project and the comprehensive environmental analysis that the proposed project demands. It was critical to make sure that all issues were covered and the proposal included adequate budget not only for the required California Environmental Quality Act (CEQA) analysis, but also for meetings, hearings and collaborative approach that addresses the potential impacts associated with the proposed project.

OTHER AGENCY INVOLVEMENT/IMPACT

A notice of preparation has been prepared and distributed to various agencies for comments on the proposed project. The task of accurately scoping the environmental impact issues for the proposed project is being coordinated with various local, state and federal agencies. These agencies will include but are not necessarily limited to: Air Pollution Control District, County Public Works, California Department of Fish and Wildlife, U.S. Fish and Wildlife Service, Regional Water Quality Control Board, California Public Utilities Commission, Union Pacific Railroad, and Caltrans.

In addition, County Counsel has reviewed and approved this contract for form and legal effect and the contract complies with all county contracting policies and procedures.

FINANCIAL CONSIDERATIONS

The full EIR cost has been determined to be \$428,938.80 (including contingencies) for the proposed scope of work. The applicant, Phillips 66 Company, will fund the preparation of the EIR. Staff costs will be recovered through an administrative processing fee of \$128,681.64.

RESULTS

Upon approval of this contract, Marine Research Specialist will be authorized to prepare an EIR that evaluates the potential impacts of the proposed Phillips 66 Rail Spur Project, in conformance with the requirements of CEQA and the County of San Luis Obispo. This is consistent with communitywide results of a safe community, a healthy community and a livable community.

ATTACHMENTS

- Attachment 1 - Contract for Special Services
- Exhibit A - Location Map
- Exhibit B - Work Scope/Hourly Rates