

California State Senate

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SENATOR
SAM BLAKESLEE, PH.D.
FIFTEENTH SENATE DISTRICT

DISTRICT OFFICES
605 SANTA ROSA STREET
SAN LUIS OBISPO, CA 93401
TEL (805) 549-3784
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TEL (831) 657-6315
FAX (831) 657-6320

November 6, 2012

Mr. Doug Bosco, Chair
State Coastal Conservancy
1330 Broadway, Suite 1300
Oakland, CA 94612

Re: Port San Luis Harbor Harbor Terrace Campground

Dear Chairman Bosco:

I am writing to urge your board's support for funding the preparation of final design, permit, and environmental review documents needed for the future construction of a campground in the Port San Luis Harbor District area known as Harbor Terrace, located above San Luis Obispo Bay in San Luis Obispo County.

Low-cost accommodations are scarce along much of the California coast. Fewer than 10% of the roughly 1,600 hotels, RV parks and campgrounds in the state's coastal counties are priced under \$100 per night. Once constructed, the proposed campground will help meet the need for lower cost accommodations in the area by providing a mix of tent camping, tent cabins, and RV sites. Additionally, day use facilities, including parking, will also be provided to address the shortage of beach access parking in the vicinity of the campground. The project will be consistent with the county's Local Coastal Plan, as amended by the Coastal Commission in 2007.

As the landowner, the Harbor District will work closely with the Conservancy throughout the pre-construction phase of the project. While Conservancy staff will assume the day-to-day management of this initial phase, District staff will be directly involved in all key decisions including selection of the consultant team and preparation of their scope of work.

After the pre-construction tasks and services are completed and all permits are secured, the District will solicit through a competitive process a developer to undertake development and operation of the campground under a long-term lease agreement. Under the terms of the lease, the District will receive a percentage of the net income derived from the campground. In return for the Conservancy carrying out the pre-construction activities, the District will provide the Conservancy a portion of the revenue it receives from the leasing of the site over the life of the initial lease. This unique approach provides valuable staff assistance to the Harbor District while securing a new source of revenue for future Conservancy operations.

I urge your board to support this innovative and financially rewarding project that will serve visitors of all income levels seeking an attractive, reasonably-priced camping facility on the central coast.

Sincerely,


Sam Blakeslee
Senator, 15th District

STATE CAPITOL
P.O. BOX 942849
SACRAMENTO, CA 94249-0033
(916) 319-2033
FAX (916) 319-2133

DISTRICT OFFICE
1150 OSOS STREET SUITE 207
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**Assembly
California Legislature**



KATCHO ACHADJIAN
ASSEMBLYMEMBER, THIRTY-THIRD DISTRICT

COMMITTEES
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FINANCE
ARTS, ENTERTAINMENT, SPORTS,
TOURISM, AND INTERNET
MEDIA
HIGHER EDUCATION
TRANSPORTATION

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FAIRS, ALLOCATION, AND
CLASSIFICATION

SELECT COMMITTEES
AEROSPACE
CALIFORNIA-MEXICO BI-NATIONAL
AFFAIRS
STATE HOSPITAL SAFETY
WINE

November 8, 2012

Douglas H. Bosco, Chairman
State Coastal Conservancy
1330 Broadway, 13th Floor
Oakland, CA 94612-2530

Re: Port San Luis – Harbor Terrace Campground

Dear Chairman Bosco:

I am writing to urge your board's support for funding the preparation of final design, permit, and environmental review documents needed for the future construction of a campground in the Port San Luis Harbor District area known as Harbor Terrace, located above San Luis Obispo Bay in San Luis Obispo County.

Low-cost accommodations are scarce along much of the California coast. Fewer than 10% of the roughly 1,600 hotels, RV parks and campgrounds in the state's coastal counties are priced under \$100 per night. Once constructed, the proposed campground will help meet the need for lower cost accommodations in the area by providing a mix of tent camping, tent cabins, and RV sites designed and operated to serve a broad range of income levels, including low income. The project will also provide operational facilities for the harbor, as well as amenities for other coastal dependent users, including boat and gear storage yard for commercial and sport fishing activities. Day use facilities, including parking, will also be provided to address the shortage of beach access parking in the vicinity of the campground. The project will be consistent with the county's Local Coastal Plan, as amended by the Coastal Commission in 2007.

As the landowner, the Harbor District will work closely with the Conservancy throughout the pre-construction phase of the project. While Conservancy staff will assume the day-to-day management of this initial phase, District staff will be directly involved in all key decisions including selection of the consultant team and preparation of their scope of work. After the pre-construction tasks and services are completed and all permits are secured, the District will solicit through a competitive process a private developer to undertake development and operation of the campground under a long-term lease agreement.

Exhibit 3: Project letters

Under the terms of the lease, the District will receive a percentage of the net income derived from the campground. In return for the Conservancy carrying out the pre-construction activities, the District will provide the Conservancy a portion of the revenue it receives from the leasing of the site over the life of the initial lease. This unique approach provides valuable staff assistance to the Harbor District while securing a new source of revenue for future Conservancy operations.

I urge your board to support this innovative and financially rewarding project that will serve visitors of all income levels seeking an attractive, reasonably-priced camping facility on the central coast.

