

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

(1) DEPARTMENT Planning and Building	(2) MEETING DATE 2/3/2015	(3) CONTACT/PHONE Ryan Hostetter, Senior Planner\ (805) 788-2351	
(4) SUBJECT Request to approve Amendment #2A to the original contract with Aspen Environmental Group Inc., to prepare an Environmental Impact Report for the Avila Point Coastal Plan Amendment/Development Plan/Coastal Development Permit in the amount of \$27,667 for a total final contract amount of \$832,567; LRP2012-00003 & DRC2012-00048. District 3.			
(5) RECOMMENDED ACTION It recommended that the Board approve contract amendment #2A to the original contract with Aspen Environmental Group to prepare an Environmental Impact Report (EIR) for the Avila Point project in the amount of \$27,667 for a total final contract amount of \$832,567.			
(6) FUNDING SOURCE(S) Applicant Funded	(7) CURRENT YEAR FINANCIAL IMPACT \$832,567.00	(8) ANNUAL FINANCIAL IMPACT \$0.00	(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) 19001486		(13) BUDGET ADJUSTMENT REQUIRED? BAR ID Number: <input type="checkbox"/> 4/5 Vote Required <input checked="" type="checkbox"/> N/A	
(14) LOCATION MAP N/A	(15) BUSINESS IMPACT STATEMENT? No	(16) AGENDA ITEM HISTORY <input type="checkbox"/> N/A Date: <u>April 1, 2014</u>	
(17) ADMINISTRATIVE OFFICE REVIEW Lisa M. Howe			
(18) SUPERVISOR DISTRICT(S) District 3			

County of San Luis Obispo



TO: Board of Supervisors

FROM: Planning and Building / Ryan Hostetter, Senior Planner

VIA: Ellen Carroll, Planning Manager & Environmental Coordinator

DATE: 2/3/2015

SUBJECT: Request to approve Amendment #2A to the original contract with Aspen Environmental Group Inc., to prepare an Environmental Impact Report for the Avila Point Coastal Plan Amendment/Development Plan/Coastal Development Permit in the amount of \$27,667 for a total final contract amount of \$832,567; LRP2012-00003 & DRC2012-00048. District 3.

RECOMMENDATION

It recommended that the Board approve contract amendment #2A to the original contract with Aspen Environmental Group to prepare an Environmental Impact Report (EIR) for the Avila Point project in the amount of \$27,667 for a total final contract amount of \$832,567.

DISCUSSION

Contract Amendment: This proposed contract amendment reflects a change in the project's scope of work for additional evaluation of potential historic resources, as well as additional biological surveys. After review of existing cultural reports for the property, and a site visit, it was determined that historic evaluations of existing structures on the property were necessary. The EIR consultant, Aspen Environmental Inc. has augmented their scope of work to include the necessary work. Additionally, Chevron requested assistance completing timely biological resource surveys during the spring months, which Aspen was able to accommodate. These additional tasks were outside the original scope of work and are therefore included in this contract amendment for the project. This additional work increases the contract amount with Aspen Environmental in the amount of \$27,667.00.

Background: On September 10, 2013 the Board of Supervisors unanimously directed the Planning Department to move forward with processing the Avila Point remediation and Local Coastal Plan amendment. The project includes a proposal to change the Land Use Category from Industrial to Recreation through an amendment to the Avila Beach Specific Plan. If approved, the project will remediate the former oil tank farm and set the stage for visitor serving lodging, commercial uses and open space on the site. The Environmental Impact Report will analyze the impacts for the proposed project as required by the California Environmental Quality Act (CEQA).

Proposed Project: The project site is an approximately 95 acre property currently within the Industrial land use category just south of the community of Avila Beach. The property owner, Chevron Environmental Management Company, is requesting to change the land use category of the site from Industrial to Recreation in order to allow for the future development of a hotel and resort use with ancillary commercial uses such as a restaurant, spa and shopping. Chevron is also requesting a Development Plan and Coastal Development for site remediation.

Local Coastal Plan/Specific Plan Amendment : The site is currently designated Industrial. This land use category needs to be changed to a new designation that would accommodate re-use and re-development of the site. This rezoning requires a Specific Plan/Local Coastal Plan Amendment to identify future appropriate development and uses, including development standards. The EIR along with the Local Coastal Plan/Specific Plan Amendment would be considered by the County Planning Commission, and then forwarded to the Board of Supervisors. If approved by the County, the

amendment would need to be submitted to, and approved by the California Coastal Commission.

Environmental Impact Report: The EIR scope of work includes evaluation of the following areas: aesthetics, agriculture, air quality, biological resources, cultural resources, geology and soils, hazards/hazardous materials, noise, population/housing, public services/utilities, traffic, water, wastewater, land use, fiscal impacts, cumulative impacts and other sections as required by CEQA.

A Request for Proposals was distributed. Aspen Environmental Group was chosen because of their understanding of the project, expertise, and experience in preparing large scale EIRs for the County.

This contract amendment is consistent with the County purchasing procedures.

OTHER AGENCY INVOLVEMENT/IMPACT

Other agencies and county departments involved in this project include (but are not limited to):

Air Pollution Control District
Environmental Health
Regional Water Quality Control Board
CA Department of Fish and Wildlife
U.S. Corps of Engineers/USFWS
County Public Works Department
California Coastal Commission
San Luis Harbor District
Avila Beach Community Services District
Cal Fire
Cal Trans
County Counsel

FINANCIAL CONSIDERATIONS

The applicant will fund the Contract Amendment. The consultant cost associated with this amendment is \$27,667. The total contract amount, including this amendment, is \$832,567 of which \$75,688 is contingency. County Counsel has reviewed this contract amendment as to its form and effect.

RESULTS

The EIR will provide information regarding the environmental effects of the project, mitigation measures to lessen those effects and an analysis of project alternatives. This is consistent with the countywide goals of providing a well-governed and livable community. The EIR is one of the documents the decision-makers will consider when making a decision on the project.

ATTACHMENTS

1. Contract Amendment #2A with Aspen Environmental Inc.
2. Exhibit B to Contract Amendment #2A Aspen Environmental Inc. Scope of Work
3. Exhibit C to Aspen Contract Amendment #2A Aspen Environmental Inc. List of Rates