COUNTY OF SAN LUIS OBISPO

DEPARTMENT OF GENERAL SERVICES

COUNTY GOVERNMENT CENTER•SAN LUIS OBISPO, CALIFORNIA 93408•(805) 781-5200

DUANE P LEIB, DIRECTOR

REQUEST FOR QUALIFICATIONS PS – 972
LOS OSOS WASTEWATER PROJECT
EIR PHASE ENVIRONMENTAL SERVICES
September 26, 2007

The County of San Luis Obispo (County) is assembling team members for the Environmental Impact Report Phase of the Los Osos Wastewater Project. The County is currently soliciting Statements of Qualification (SOQ's) for professional environmental services.

If your firm is interested and qualified, please submit fifteen (15) copies of your SOQ by 5:00 pm on November 2, 2007.

County of San Luis Obispo
Jack Markey, Central Services
1087 Santa Rosa Street
San Luis Obispo CA 93408

If you have any questions about the proposal process, please contact me. For technical questions and information contact Mark Hutchinson, Environmental Programs Manager at (805) 781-5458 or mhutchinson@co.slo.ca.us.

JACK MARKEY
Supervising Buyer
jmarkey@co.slo.ca.us

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SOQ SUBMITTAL AND SELECTION

1. All SOQ's, consisting of fifteen (15) copies must be received by mail, recognized carrier, or hand delivered no later than 5:00 pm on November 2, 2007. Late SOQ's will not be considered.

2. All correspondence should be directed to:

   San Luis Obispo County
   Department of General Services
   1087 Santa Rosa Street
   San Luis Obispo CA 93408
   ATTENTION: JACK MARKEY
   Telephone: (805) 781-5905

3. Costs of preparation of SOQ's will be borne by the consultant.

4. It is preferred that all SOQ's be submitted on recycled paper, printed on two sides.

5. Selection of qualified consultants will be by an approved County procedure.

6. This request does not constitute an offer of employment or to contract for services.

7. The County reserves the option to reject any or all SOQ's, wholly or in part, received by reason of this request.

8. The County reserves the option to retain all SOQ's, whether selected or rejected.

9. The County reserves the right to circulate RFP's to the firms who present qualifications which in the judgment of the County best accomplish the desired results.

10. Selection will be made on the basis of the SOQ's as submitted. The Selection Committee may deem it necessary to interview applicants. The County retains the right to interview applicants as part of the selection process.

11. The proceedings of the Selection Committee are confidential. Members of the Selection Committee are not to be contacted by the proposers after submittal of SOQ's

12. It is anticipated that a selection will be made by December 2007 with contract negotiations soon to follow. The firms not selected will receive notification with explanation. If funded, the project will start by the first quarter of 2007.

COUNTY OF SAN LUIS OBISPO

REQUEST FOR QUALIFICATIONS (RFQ)

TO PROVIDE

EIR-PHASE ENVIRONMENTAL SERVICES FOR THE LOS OSOS WASTEWATER PROJECT

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SECTION I – INTRODUCTION

Background

Los Osos is a small, unincorporated coastal community of about 14,600 residents located at the south end of Morro Bay, twelve miles west of the City of San Luis Obispo in San Luis Obispo County, California. The majority of the community's wastewater treatment needs are served by on-site septic systems. A large portion of the community is subject to a wastewater discharge prohibition initially issued by the Regional Water Quality Control Board (RWQCB) in 1983.

In response to the RWQCB discharge prohibition, in the late 1980's the County of San Luis Obispo developed a wastewater collection and treatment project and prepared an Environmental Impact Report (1987 EIR). After preparation of a supplement to the EIR (1988 EIR), the County embarked on the detailed design process. In the mid 1990's the project was modified to relocate the proposed wastewater treatment facility out of the rural area northeast of the community to a site on the east side of the more developed area of the community, necessitating the preparation of a second supplemental EIR (1997 EIR).

In 1998 the community voted to establish a Community Services District with wastewater authority. The newly formed Los Osos Community Services District (LOCSD) developed a wastewater collection and treatment project with the treatment facilities located in the west-central portion of the community. An EIR was prepared and certified for the project on March 1, 2001 (2001 EIR). After receipt of a Coastal Development Permit construction on the project was started in 2005. In the fall of 2005 a majority of the board members of the LOCSD were recalled in a special election; the new CSD board immediately halted construction on the wastewater project. In August 2006 the LOCSD filed for federal bankruptcy protection.

On September 20, 2006 Governor Arnold Schwarzenegger signed AB 2701, a bill authored by Assemblyman Sam Blakeslee. AB 2701 authorizes transfer of wastewater authority from the LOCSD to the County. Based on policies established by the Board of Supervisors in June 2006, the County has, since early 2007, embarked on a process to developing a community wastewater system in Los Osos. That process has produced a Rough Screening Report and a Fine Screening Report, focusing on identifying a set of viable project alternatives for the purpose of establishing the feasibility of various project options and providing a basis for cost estimates for the proposition 218 election that is currently underway. In addition, a Pro-Con report on the Fine Screening Analysis was produced by a Board of Supervisors Technical Advisory Committee composed of members of the community representing financial, engineering, and environmental areas of experience and expertise.

Anticipating a successful 218 election with final results by October 23, 2007, this RFQ is intended to begin the process of selecting one or more environmental consulting firms to join the project team with an overall goal towards producing the necessary CEQA, NEPA and FESA documents during the first half of 2008. The County wishes to select the most qualified consultant team, refine the scope of work, and enter into contract(s) by the end of January 2008.

Approach

The County's efforts on the Los Osos Wastewater project since 2006 are the result of an interdisciplinary team approach involving both consultants and County staff members. The current team, composed of over 15 individuals representing several departments and divisions of the County and no less than four engineering, environmental, and hydro-geotechnical consulting firms, has established an efficient and interactive team approach to addressing the project. The County desires to continue and expand this approach through the environmental, design, regulatory permitting, and construction phases of the project.

The consultant(s) will function as an integral part of the project team to further the project's goals and objectives. While engaged in this capacity, the consultant(s) will apply the Mission and Values Statement of the Department of Public Works' Environmental Programs Division:

Mission Statement:

Maintain and improve public facilities and safety while conserving and enhancing environmental resources for the benefit of the community.

Values:

Teamwork. We strive to work with other stakeholders to help achieve regulatory compliance, environmental stewardship, and on-time project completion.

Integrity. We seek to exemplify the spirit of full regulatory compliance.

Stewardship. We strive to protect the community's natural resources.

Service. We strive to serve the best interests of the community with respect, responsibility, and efficiency.

In order to facilitate the assembling of the best possible team, and understanding that the Los Osos Wastewater project has generated a significant volume of litigation, including litigation involving environmental requirements, the County will modify the current standard CEQA indemnification requirements. Consultants should anticipate that some degree of litigation may result from the CEQA, NEPA

and or regulatory permit processes involved and consider how the consultant and the County can best address this potential in our contracts and agreements.

Prospective consultants are no doubt aware that several local consulting firms have produced a large volume of the environmental work on the Los Osos wastewater issue. The County believes that this work is accurate and valuable to the current effort. In order to produce the new EIR in short time frame, the County has contracted separately with principals from the Morro Group and Crawford, Multari and Clark Associates to provide historical information, assist the County in reviewing consultant products, and act as facilitators of the work of the larger environmental team. Therefore, these firms are not available to join consultants as subcontractors for this effort.

SECTION II – PROJECT DESCRIPTION

Project Purpose

The Los Osos Wastewater Project consists of four main components: collection, treatment, effluent reuse and disposal, and solids treatment and disposal. The primary purpose of the project is to alleviate groundwater contamination, primarily nitrates, that have occurred at least partially because of the use of septic systems throughout the community. However, an important aspect of the wastewater project involves water resource issues. Water resource issues are important because of seawater intrusion that is contaminating the Los Osos groundwater basin. On March 27, 2007, the San Luis Obispo County Board of Supervisors certified a "Level of Severity (LOS)" III for the community of Los Osos while adopting a Resource Capacity Study for the Los Osos groundwater basin. The LOS III determination is the highest determination of a resource problem under the County's Resource Management System (RMS). The wastewater project can be an important first step to solving water resource problems. Consequently, water resource solutions are a key part of the wastewater disposal and reuse components of the project.