Sincerely,

A handwritten signature in black ink, appearing to read 'Katcho Achadjian', written in a cursive style.

Khatchik H. "Katcho" Achadjian
33rd Assembly District

BOARD OF SUPERVISORS



ADAM HILL
SUPERVISOR DISTRICT THREE

1055 MONTEREY, ROOM D430 • SAN LUIS OBISPO, CALIFORNIA 93408-1003 • 805.781.5450

November 7, 2012

Mr. Doug Bosco, Chair
State Coastal Conservancy
1330 Broadway, Suite 1300
Oakland, CA 94612

Re: Port San Luis Harbor Harbor Terrace Campground

Dear Chairman Bosco:

I am writing to urge your board's support for funding the preparation of final design, permit, and environmental review documents needed for the future construction of a campground in the Port San Luis Harbor District ("District") area known as Harbor Terrace, located above San Luis Obispo Bay in San Luis Obispo County.

Low-cost accommodations are scarce along much of the California coast. Fewer than 10% of the roughly 1,600 hotels, RV parks and campgrounds in the state's coastal counties are priced under \$100 per night. Once constructed, the proposed campground will help meet the need for lower cost accommodations in the area by providing a mix of tent camping, tent cabins, and RV sites designed and operated to serve a broad range of income levels, including low income. The project will also provide operational facilities for the harbor, as well as amenities for other coastal dependent users, including boat and gear storage yard for commercial and sport fishing activities. Day use facilities, including parking, will also be provided to address the shortage of beach access parking in the vicinity of the campground. The project will be consistent with the county's Local Coastal Plan, as amended by the Coastal Commission in 2007.

As the landowner, the District will work closely with the State Coastal Conservancy ("Conservancy") throughout the pre-construction phase of the project. While Conservancy staff will assume the day-to-day management of this initial phase, District staff will be directly involved in all key decisions including selection of the consultant team and preparation of their scope of work.

After the pre-construction tasks and services are completed and all permits are secured, the District will solicit, through a competitive process, a private developer to undertake development and operation of the campground under a long-term lease agreement (the "lease"). Under the terms of the lease, the District will receive a percentage of the net income derived from the campground. In return for the Conservancy carrying out the pre-construction activities, the District will provide the Conservancy a portion of the revenue it

Exhibit 3: Project letters

receives from the leasing of the site over the life of the initial lease. This unique approach provides valuable staff assistance to the District while securing a new source of revenue for future Conservancy operations.

I urge the Conservancy Board to support this innovative and financially rewarding project that will serve visitors of all income levels seeking an attractive, reasonably-priced camping facility on the central coast.

Sincerely,

A handwritten signature in blue ink, appearing to read "Adam Hill", with a long horizontal flourish extending to the right.

Adam Hill
Supervisor, District Three
County of San Luis Obispo Board of Supervisors

County of San Luis Obispo

COUNTY GOVERNMENT CENTER, RM. D430 • SAN LUIS OBISPO, CALIFORNIA 93408 • (805) 781-5011



November 2, 2012

Mr. Doug Bosco, Chair
State Coastal Conservancy
1330 Broadway, Suite 1300
Oakland, CA 94612

Paul Teixeira
Supervisor District 4

Re: Port San Luis Harbor Terrace Campground

Dear Chairman Bosco:

I am writing to urge your board's support for funding the preparation of final design, permit, and environmental review documents needed for the future construction of a campground in the Port San Luis Harbor District area known as Harbor Terrace, located above San Luis Obispo Bay in San Luis Obispo County.

Low-cost accommodations are scarce along much of the California coast. Fewer than 10% of the roughly 1,600 hotels, RV parks and campgrounds in the state's coastal counties are priced under \$100 per night. Once constructed, the proposed campground will help meet the need for lower cost accommodations in the area by providing a mix of tent camping, tent cabins, and RV sites designed and operated to serve a broad range of income levels, including low income. The project will also provide operational facilities for the harbor, as well as amenities for other coastal dependent users, including boat and gear storage yard for commercial and sport fishing activities. Day use facilities, including parking, will also be provided to address the shortage of beach access parking in the vicinity of the campground. The project will be consistent with the county's Local Coastal Plan, as amended by the Coastal Commission in 2007.

As the landowner, the Harbor District will work closely with the Conservancy throughout the pre-construction phase of the project. While Conservancy staff will assume the day-to-day management of this initial phase, District staff will be directly involved in all key decisions including selection of the consultant team and preparation of their scope of work.

After the pre-construction tasks and services are completed and all permits are secured, the District will solicit through a competitive process a private developer to undertake development and operation of the campground under a long-term lease agreement. Under the terms of the lease, the District will receive a percentage of the net income derived from the campground. In return for the Conservancy carrying out the pre-construction activities, the District will provide the Conservancy a portion of the revenue it receives from the leasing of the site over the life of the initial lease. This unique approach provides valuable staff assistance to the Harbor District while securing a new source of revenue for future Conservancy operations.

I urge your board to support this innovative and financially rewarding project that will serve visitors of all income levels seeking an attractive, reasonably-priced camping facility on the central coast.

Sincerely,

Paul Teixeira
Supervisor District 4