

TOWN COUNCIL STAFF REPORT

Title: Authorize a professional services agreement with Ascent Environmental for Mammoth Mountain Main Lodge Redevelopment Project CEQA/NEPA analysis.

Meeting Date: October 5, 2022

Prepared by: Sandra Moberly, Community and Economic Development Director

RECOMMENDATION:

Authorize the professional services agreement with Ascent Environmental, Inc., subject to the Town Attorney's approval and finalization of the agreement and final approval by the USFS for preparation of CEQA/NEPA analysis as described in **Exhibit A** of the agreement included as **Attachment A**.

BACKGROUND/ANALYSIS:

The Community and Economic Development Department maintains a pre-qualified list of consulting firms to conduct California Environmental Quality Act (CEQA) and National Environmental Policy Act (NEPA) review on an as-needed basis. In 2021, staff sent a Request for Proposals to four of our pre-qualified consulting firms and received one proposal for the project from Ascent Environmental Inc. (Ascent). Staff reviewed the proposal from Ascent and determined that it met the required CEQA/NEPA analysis components and Ascent was qualified to complete this work based on their extensive background providing environmental review for similar projects and familiarity with the community and prior work within the project area related to NEPA analysis prepared for the Main Lodge Base Exchange which was completed in 2018. Additionally, Ascent was selected based upon their availability, understanding of the project, methodology, qualifications, budget, and schedule.

In June of 2021 the Town Council authorized a contract with Ascent to complete Phase 1 of the environmental analysis which included field studies, background analysis, and environmental analysis to support the USFS Master Development Plan (MDP) and Project Proposal Letter (PPL) process. The current contract is to amend the Phase 1 contract to fund out-of-scope tasks and for Phase 2 of the project which will involve preparation of a joint EIR/EIS. The total contract cost is \$2,102,908 (amendment for Phase 1 and 2, including contingency). Staff is requesting the Council authorize the Agreement which will allow the environmental documentation to progress on schedule.

The Town has been working closely with the USFS as a part of this project and pursuant to the Memorandum of Understanding executed on August 4, 2021, USFS specialists are in the process of reviewing the scope of work and expect their review to be completed by October 7th. Based on discussions with USFS staff, Town staff does not expect any

substantive changes to the scope. If substantive changes occur, staff will bring back a revised contract for Town Council consideration.

OPTIONS ANALYSIS

Option 1: Authorize the execution of a professional services agreement with Ascent Environmental Inc., subject to the Town Attorney's approval and finalization of the agreement by the USFS for preparation of CEQA/NEPA analysis for the Main Lodge Redevelopment project environmental documentation.

Option 2: Do not authorize the execution of a consulting agreement with Ascent Environmental Inc.

FINANCIAL CONSIDERATIONS:

The total project cost associated with the current Phase 1 scope of work is \$2,102,908 (Phase 1 and 2, including contingency). The project applicant will provide the Town with a deposit which will be used to fund the monthly invoices. The Town will be responsible for paying invoices from Ascent Environmental, Inc. for the CEQA/NEPA services outlined in the scope of work.

LEGAL CONSIDERATIONS:

The Town Attorney has reviewed the attached consulting agreement and will work with staff and the consultant to finalize the agreement.

ATTACHMENTS

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| Attachment 1: | Draft Consulting Agreement: Ascent Environmental, Inc. |
| Exhibit A: | Scope of Work |
| Exhibit B: | Preliminary Schedule |
| Exhibit C: | Fee Summary |

Attachment 1
Draft Professional Services Agreement: Ascent
Environmental, Inc.