Consultants should review the August 2007 Viable Project Alternatives Fine Screening Analysis, August 2007 at:

http://www.slocounty.ca.gov/PW/ LOWWP/DOCS/Current_Documents.htm

to gain a better understanding of the various wastewater project components and how they might be employed to create a wastewater project for Los Osos. However, it must be understood that the range of components and alternative projects presented in the Fine Screening Analysis does not limit the range of alternatives that must be addressed in the environmental documents. Since the County's Proposition 218 process is a funding decision and not a project selection decision, it is important to recognize that the community options identified in the Fine Screening Report do not include all of the detailed alternatives that could be developed and implemented by the County. Additional alternatives will be identified and analyzed in the EIR.

Historical Perspective

The unincorporated community of Los Osos is located on a series of ancient sand dunes. Underlying the shallow dune sands is a water-bearing zone known as the Paso Robles Formation, which provides the community with its sole source of domestic water. Deeper still is the older, non-water-bearing material of the Franciscan Formation, which, along with the Pacific Ocean, confines the aquifer to the west end of the Los Osos Valley. The Paso Robles Formation contains intermittent layers of clay that restrict the vertical movement of groundwater, effectively dividing the aquifer into upper and lower components.

The majority of Los Osos was subdivided into small residential lots in the late 19th century, which were intended as summer homes and retreats. Over the years, the community developed in the absence of a central wastewater collection and treatment system, relying instead on individual septic tanks and leach fields in combination with wells that extract drinking water from the Paso Robles Formation.

The RWQCB and other health agencies became concerned with the use of individual disposal systems (i.e., septic systems) in the Los Osos area as early as 1971. The basis for this concern was that while depth to groundwater varies in the area, it is shallow enough to flood some leach fields in wet weather. In the Baywood Park area, few of the systems can meet the RWQCB's criteria for separation between the bottom of a leach field and ground water. Furthermore, many of the smaller lots are too small for leach fields, and as a result, utilize deeper seepage pits which may discharge directly to ground water. Concerns regarding the impacts of septic systems on ground water were heightened by the fact that the Los Osos area obtains its water supply from groundwater aquifers. As a result, an interim Basin Plan adopted by the RWQCB in June, 1971 contained a provision prohibiting septic system discharges in the area after 1974.

In 1983, the RWQCB issued Resolution No. 83-13 which made the following findings:

- Previous studies (Brown and Caldwell, 1983) indicated that the quality of water derived from the shallow aquifer underlying the community was deteriorating, particularly as it relates to increasing concentrations of nitrates in excess of State standards.

- The current method of wastewater disposal by individual septic tank systems located in areas of high groundwater may be a major contributing factor to this degradation of water quality. And,

- Continuation of this method of waste disposal could result in health hazards to the community and the continued degradation of groundwater quality in violation of the Porter-Cologne Act.

In January, 1988, the RWQCB established a discharge moratorium which effectively halted new construction or major expansions of existing development until the County provided a solution to the water pollution problem. The County, working with representatives of County Service Area No. 9, which included most of the community of Los Osos, devised a plan for a wastewater treatment system based on conventional collection, treatment and disposal technologies.

A Final Environmental Impact Report (FEIR) was prepared for the original County wastewater project in 1987. The FEIR addressed the following issues:

- Geologic and seismic hazards
- Groundwater hydrology
- Flooding and drainage
- Biological resources
- Cultural resources Visual resources Traffic and circulation Noise
- Air quality
- Agricultural resources
- Growth inducement
- Alternatives
- Economic and fiscal Considerations

An addendum to the Final EIR was prepared in 1987 to address new information that became available regarding isotopes of nitrogen and their impact on the groundwater contamination problem. A second addendum prepared in 1989 included additional information regarding agricultural impacts associated with the proposed treatment plant site as well as more specific data regarding native plant life.

A supplemental EIR was also prepared in 1989 to provide an updated analysis of the following issues:

- Geologic hazards
- Groundwater hydrology
- Sludge disposal
- Growth inducement
- Agricultural resources
- Alternatives

A second supplemental EIR was prepared in 1997 to accomplish the following:

- Update the information contained in the 1987 FEIR to respond to any changes in the environmental setting which may have occurred since the original FEIR was certified, and since completion of the two addenda and the first supplement.

- Evaluate changes and potential changes in the project description relating to the service area boundaries; project phasing; alternative treatment plant site locations; alternative treatment processes; and modifications to the collection system.

The project evaluated by the 1997 supplemental EIR was a conventional wastewater collection and treatment system which, for a variety of reasons, did not receive community-wide support. The biggest concerns regarding the County-sponsored project related to:

- Cost;

- The potential for the proposed disposal system and the volume of wastewater being introduced on the disposal site to result in the day lighting of discharged treated effluent down slope;
- The use of percolation ponds and their susceptibility to rupture;
- The potential for increased liquefaction potential and flooding down slope from the disposal site.

The Board of Supervisors certified the FEIR and approved the project's Coastal Development Permit (CDP) in 1997. The Board's approval of the CDP was appealed to the California Coastal Commission in 1998. During the course of the Coastal Commission hearings an organized community group presented an alternative approach to the County's project. In response, the Coastal Commission allowed the community the opportunity to demonstrate the feasibility of an alternative to the County project. In November, 1998, voters approved the formation of a Community Services District for Los Osos to assume responsibility for the completion of a wastewater system. The appeal of the county approved wastewater project had been held in abeyance by the Coastal Commission to give the newly-formed LOCSD the opportunity to demonstrate the feasibility of an alternative system involving new technology for the treatment of effluent. The Commission gave the LOCSD until January 2000 to prepare a facilities plan for the alternative wastewater system and to present the plans to the Regional Water Quality Control Board.

In February 2000 the LOCSD's Project Report was submitted to the RWQCB based on a system of wastewater treatment known as Advanced Integrated Wastewater Pond Systems (AIWPS). After considerable study by the LOCSD and after numerous public hearings, the LOCSD concluded that there was insufficient data from AIWPS systems currently in operation to conclude that it could meet RWQCB standards for the removal of nitrates. The LOCSD then began investigating other alternatives.

On March 1, 2001 the LOCSD prepared and certified a Final EIR for a project that would use Membrane Bio Reactor treatment technology at a site near the center of the developed community. The March 1, 2001 FEIR addressed the following issues:

- Geology
- Hydrogeology and Water Resources
- Drainage and Surface Water Quality
- Cultural Resources
- Consistency With Adopted Plans and Policies
- Traffic and Circulation
- Air Quality
- Noise
- Public Health, Safety, and Services

- Visual Resources
- Biological Resources
- Cumulative and Growth Inducing Impacts
- Alternatives

The LOCSD gained approval of a Coastal Development Permit from the County, and on appeal, from the California Coastal Commission. After satisfying numerous conditions of approval, and working through various legal challenges to both the CDP approval and the adequacy of the EIR, construction on the project was started in the late summer of 2005. Shortly thereafter, in the fall of 2005 a majority of the members of the LOCSD board were recalled in a special election; the new LOCSD board immediately halted construction on the wastewater project.

In August 2006 the LOCSD filed for federal bankruptcy protection citing the burden of debts incurred from a number of sources, including the loss of a State Revolving Fund low interest loan, revoked by the State in response to the stoppage of the wastewater project construction, claims from contractors who had initiated construction, litigation, and other obligations.

In early 2006, a team of County officials and staff began reviewing the wastewater situation in Los Osos after a proposal to dissolve the LOCSD was initiated with the Local Agency Formation Commission. In the following months, Assemblyman Sam Blakeslee requested input from the County, along with others, to try and develop legislation that might help solve the wastewater situation. The County Board of Supervisors held a public hearing on June 19, 2006 to consider their formal position. At the conclusion of their hearing the Board adopted policies for the project that included the following six legislative elements:

- Proposition 218 funding/property owner assessments
- A Prop. 218 majority protest = no further County obligations
- Re-establish Low Interest State Revolving Fund (SRF) loans
- Abeyance of Enforcement Action
- LOCSD Liabilities stay with LOCSD
- County Board has sole project authority

The six legislative elements guided the County's review of, and comments on, the Blakeslee legislation (AB 2701) as it moved through the committee hearings of the State Senate and State Assembly. After several amendments, AB 2701 was approved on combined 110-0 votes of the California State Senate and State Assembly, and it was signed by Governor Arnold Schwarzenegger on September 18, 2006. Effective on January 1, 2007, AB 2701 transferred the authority of developing a community wastewater project from the LOCSD to the County.

