

### **RFP Questions Received from Oct 1 to Oct 18, 2019.**

**Question:** Will the technical reports referenced in the RFP for peer review be available during the RFP period (conceptual illustrations, air quality report, BRA, historic report, archaeological report, geologic eval, paleontological eval, transportation study, utility assessment, water analysis, etc.) for us to look over as we prepare our proposal, or should we just make reasonable assumptions about the level of effort required for the peer review and potential outcomes of that process?

**County Response:** All technical reports other than the cultural resource reports are available on the County website for the project. As for the cultural reports, the County can only release these confidential reports to a qualified archaeologist. If you have an archaeologist on staff or proposed team, please forward his/her contacts and the County will release the reports directly to the archaeologist. If you don't have one on board at this moment, please nominate an archaeologist or cultural resource management firm that you will likely be working with on this project before the County can release the reports to you.

**Question:** Central Coast Transportation Consulting is our go-to for traffic work, and I understand they are working on the Envision Avila Community Plan. Can you confirm they are conflicted out due to their preparation of traffic reports for the applicant?

**County Response:** Central Coastal Transportation Consulting prepared the Transportation Impact Study for the applicant, therefore is conflicted out to work with your company on this project.

**Question:** Can consultants who are bidding on the project receive copies of the cultural reports prepared for the project that are listed in the Initial Study?

**County Response:** Due to the confidentiality of these cultural reports, the County can only release the reports to a qualified archaeologist. If you have an archaeologist on staff or proposed team, please forward his/her contacts and the County will release the reports directly to the archaeologist. If you don't have one on board at this moment, please nominate a likely archaeologist or cultural resource management firm that you'll be working with on this project before the County can release the reports to you.

**Question:** The following other documents were referenced in the Initial Study but are not listed on the website. Can these be provided?

- a. Biological Resource Assessment Peer Review, Terra Verde, July 2018
- b. Road Easement Agreement July 28, 1983
- c. Conditional Will Serve Water and Sewer Service, San Miguelito Mutual Water Company, November 2017

**County Response:** Yes, these will be made available on the County project website on Friday Oct 18 by 10am.

**Question:** Would it be possible to receive referral responses that have been received to date? Are the referral responses based on the revised project that now includes temporary events?

**County Response:** Yes, the referral agencies are aware of the proposed temporary events and preliminary comments received so far will be made available on the County project website on Friday Oct 18 by 10am.

**Question:** Has the County determined whether the Amendment to the San Luis Bay Estates Master Development Plan would necessitate a General Plan Amendment (question from the scoping meeting)?

**County Response:** Yes, the County has determined that the amendment to the San Luis Bay Estates Master Development Plan will not necessitate a General Plan Amendment. This is because the Master Development Plan is a type of development plan (coastal version of a Conditional Use Permit). Pursuant to the San Luis Bay Area Plan page 6-5, a conditional use permit was granted in 1967 for development of the property with a recreational /residential community of 1,000 dwelling units grouped in clusters... along with hotel, retail sales and office, golf courses and playgrounds, trailer courts and accessory uses. The development of the property was anticipated in multi phases, and each phase will require a development plan approval. Notwithstanding the aforementioned, this land use issue shall be evaluated in further detail in the EIR.