

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

(1) DEPARTMENT Planning and Building	(2) MEETING DATE 6/16/2015	(3) CONTACT/PHONE Airlin M. Singewald, Senior Planner / (805) 781-5198	
(4) SUBJECT Submittal of Amendment Contract #WOOD-01 (Clerk's File) in the amount of \$108,437 to the Primary Contract with Douglas Wood & Associates, Inc. to prepare an Environmental Impact Report for the Jeremiassen Tract Map and Conditional Use Permit. District 1.			
(5) RECOMMENDED ACTION It is the recommended that the Board approve and sign Amendment Contract #WOOD-01 (Clerk's File) to the Primary Contract with Douglas Wood & Associates, Inc. to prepare an Environmental Impact Report for the Jeremiassen Tract Map and Conditional Use Permit.			
(6) FUNDING SOURCE(S) Applicant	(7) CURRENT YEAR FINANCIAL IMPACT \$108,437.00	(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) OAR# 19001553		(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> 1/8/2008 </u>	
(17) ADMINISTRATIVE OFFICE REVIEW Lisa Howe			
(18) SUPERVISOR DISTRICT(S) District 1			

County of San Luis Obispo



TO: Board of Supervisors

FROM: Airlin M. Singewald, Senior Planner

VIA: Ellen Carroll, Planning Manager / Environmental Coordinator

DATE: 6/16/2015

SUBJECT: Submittal of Amendment Contract #WOOD-01 (Clerk's File) in the amount of \$108,437 to the Primary Contract with Douglas Wood & Associates, Inc. to prepare an Environmental Impact Report for the Jeremiassen Tract Map and Conditional Use Permit. District 1.

RECOMMENDATION

It is recommended that the Board approve and sign Amendment Contract #WOOD-01 (Clerk's File) to the Primary Contract with Douglas Wood & Associates, Inc. to prepare an Environmental Impact Report for the Jeremiassen Tract Map and Conditional Use Permit.

DISCUSSION

Summary

The proposed Environmental Impact Report (EIR) contract amendment is to evaluate a commercial project originally submitted in 2004, which has been substantially redesigned and submitted as a revised project. The first EIR contract for this project was approved in January 2008; however, the original owner subsequently lost the property due to bankruptcy and work on the EIR was suspended in 2010. On April 7, 2014, a new landowner named Thomas P. Jeremiassen submitted a revised project description and requested to reinstate work on the EIR.

Approval of this contract amendment will allow Douglas Wood & Associates, the original EIR Consultant, to resume preparation of the EIR. The EIR will analyze the impacts for the revised project as required by the California Environmental Quality Act. Although the project description has substantially changed, the revised project involves similar issues as the original project and many of the original studies can still be used in the environmental analysis.

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, cumulative impacts and other sections as required by CEQA.

This contract amendment is consistent with the County purchasing procedures.

Project Description

The 40-acre project site is within the Commercial Retail land use category and is located on Ramada Drive in the community of Templeton, just north of the Highway 101 / North Main Street interchange. The proposed project is a 12 lot commercial subdivision with 15 buildings ranging in size from approximately 4,000 to 40,000 square feet. The total commercial floor area would be 244,730 square feet.

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. Army Corps of Engineers, U. S. Fish & Wildlife Service, County Public Works Department, Templeton Community Services District, Cal Fire, Cal Trans, and County Counsel.

County Counsel has reviewed this contract amendment as to its form and effect.

FINANCIAL CONSIDERATIONS

The applicant will fund the Contract Amendment. The consultant cost associated with this amendment is estimated to not exceed \$108,437 for the proposed scope of work, including contingency.

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. Amendment Contract #WOOD-01 (Clerk's File)