On June 19, 2006, the Board of Supervisors also approved numerous project strategies. The project strategies provide guidance for County officials and staff working on the project. After Governor Schwarzenegger signed AB 2701, the County Board, on October 3, 2006 approved a $2.0 million project budget for work needed to meet the requirements of Proposition 218. County project work efforts included the following:

- Analysis of Project Alternatives
- Creation of a Technical Advisory Committee
- Development of a Pro/Con Analysis on Project Alternatives
- Preliminary Environmental Review
- A "Prop. 218" Assessment Hearing

The "Prop. 218" proceedings currently underway will decide if property owners want the County to build a community wastewater project.

Refining the Project Description

The County does not intend to develop a single "proposed project" on which to focus the EIR and base the alternatives analysis. Using 30% design information, the core work effort is to, through the CEQA/NEPA process, in concert with on-going efforts to define project costs and consider community preferences, move through an alternative analysis process that results in a fully developed project description. Based upon the volumes of documentation produced for the project over the past decades, the most recent work produced by the County team, and the clear project purposes of wastewater treatment and water supply, the County desires to examine the widest possible range of feasible alternatives on a co-equal basis.

Public review of the draft EIR is planned to coincide with a community preferences survey and the issuance of a design/build Request for Proposals for two different collection system alternatives (gravity and STEP/STAG). This approach will allow the County to identify the preferred alternative using environmental, economic, and community preferences information. The County would then produce the final EIR identifying the preferred alternative, followed by findings supporting the project decision.

Document Standards

All environmental documents prepared for the project must meet all of the requirements set forth in the following, as applicable:

- California Environmental Quality Act (PRC 21000 et seq.)
- State CEQA guidelines (CCR, section 15000 et seq.)
- National Environmental Policy Act (42 USC 4321 et seq.)

- CEQ NEPA Regulations
- Section 106 of the National Historic Preservation Act (16 USC 470 and 36 CFR Part 800)
- Endangered Species Act (16 USC 1531 et seq.)
- Clean Water Act (33 USC 1251 et seq.) (emphasis on sections 401 and 404)
- Clean Air Act (42 USC Section 7401 et seq.)
- Fish and Wildlife Coordination Act (16 U.S.C. 661-666)
- California Endangered Species Act (Fish and Game Code 2050 et seq.)
- Native Plant Protection Act (Fish and Game Code 1900-1913)
- Section 1600 of the Fish and Game Code
- California Coastal Act
- Federal Executive Order 11990 (Wetlands)
- Federal Executive Order 11988 (Floodplains)
- Federal Executive Order 12898 (Environmental Equity)

SECTION III – ANTICIPATED ENVIRONMENTAL SERVICES

The following preliminary environmental scope generally describes the project's environmental requirements and areas of environmental expertise needed on the project team. It is the intent of the County to move the project through the CEQA/NEPA process, Coastal Development Permitting, Environmental Regulatory Permitting (Section 404 and Section 1602 permits) and the Section 7 process using the same consultant team. Environmental work to initiate construction, including the preparation of all mitigation plans, construction monitoring plans, and post construction mitigation monitoring, maintenance, and reporting plans is anticipated to be under separate contract.

<u>Preliminary List of Environmental Issues</u>

The following preliminary list includes those environmental issue areas that will need to be included in the EIR. Final EIR scope will be established after circulation of the Notice of Preparation and completion of the scoping process:

- Project Description.
  - Alternatives Development and Descriptions
  - System Components
  - On-site Based Alternatives
  - Regional Sludge Treatment
  - Regional Treatment Approaches
  - De-centralized Treatment
  - Water Supply Alternatives
- Impact Areas:
  - Water Quality
  - Water Supply
  - Health and Safety
  - Biological Resources
  - Cultural Resources
  - Air Emissions and Odor
  - Visual Resources
  - Noise
  - Geology
  - Traffic
  - Agricultural Resources
  - Drainage
- Consistency With Plans and Policies:
  - CA Coastal Act/SLO County Local Coastal Plan
  - Energy Use/AB 32 Analysis
  - Marine Life Protection Act
  - HCP Planning
  - Environmental Justice
  - Growth Inducement

- Mitigation Plans and Monitoring
- CEQA/NEPA Processing
    - List of Preparers
    - List of References
    - Notices and Consultations

Discussion of Environmental Issue Areas

The following discussions are presented for consideration as part of the scoping process. They are not intended to be a complete presentation of the document scope, but rather as summary information gathered by the County to date. This preliminary list includes those environmental issue areas that will need to be included in the EIR. Final EIR scope will be established after circulation of the Notice of Preparation and completion of the scoping process.

Consultants should be aware that previous EIR's have analyzed the majority of these issues in detail. This new work effort must consider all previous information, correct any errors or omissions, update the information to address changed circumstances, and analyze new issues that have arisen as the result of new project elements and alternatives.

Project Description The County's approach is to evaluate a number of feasible alternatives on a co-equal basis (the NEPA approach) in the draft EIR. While the draft EIR will identify the environmentally superior alternative, the process will not identify a preferred alternative until the final EIR stage. The County's approach also involves evaluating two different collection system alternatives (STEP and gravity) on a co-equal basis, not choosing between the two until the results of a community survey and a design-build RFP are known. This approach, along with a high number of treatment alternatives, treatment plant sites, and effluent disposal/water reclamation options generates a complex project description. The initial concept is to develop a set of detailed appendices, each of which describes a major part of the project description. Much like the approach taken in the County's rough and final screening reports, analysis of the various components of the project description will generate a short list of sites, treatment options, disposal/reuse options etc. that can be combined into a set of whole projects. The key challenge for the EIR is to carefully document the process of short-listing to ensure that viable alternatives are not overlooked.

With respect to the set of appendices that comprise the alternatives analysis/project description, the County envisions the following:

- Alternatives Development and Descriptions. This volume will describe the fully developed project alternatives that resulted from the component screening analysis described above, including a range of treatment plant sites. At a minimum, collection system options must include STEP and gravity.

- System Components. This volume will describe the various system components that make up a community wastewater system, eliminating those that are either not feasible or that pose clearly unacceptable environmental consequences. This volume will need to include essentially every treatment plant site that has been included in each of the previous EIRs to ensure that the reasons for eliminating any site from further consideration are clearly articulated.

- On-site Based Alternatives. On-site based alternatives include unconventional systems, such as composting toilets, nitrogen sequestering systems, and others. The EIR must document the feasibility of these kinds of approaches and explain, if they are rejected, why they are not being carried forward.

- Regional Sludge Treatment. This alternative involves establishing a regional sludge treatment facility in conjunction with the treatment plant in order to lower the Los Osos community's cost of operating the wastewater project. The EIR will need to document the environmental effects, direct or incremental, that would result from implementation of a regional sludge treatment facility so that the community can determine if this option should be pursued.

- Regional Treatment Approaches The regional treatment concept involves combining one or more of the treatment, sludge disposal and effluent disposal/reuse components of the Los Osos project with the Morro Bay/Cayucos Sanitary District's treatment facility in Morro Bay and/or with the California Department of Correction's California Men's Colony treatment facility. The driving concepts behind the regional treatment approach are:

  - The belief that larger treatment plants are more energy and cost efficient

  - The Morro Bay plant is currently in the planning stages of an upgrade project to increase treatment levels to secondary and possibly tertiary for a least a portion of the flow, therefore the timing is right to implement a regional solution

  - The Morro Bay plant should abandon its ocean outfall line in favor of more environmentally acceptable methods.

  Three versions of this approach involve:

  - Collect wastewater from Los Osos via either a STEP or gravity system and pump all of the untreated wastewater to the existing Morro Bay treatment plant. Effluent, at various levels of treatment, may or may not be pumped back to Los Osos to address water supply issues. The

Morro Bay plant would probably need to be expanded to accept the increased volume of wastewater. The volume of effluent/reclaimed water returned to each community may or may not reflect that community's contribution to the inflow. As a result, Los Osos might be able to increase inflows to its water basin above what could be accomplished without regional treatment.

- Collect wastewater from Los Osos, Morro Bay and Cayucos and treat it at a new plant to be constructed somewhere in the Chorro Valley. Disposal of effluent/reclaimed water would be similar to option A, except that the existing outfall line from the Morro Bay plant would more definitely be abandoned and Chorro Valley water needs could be added to the reclaimed water equation.

- Other variations on the same concept focusing on elimination of the existing outfall line, implementing various degrees of treatment and water reclamation, and potentially adding the California Men's Colony Treatment Plant into the mix.

The potential to generate larger volumes of reclaimed water creates a number of potential reuse scenarios. In lieu of pumping reclaimed water back to Los Osos, one option involves exchanging irrigation quality water for treated state water currently used by Morro Bay. This approach, or variations of it, might reduce costs associated with higher effluent treatment levels.

The initial evaluation of the environmental consequences of the regional treatment approach, in concert with an engineering evaluation examining efficiency issues, will determine the degree to which the EIR carries this approach forward. The results of the initial analysis will need to be included in the EIR regardless of whether or not the regional options are fully examined in the EIR.

<u>De-centralized Treatment.</u> De-centralized treatment options consist of a STEP collection system pumping to smaller "neighborhood" sized treatment facilities that then discharge treated effluent to leach fields or return reclaimed water for irrigation. The County is producing an engineering report on this option to determine if it has the potential for use in Los Osos. If so, the EIR will need to include an analysis of the environmental effects of this approach. The results of the initial analysis will need to be included in the EIR regardless of whether or not the regional options are fully examined in the EIR.

o <u>Water Supply Alternatives</u>. The EIR will include a discussion of various alternatives for addressing the water supply issue in Los Osos. The analyses of the water supply alternatives that are not eliminated from

further consideration need to be addressed in each environmental issue area (biology, geology, etc.). Because the solutions to the water supply issue are outside the purview of the lead agency (County) the EIR will need to take a programmatic approach to the analysis of some of the options, given that detailed information is not available. The programmatic approach will lay the environmental analysis foundation for those water supply alternatives that are longer term and/or lack the detail needed to produce a complete environmental analysis.

Impact Areas

Water Quality. The water quality analysis will address both short term and long term water quality issues. Short term water quality issues focus on the construction of the project, including the implications of dewatering excavations in high groundwater areas. Long term water quality issues include the impact(s) to groundwater aquifers that result from the discharge of treated effluent. The County intends to work closely with the water purveyors to address these issues, especially as they might affect the water purveyors' ability to continue to pump groundwater from specific locations. A substantial amount of water quality information has been produced by previous water studies and plans, EIR's, and agency investigations. However, some level of additional detailed information on the long term water quality impacts resulting from effluent disposal above drinking water aquifers will need to be included in the analysis.

Water Supply. Impacts to water supply relate to the re-direction of septic tank effluent from discharging over the groundwater aquifer to other locations such as spray fields, etc. The EIR will examine how various effluent disposal/water reuse components and options affect the long term water supply. This analysis will also connect to the initial discussions regarding the various water supply alternatives described in that section of the project description. The County and community have long worked with Cleath and Associates to examine the relationship between the wastewater project and water supply issues, consultants should review the information contained in the Fine Screening Report to gain a better understanding of this issue.

Health and Safety. Health and safety considerations stem from the handling and management of raw wastewater, the processes used to treat the wastewater, and the disposal or reuse of treated effluent and sludge. The various levels of treatment required for different reuse options and how those standards relate to public health issues are important topics. Also, the public health implications of various failure modes of systems alternatives and components needs to be included. The community has expressed a high level of concern with issues related to:

- potential leakage of the collection system,

- the effects of spills and overflows of the collection system and treatment systems
- potential health effects of the various effluent disposal/reuse methods

Biological Resources. A substantial amount of biological resource information has been generated by EIR's and studies prepared for previous wastewater projects, along with various independent studies focused on the development of the greenbelt around the community, the draft community Habitat Conservation Plan, various development projects, and other efforts. This EIR will consider all previous information, correct any errors or omissions, update the information to address changed circumstances, and analyze new issues that may have arisen as the result of new project elements and alternative sites. Accurate mapping of special status habitats will be critical to the project's success because of the project's location in the coastal zone. The EIR must accurately quantify the areas of impact posed by various alternatives and options so that clear conclusions regarding consistency with coastal plan policies can be reached. The whole of the Los Osos urban area is designated as an Environmentally Sensitive Habitat Area (ESHA) by the coastal commission owing to the unique vegetation found on the dune sands upon which the community is located. In addition, wetlands, as defined by the coastal commission (as opposed to the Clean Water Act definitions) are abundant around the community. Development of any project that impacts either of these habitats is prohibited unless there is no other feasible alternative. Given that any wastewater project will impact both habitat types, accurate information about the extent and degree of biological impacts is critical to the coastal consistency analysis.

Cultural Resources. Los Osos contains a wealth of prehistoric cultural resources with many known sites located throughout the community. As a result, a substantial amount of cultural resources information has been produced by previous studies and plans, EIR's, and agency investigations. However, additional detailed information on the potential impacts to resources that may be located on treatment plant sites not previously considered will need to be developed. Consultants should be aware that a number of artifacts were already collected during the early stages of work on the previous project (primarily during work on the collection system). That effort confirmed not only the wealth of cultural resources located in the community but issues related to cataloging and long term curation of recovered items as well. Consultants must have significant staff resources and experience in this arena, including the ability to work in a positive manner with Native American peoples. The most recent and most comprehensive cultural resource work on the project was conducted by the Far Western Anthropological Research Group.

Air Emissions and Odor. The EIR will need to identify the level of air emissions from both construction and operation of the project. An important consideration is the potential difference between the amount and type of emissions that could be generated by the two primary types of collection systems that are proposed:

STEP and gravity. While gravity systems are typically vented to the air at various points, STEP systems, being pressurized may be more controlled, at least for some parts of the system. Also, because part of the overall waste treatment occurs within the STEP tank, the constituents of vented vapors may be different for each system. Discussions of STEP systems do indicate that the pumped effluent is highly odorous, and that various system vents are typically fitted with filters to trap odors. At the same time, the amount of vapor that is originates in the STEP tank and is vented through the plumbing vents in individual residences is not well understood.

All indications are that STEP collection systems require more routine maintenance work, owing to the need to remove solids and operate numerous STEP pumps. A comparison of emissions from vehicles involved in maintenance operations may be needed to identify difference in overall air emissions between STEP and gravity based systems overall.

Treatment plant odor emissions are especially important to the community. Although the Tri-W project included many elements to control odors, its location within the developed community still brought controversy due to the potential for offensive odors. However, out-of-town locations are relatively new to the community and have already generated concerns based on the potential for odor issues to result. The EIR will need to include a careful, science based analysis of odor issues that considers local climatic conditions that may be unique to the areas proposed for the treatment plant. Methods for accurately describing the level of odor impact may need to include modeling (if feasible), contour mapping, local examples of similar operating plants, etc.

Visual Resources**.** The analysis of visual impacts will be focused on the treatment plant, as the majority of the rest of the system is underground. However, visual treatments of about ground pump stations etc. will need to be addressed.

Out of town locations, being rural, are particularly sensitive because of the need to develop designs, including screening and planting measures, that are compatible with the rural character of the area. Generally, an approach that “blends” an industrial type development into the area, rather than attempts to completely block views of the site, is preferable. However, for sites visible from the cemetery, an approach that blocks all views of the treatment plant may be preferable.

It will important to bring the discussions of visual impacts, noise, and odor together in the context of community impacts so that all three can be addressed through design and/or mitigation. The specific concern in this area is relative to sites that are near the cemetery. Whether or not locating a wastewater treatment plant next to a cemetery is appropriate may or may not be a CEQA issue, however, the EIR must provide the information needed to accurately assess physical impacts on the cemetery.

Noise. The project will generate noise during construction and during operation of the treatment plant, pump stations, lift stations, and during maintenance work on the collection system, etc. Previous EIR's have identified mitigation measures for various phases of the project and found that all noise impacts could be mitigated to a less than significant level. It will be important in this EIR to characterize the different noise environments between urban and rural settings in order to discuss potentially different mitigation levels associated with urban vs. rural sites, if any. In addition, the two alternative collection systems have different routine maintenance and operational requirements that may result in different noise impacts. These differences will need to be described and quantified in the document.

Geology. The project area is subject to several types of related but distinct geologic and seismic hazards, including earthquakes, liquefaction, seismic settlement, soil lurching, and landslides. These hazards have been described and analyzed in all previous EIR's. It will be important for the new EIR to update the geologic information to reflect any new findings, as well as provide focused geologic discussions on all of the treatment plant sites that are carried through to the "short list" of alternatives. This section should also provide the technical information necessary to identify the seismic performance differences between the two types of collection systems, if any.

Traffic. The construction and operation phases of the project will have traffic impacts. Construction period impacts may be significant because there will be full or partial road closures and restrictions on access to various streets as underground work is conducted. Consultants should be aware that previous EIR's have evaluated construction traffic impacts and developed construction period mitigation and mitigation plans to address such impacts. This EIR should review the previous information, update it as necessary, and apply the mitigation plans to any new project alternatives.

With respect to operational phase traffic impacts, it will be important to identify any different traffic impacts generated by the two collection system alternatives, differences resulting from different degrees of sludge treatment, including the regional sludge treatment option, and the traffic safety aspects of accessing various treatment plant locations.

Agricultural Resources. Previous EIR's did not analyze impacts to agricultural resources in great detail because, other than the original treatment plant location on Turri Road, subsequent projects did not have the potential for substantial effects on agricultural land use or agricultural practices. The current range of treatment plant location alternatives does include sites outside of the urbanized are located on agricultural land. In addition, effluent disposal and reuse options, as well as the overall water supply equation all involve potential agricultural impacts. These effects require an in-depth analysis.

Drainage. Although the majority of Los Osos is located on sandy soils, the community suffers from poor drainage in several areas, which has lead to damage to both private and public property. Therefore, changes in drainage patterns or water absorbtion rates are important topics. Previous EIR's have evaluated drainage and developed construction period mitigation and mitigation plans to address such impacts. This EIR should review the previous information, update it as necessary, and apply the mitigation plans to any new project. Special attention should be given to the alternative treatment plant sites located east of the urban area because they have not been previously analyzed in detail and because some adjacent areas have suffered localized drainage issues in the past.

Consistency With Plans and Policies

California Coastal Act. The Los Osos Wastewater Project, including all of its components and alternatives, is located within the California Coastal Zone. All aspects of the project will require approvals and permits from the California Coastal Commission. Key issues for the Coastal Commission, under the umbrella of consistency with the San Luis Obispo County Local Coastal Plan and the California Coastal Act, include direct and indirect impacts on sensitive coastal resources such as designated (mapped and unmapped) Environmentally Sensitive Habitat Areas (ESHA's), coastal wetlands, and groundwater resources. The effort to provide wastewater service to Los Osos underwent detailed review by the Coastal Commission when the Commission issued permits for the project proposed by the Los Osos CSD in 2004. The County's intent is to develop a project that is entirely consistent with the Commission's approach to all coastal issues identified in 2004. The County's goal is to include, in the draft EIR, a complete coastal consistency analysis for each primary alternative ready to forward to the Planning Commission for consideration of a coastal development permit.

Energy Use/AB 32 Analysis. The community of Los Osos is concerned about the long-term sustainability of the wastewater project, not only with respect to water supply but also with the long-term energy use of the project and its secondary effects on, and potential impacts from, greenhouse gas emissions and global warming. The EIR must include an analysis of these issues, including the feasibility and efficiency of a wide range of project components and operational techniques that could reduce energy use and greenhouse gas emissions. The list of mitigation measures must also include actions that Los Osos, either as a community or as individuals, could take to reduce the overall "carbon footprint" of the project. The EIR must also discuss how various sea-level rise scenarios associated with global warming could impact the project in the long-term.

Marine Life Protection Act. Morro Bay was recently designated a State Marine Recreational Management Area; the eastern portion of the estuary was designated a State Marine Reserve pursuant to the Marine Life Protection Act. These designations prohibit discharge of pollutants into the bay. The EIR must examine

short and long term pollution issues as they relate to the Marine Life Protection Act. An analysis of the probability, magnitude, and effects of spills from various components of the wastewater system will be important, especially is the analysis shows substantial differences in potential impacts from different collection systems types, treatment technologies, or treatment plant and other system component locations. This work must be correlated with the analysis of the health and safety implications of various project alternatives.

HCP Planning. The County does not anticipate that the wastewater project will require the preparation of a Habitat Conservation Plan (HCP). However, a community-wide HCP is being prepared for Los Osos, with the draft plan having been submitted to the U.S. Fish and Wildlife Service in 2005 (http://www.losososcsd.org/hcp/index.html). Although comments from the Service were received in 2005, no action has been taken on moving ahead with the HCP by the LOCSD. The County Department of Planning and Building has prepared a section 9 grant application in order to move the HCP forward. The HCP focuses on providing a mechanism to mitigate the impacts of development within the Los Osos urban area by establishing a management system and long term funding for the Los Osos Greenbelt. The EIR must examine the relationships between the HCP planning effort and the wastewater project and, it there are any conflicts or inconsistencies between the projects provide methods to ensure coordination and consistency between the project and the HCP.

Growth Inducement. Consistent with the requirements of CEQA and NEPA the EIR must describe the potential growth-inducing implications of the wastewater project. Although the plant sizing is consistent with the proposed service area, this section of the EIR should identify the various effects that are likely to result both from build-out of the service area (by reference to various EIR sections discussing water supply, traffic, air quality, biological resources, etc..) as well as the growth inducing effects of treatment plant location alternatives (especially those located outside of the urban reserve line). The EIR must also identify other factors that currently act to limit or control growth and provide a discussion of how those other limits may or may not be affected by the provision of wastewater service to the community.

Environmental Justice

According to the U.S. EPA, “Environmental Justice is the fair treatment and meaningful involvement of all people regardless of race, color, national origin, culture, education, or income with respect to the development, implementation, and enforcement of environmental laws, regulations, and policies. Fair Treatment means that no group of people, including racial, ethnic, or socioeconomic groups, should bear a disproportionate share of the negative environmental consequences resulting from industrial, municipal, and commercial operations or the execution of federal, state, local, and tribal environmental programs. and policies. Meaningful Involvement means that: (1) potentially affected community residents have an

appropriate opportunity to participate in decisions about a proposed activity that will affect their environment and/or health; (2) the public's contribution can influence the regulatory agency's decision; (3) the concerns of all participants involved will be considered in the decision-making process; and (4) the decision-makers seek out and facilitate the involvement of those potentially affected." The EIR must document the project's compliance with Environmental Justice principals by discussing the efforts the County has taken and will take to ensure that Environmental Justice prevails.

Mitigation Plans and Monitoring

Draft EIR's typically do not include detailed mitigation plans because these elements are not required until an agency actually identifies and acts on a preferred alternative. However, because the effectiveness of mitigation measures is a consideration in the analysis of several potential impact areas related to the project (long-term water supply, biological effects, growth management, etc.) and because many of the mitigation plans that are likely to be required of the project are not alternative specific and have already been developed by the LOCSD for the 2004 project, mitigation and monitoring plans should be included in an appendix to the draft EIR. The consultant must review all previous plans and ensure that those included in the draft EIR have been adequately updated to reflect any changes in the project and current conditions in the community.

CEQA/NEPA Processing

The CEQA/NEPA processing appendix will contain documentation related to the procedural requirements of CEQA and NEPA.

List of Preparers. The EIR is to be a County document. Document text, covers, cover pages, headers, footers, etc. shall all be devoid of consultant firm names and logos, reflecting the County's intent to take full charge and responsibility for the document and all of its contents. However, the list of prepares will show the affiliation of all persons involved in the preparation of the document, including the name of the firm or agency responsible for that person's contribution.

List of References. The list of references is expected to be extensive for this document. The list must not only include the reference, but must also include the location of the referenced material and, to the greatest degree possible, must note how that material was used in the preparation of the EIR.

Notices and Consultations. This section will include all of the various notices required by the CEQA/NEPA process along with complete copies of requests and responses to consultations with other agencies used to prepare the EIR.

Document Organization

The County envisions an EIR document that is readable, complete, and manageable. To that end, the Document Organization exhibit attached to this RFQ illustrates a concept for managing the wealth of information that will be included in the EIR.

The primary document should be no more than 150 pages in length, accompanied by a separately bound executive summary of 25 pages. However, to accomplish this level of brevity, it will be important that the numerous appendices to the document be well organized and consistent in their internal format and approach. At 150 pages the primary document is itself a summary of the information contained in each of the appendices. To ensure completeness, those appendices addressing specific issue areas will need to contain the full and complete impact analysis, in addition to the technical information commonly found in appendices. The concept of including detailed project and alternatives information in a set of appendices is new to the County, however, as illustrated in the exhibit, the amount of information regarding various components of the project, together with the wide range of alternatives that need to be considered lends itself to this approach.

Consultants should note that the appendices listed under Consistency with Plans and Policies are an important set of discussions. Given that the project will involve a large part of an already developed community, its potential impacts on the ability of the community to fully implement plans and policies requires a full and complete analysis.

It should be noted that the County intends to make maximum use of electronic formats for distributing the document. Using the approach described above should facilitate that effort.

Federal Lead Agency Coordination

The County anticipates that the Federal Lead Agency for the project could be the U.S. Environmental Protection Agency, by virtue of the issuance of a State Revolving Fund low interest loan, the Army Corps of Engineers through the administration of a Water Resources Development Act Grant, or the U.S. Department of Agriculture through a federal grant program. The State Water Resources Control Board administers NEPA on behalf of USEPA through a CEQA Plus approach. The USDA also uses the CEQA Plus approach. The Corps of Engineers does not typically use a CEQA Plus approach. Consequently, the consultant will need to be well-versed in the NEPA process as it is applied by the various federal agencies that may take the lead role. The NEPA process may be conducted concurrently with CEQA, or, depending on the resolution of various funding approaches, may need to be a follow-on effort.

A key element of the environmental effort will be the clarification of federal agency roles as soon as possible in the process because of the presence of at least one federally listed endangered species (Morro shoulderband snail). The County does not believe that moving the project forward through a section 10 Habitat Conservation plan is feasible; therefore, establishment of a federal lead agency is critical to project success.

The consultant's role will be to assist the County in meeting the technical information needs of the various federal agencies as the issues related to lead agency and intra-agency jurisdiction are addressed and, to a lesser extent, advising the County on the various regulatory relationships between and within the involved federal agencies. This will require that the consultant possess an appropriate level of experience in dealing with federal agencies at this level on these kinds of issues.

SECTION IV – ANTICIPATED SCHEDULE

The prop 218 based funding decision will occur in late 2007. Environmental contract documents should be signed by the end of January 2008, with the public review draft EIR completed in as little as six months.

The County is aware that producing an EIR of this magnitude in six months appears to be a monumental task. However, while there is additional field work needed, the majority of the work is in compiling and organizing existing information. The County believes that the selected consultant will be the firm that is able to develop and follow a clear and manageable EIR project development plan. The effort to review previous documents, fill information voids, and produce precise and consistent documentation across a wide range of environmental issue areas will require a number of professionals working simultaneously as a single unit. Consultants must be prepared to coordinate numerous environmental efforts involving a host of professionals in various disciplines as well commit substantial resources to the project in order to maintain the proposed schedule. The County is interested in hearing from firms that are willing to take on this unique challenge and apply a focused and concerted effort to produce this EIR.

SECTION V - EVALUATION

The County of San Luis Obispo will evaluate qualifications based on but not limited to the following criteria:

Understanding of and Approach to the Project:

- Provide a summary of your approach to the project.
- Provide a description of the organizational structure and staffing to be used for the project. Identify the specific individual(s) that the County would interface with on the various facets of the project.

List of Similar Completed Projects

- Provide a list and description of projects of similar scope and complexity completed within the last ten years.

Listing and Resumes of Individuals

- Provide the resume of the Project Manager to be assigned to the project and the plan for his/her replacement.
- Provide resumes of any significant consultants proposed to be used on the project.

List of References

- Provide references from recent related projects, including name, address and phone numbers of primary client contact(s).

SECTION VI - CONDITIONS OF CONTRACT AWARDS

The District's current indemnification and liability insurance requirements are as follows. However, as noted above, the County understands that the Los Osos Wastewater Project is unique and is interested in hearing from consultants regarding issues surrounding indemnification. The following is presented as a draft indemnification requirement in order to initiate discussions regarding this topic.

Indemnification

Consultant shall defend, indemnify and hold harmless the County, its officers and employees from all claims, demands, damages, costs, expenses, judgments, attorney fees, liabilities or other losses that may be asserted by any person or entity, and that arise out of or are made in connection with the acts or omissions relating to the performance of any duty, obligation, or work hereunder. The obligation to indemnify shall be effective and shall extend to all such claims and losses, in their entirety, even when such claims or losses arise from the comparative negligence of the County, its officers and employees. However, this indemnity will not extend to any claims or losses arising out of the sole negligence or willful misconduct of the County, its officers and employees.

The preceding paragraph applies to any theory of recovery relating to said act or omission, by the Consultant, or its agents, employees, or other independent contractors directly responsible to Consultant including, but not limited to the following:

1. Violation of statute, ordinance, or regulation.
2. Professional malpractice.
3. Willful, intentional or other wrongful acts, or failures to act.
4. Negligence or recklessness.
5. Furnishing of defective or dangerous products.
6. Premises liability.
7. Strict Liability.
8. Violation of civil rights.
9. Violation of any federal or state statute, regulation, or ruling resulting in a determination by the Internal Revenue Service, California Franchise Tax Board or any other California public entity responsible for collecting payroll taxes, when the Consultant is not an independent contractor.

It is the intent of the parties to provide the County the fullest indemnification, defense, and "hold harmless" rights allowed under the law. If any word(s) contained herein are deemed by a court to be in contravention of applicable law, said word(s) shall be severed from this contract and the remaining language shall be given full force and effect.

Insurance

The selected consultant will be required to submit proof of general commercial liability insurance coverage by an insurance carrier that is admitted to do business in California in the amount of $1,000,000. Proof of professional liability insurance is not required.

SECTION VII – AVAILABLE INFORMATION

The following is a partial list of existing information which consultants may wish to review in order to gain a better understanding of the project, the processes completed to date, and depth of analysis prepared on various topics:

Web resources:

1. San Luis Obispo County Los Osos Wastewater Project Website:
   - http://www.slocounty.ca.gov/PW/LOWWP.htm

   Available information includes:
   - Final Fine Screening Report
   - Assessment Engineer's Report
   - Technical Advisory Committee Final Pro Con Report
   - Rough Screening Report
   - County Implementation Plan and Strategies

2. Los Osos Community Services District Website:
   - http://www.losososcsd.org/

   Available Information includes:
   - Ground Water Management Plan
   - Sea Water Intrusion Report
   - Los Osos Water Master Plan
   - Draft Habitat Conservation Plan

Document Library:

1. County Documents:
   - Final Environmental Impact Report; County Service Area No. 9 Wastewater Treatment Facilities Volume I, August 1987
   - Final Environmental Impact Report; County Service Area No. 9 Wastewater Treatment Facilities Volume II, August 1987
   - Final Supplemental Environmental Impact Report for the CSA 9 Wastewater Treatment Facilities, February 1997
   - CA Coastal Commission Staff Report and Coastal Develop Permit for the Los Osos Wastewater Treatment Facility, June 29, 2004
   - USFWS Comments on the Draft HCP, November 29, 2005

2. Los Osos CSD Documents Relative to the 2001 EIR:

<u>Binder 1</u> **LOCSD -** CEQA Materials

Tab 1	Certification of the Final EIR Errata
Tab 2	Findings of Fact, Statement of Overriding Consideration & Mitigation

	Monitoring Program, Part II
Tab 3	Notice of Determination
	Final Environmental Impact Report

<u>Binder 2</u>	**LOCSD -** CEQA Materials
Tab 1	Draft Environmental Impact Report
Tab 2	Appendix A: Notice of Preparation and Responses to Notice

<u>Binder 3</u>	**LOCSD -** CEQA Materials
Tab 1	Revised Addendum to the Los Osos Final Environmental Impact Report
	LOCSD Wastewater Treatment Facility
	Notice of Availability and Intent to Adopt a Negative Declaration
	Lateral Line Installation – Biological Resources and Mitigation
	Initial Study of Environmental Impact
	Notice of Availability and Intent to Adopt a Negative Declaration
Tab 2	5.1 Geology
	Site Assessment Results
Tab 3	Final Environmental Impact Report

<u>Binder 4</u>	**Coastal Development Permit Application –** Staff Report
Tab 1	Slide Show Presentation
Tab 2	Public Hearing Meeting
Tab 3	Exhibit A – Findings
Tab 4	Exhibit C – CEQA Findings

<u>Binder 5</u>	**SLO County –** Coastal Development Permit
Tab 1	Notice of Public Hearing
	30% to 50% Design Changes
	Draft Planning Resolution
	Correspondence re: Public Hearing
Tab 2	Notification of Meetings/Hearings and supporting documentation
Tab 3	Statement of Fees
	Land Use Permit Application Package
Tab 4	Legal documentation
Tab 5	Maps and matrix on LOS Wastewater Project
	Staff Report of February 7, 3003 meeting
	2003 Quarterly Status Report

<u>Binder 6</u>	**Coastal Development Permit –** Application Materials
	Land Use Permit Checklist
	Land Use Application
	Consent of Landowner
	Environmental Description Form
	Information Disclosure Form
	Identified Hazardous Waste Sites
	Project Facility Inventory

Preliminary Engineering Evaluation, Los Osos/Baywood Park Community Drainage Project for SLO Service Area No. 91
Appendix B – Safe Yield Analysis of the Los Osos Valley Ground Water Basin
Appendix D – Water System Supply Sources Assessment
Technical Memorandum

Binder 7 **Coastal Development Permit Application –** CEQA Materials
Final Environmental Impact Report
Notice of Public Hearing
Letter - Design Changes
Draft Planning Resolution
Exhibit A – Findings
A Chronology
Land Use Permit Checklist
Exhibit D – CEQA Findings & Overriding Considerations
JLWA Correspondence
Staff Report for Regular Meeting of February 7, 2003
July 2003 Quarterly Status Report
WWTF Site Evaluations

Binder 8 **Coastal Commission –** De Novo Hearing
Coastal Commission – Substantial Issue Hearing
Follow-up assignments from team meeting.
Correspondence

Binder 9 **Coastal Commission –** De Novo Hearing
Exhibits for Coastal Commission Meeting
6/28/04 Letter to CCC
Exhibit 1A – 6/28/04 Review Draft Los Osos Habitat Conservation Plan – Pre-Application Draft
Exhibit 1B – Minutes of 6/17/04 LOCSD Board Meeting
Exhibit 1C – 6/11/04 Letter to LOCSD from SLO Deputy County Counsel
Estero Area Plan
Exhibit 1D – Excerpts from SLO County CDP Permit Conditions
Exhibit 2A1 – Lupine Pump Station Wetland Delineation Report
Exhibit 2A2 – Letters to Regulatory Agencies regarding Wetlands Determinations
Exhibit 2B1 – Wetlands Mapping and Constraints
Exhibit 2C1 – 6/11/04 Memo re Disposition of Harvest Water
Exhibit 2C2 – 6/23/04 Letter of Intent from Sea Pines to Use Harvest Water
Exhibit 3A – 5?21/04 Letter Describing 32 Acre Andre Deed Restrictions
Exhibit 3B – 6/18/04 Letter Describing PG&E's Usage of Andre

Exhibit 3C – MWH Memo Comparing Costs of TriW with Andre
Exhibit 3D – Morro Group Andre Site Biological Constraints Analysis Report
Exhibit 3E – Fugro West Technical Memorandum re Andre Geo-physical
Exhibit 3F - Bertrando Cultural Resources Inventory of Andre
Exhibit 4A – 6/24/04 Letter from RWQCB
Exhibit 4B – SWRCB Notice of Intent for Bay Discharge
Exhibit 5 – 9th Circuit Federal Appeals Court Memorandum Dismissing Keller
Exhibit 7 – 6/21/04 Memo Regarding Sludge Disposal
Exhibit 8 – Visual Analysis
Exhibit 9 – Wallace Group Technical Memo re Seepage
Exhibit 10A – 2001 Site Plan
Exhibit 10B – Site Plan Reviewed by Commission on 4/15/04
Exhibit 10C – Site Plan Approved by LOCSD Board on 6/17/04

Binder 10 **Coastal Commission -** Revocation Hearing

Draft Meeting Agenda – April 13-15
Summary of the 4/7 Meeting
Revocation of Coastal Development Permit …
Staff Report: Permit Revocation Request
Burke, Williams & Sorensen, LLP Letter re: Permit Revocation Request for Coastal Development Permit
California Coastal Commission Letter re: Request to Revoke Coastal Development Permit
Exhibit G970022X:A - Estero Area Plan
Permit Revocation Request
Response from the Coastal Commission for public records
Staff Report: Regular Calendar Coastal Development Permit

Binder 11 **Coastal Development Permit –** Pre-Permit Condition Compliance

Condition 83. Service Area Revisions.
Condition 82 No Guarantees of Development Approvals
Condition 20 Ground water Monitoring
Condition 18.a. Setbacks a
Monarch Grove / Sea Pines Evaluation
Redesign Construction Cost Estimate
Agenda Item B – 9/2/04 LOCSD Board Meeting Amend Wastewater Project Final Design Agreement to Reflect Coastal Commission Conditions
Update Permit Tracking Matrix
Staff Report Addendum
Conditions of Approval

Permit Application Number A-3-SLO-03-113
Los Osos Wastewater Treatment Facility Costal Development Permit

Binder 12 **Coastal Development Permit –** Pre-Construction Condition Compliance

Compliance with Conditions Required Prior to Construction
Comments on Condition Compliance
Conditions 1 thru 83

Binder 13 **Biological Opinion –** & Supporting Documentation - U.S. Fish & Wildlife Service

Tab 1 Biological Opinion for the Los Osos Wastewater Project
Biological Opinion for Field Test Activities for the Los Osos Service District Wastewater Treatment Facility
Tab 2 Draft Biological Assessment for the Los Osos Wastewater Project
Draft Biological Assessment for the Los Osos Wastewater Project – Supplemental Information
Tab 3 Request for Biologist Authorization
Communications re: Staging Areas
Tab 4 Los Osos Habitat Conservation Plan

Binder 14 **Morro Group -** Wetland Delineations – Species Surve**ys**

Tab 1 Wetland Delineation Report, June 14, 2004
Tab 2 Wetland Delineation Report , September 8, 2004
Tab 3 Wetland Delineation Report , June 7, 2005
Tab 4 Potential Wetland Constraints Maps
Tab 5 Wetland Boundary Determination
Tab 6 Mitigation Measure
Pre-Construction Survey Reports for the Morro Blue Butterfly and Morro Bay Kangaroo Rat
Pre-Construction Monitoring Summary for 2004 and 2005

Binder 15 **Air Pollution Control District (APCD)**

Construction Activity Management Plan (CAMP)
Authority to Construct (ATC) Permit
Odor Control Plan

Binder 16 **Regional Water Quality Control Board (RWQCB)**

Stormwater Plans (SWPPP)
Dewatering Plan
Quarterly Reports

Binder 17	**SLO County Grading Permits**
Tab 1	Grading Permits and Drawings – 8th & Elmoro Disclosure Form D.O.S.H. Hazardous Act ivies Clearance Consent of Landowner
Tab 2	Grading Permits and Drawings – Solano Disclosure Form D.O.S.H. Hazardous Act ivies Clearance Consent of Landowner
Tab 3	Grading Permits and Drawings – East Paso Disclosure Form D.O.S.H. Hazardous Act ivies Clearance Consent of Landowner
Tab 4	Grading Permits and Drawings – Sunny Oaks Disclosure Form D.O.S.H. Hazardous Act ivies Clearance Consent of Landowner
Tab 5	Grading Permits and Drawings – Santa Ysabel Disclosure Form D.O.S.H. Hazardous Act ivies Clearance Consent of Landowner
	Plan Review Corrections Report – Matrix and Location Maps
Binder 18	**SLO County Grading Permits**
	Department of Planning and Building Reports w/Maps
Binder19	**SLO County Grading Permits**
	Permit Fees Accounting Performance Bond - *Draft* Construction Permits Coastal Zone Land Use Ordinance Compliance Review Pre-construction Reports and Correspondence
Binder 20	**LOCSD - Laterals**
Tab 1	Procedure Sheet Agreement Between the County of SLO and Los Osos Community Services District Memorandum of Agreement Appendix C – Time and Cost Delineations
Tab 2	Summary of Los Osos Cultural Resources Cultural Resources Treatment Plan for Lateral Installation for the Wastewater Treatment Project
Tab 3	Lateral Installation – Biological Resources and Mitigation Reports

	Lateral Installation – Impacts and Permits
Tab 4	Prohibition Zone Map and Report
	Habitat Classification Type for Developed Parcels Map and Report
	LOWP FEIR 2nd Addendum Topics
Tab 5	Agreement for Services of Independent Consultant
	Lateral Analysis Proposal Memos
Binder21	**Coastal Development Permit –** *Construction, Condition Compliance*
	Correspondence re: Dewatering, Laterals and Wetlands, Erosion Control, SWPPP Plan and WWTP
	Project Daily Field Log – Dustin McKenzie, Far Western Archaeological
	Archaeological Monitoring Report
	Traffic Control
	Condition 41
	East Ysabel Access Draft Memo
	Encroachment Permit
	Air Pollution Control
	Construction Hours
	Toxic Substances Control
	Trespassing
	Staging Area
	Survey Reports
	Biological Opinion
	Communication regarding site location
	Communication regarding HCP
	Broderson
Binder 22	**Project Management**
	Construction Manager Notes
	Project Team Meeting Agendas and Notes
Binder 23	**Wastewater Project –** Construction Monitoring
	Suspensions – Resumption of work
	Meetings and Meeting Notes
	Work Schedules
	Field Memo Log
Binder 24	**Wastewater Project –** Construction Monitoring
	Monitoring Update Reports
Binder 25	**LOCSD –** Technical Reports, Andre Property
Tab 1	Letter to CCC

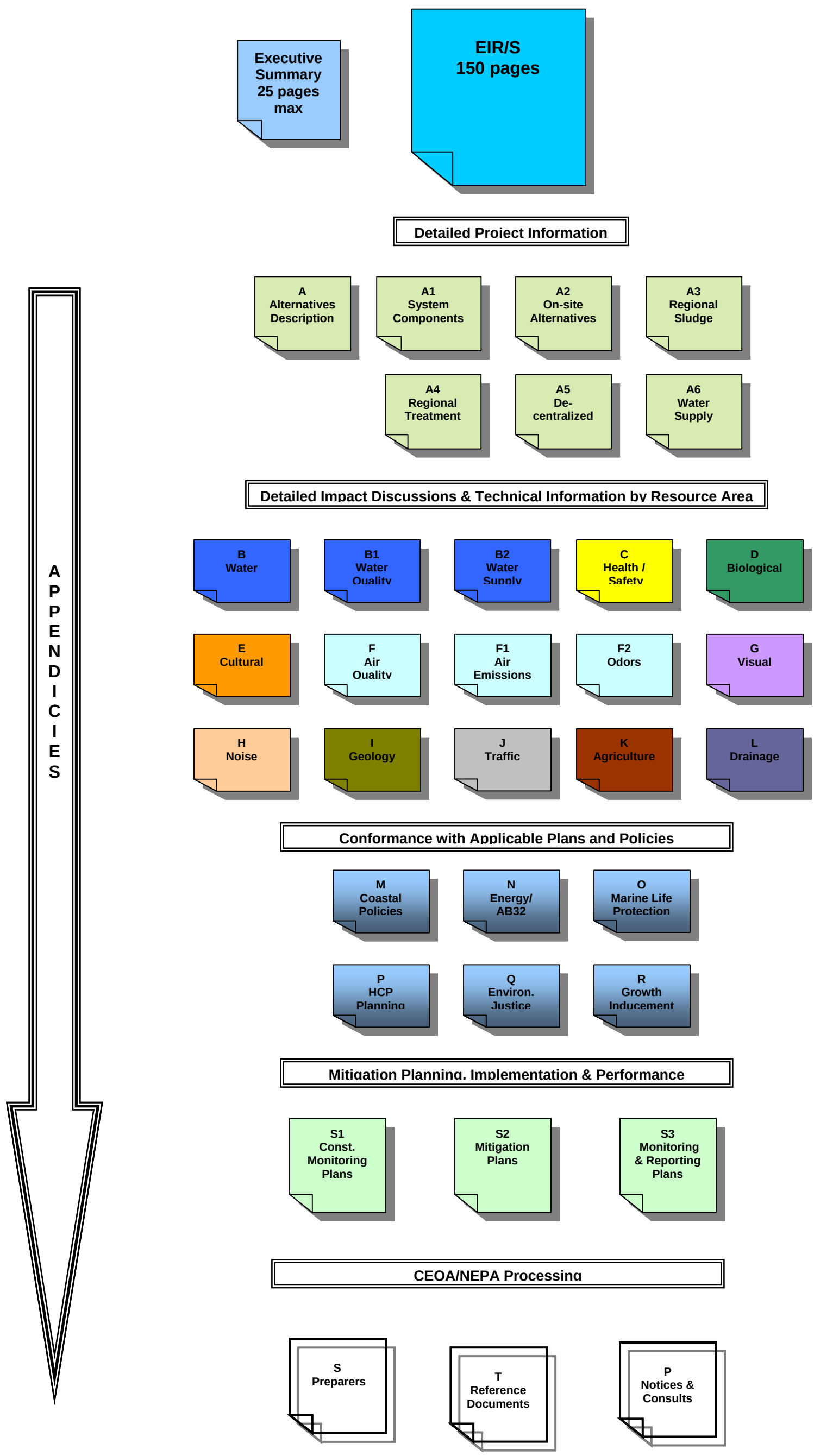
Tab 2	Biological Constraints Analysis Report
Tab 3	Summary of Preliminary Geotechnical Input
Tab 4	Cultural Resources Inventory and Records Review

Binder 26	**Habitat Conservation Plan -** U.S.F.W.S
Tab 1	Draft Los Osos Habitat Conservation Plan
Tab 2	Los Osos HCP/NCCP
Tab 3	Habitat Conservation Plan – Administrative Draft

Binder 27	**Habitat Conservation Plan -** U.S.F.W.S
Tab 1	Habitat Conservation Plan Draft
Tab 2	Adaptive Management and Monitoring Plan for the Los Osos Habitat Conservation Plan Preserve System
Tab 3	Habitat Conservation Plan Administrative Draft
Tab 4	Los Osos Habitat Conservation Plan Species Accounts – Appendix D
Tab 5	Los Osos Habitat Conservation Plan
	Request for Proposal
	Coastal Resources Grant
	Los Osos Multi-Species Habitat Conservation Plan
	Coastal Resources Agency Coastal Impact Assistance Program Project Proposal Form
	Final Report for Coastal Impact Assistance Program Grant

Binder 28	**Habitat Conservation Plan -** U.S.F.W.S
Tab 1	Progress Report: Habitat Conservation Efforts for the Los Osos Area
Tab 2	Los Osos Multi-Species
Tab 3	Request for Proposals re: LOHCP
Tab 4	Agreement Between the County of San Luis Obispo and the Los Osos Community Services District
	Coastal Resources Agency Coastal Impact Assistance Program Project Proposal Form
Tab 5	Amendment No. 1 to Consultant Service Agreement Crawford Multari & Clark Associates
	4/12/04 Board Meeting – Consider Options to Complete Los Osos Habitat Conversation Plan
	Request for Proposal
Tab 6	County of SLO Board of Supervisors Meeting Agenda Item Transmittal re: Requesting the Board consider Co-Applicant or Co-Permitee for the LOHCP
	Los Osos Habitat Conversation Plan (LOHCP)
	Draft 2005 Draft Habitat Conservation Plan and comments
Tab 7	Criteria for ESHA Delineation in Los Osos

Binder 29	**Habitat Conservation Plan -** U.S.F.W.S
Tab 1	California Coastal Commission August 2004 Meeting Notice - *Postponed* Staff Report Addendum Los Osos Habitat Conservation Plan (LOHCP) – June 17, 2004 Endangered Species Act Section 7 and 10 Effects of Relocating Wastewater Treatment Facility Comments on Draft Los Osos Habitat Conservation Plan
Tab 2	Los Osos Habitat Conservation Plan and EIS/EIR Notice of Preparation of an Environmental Impact Report and Environmental Impact Statement Environmental Review Committee Meeting Minutes and Meeting Agendas
Tab 3	Los Osos Habitat Conservation Plan Planning and Implementation
Tab 4	Progress Report

Binder 30	**Habitat Conservation Plan -** U.S.F.W.S
Tab 1	LOHCP Meetings, Notes and Comments
Tab 2	Los Osos HCP Process Timelines and Task Lists
Tab 3	LOHCP Scientific Advisory Team Responsibilities Suitability and Comprehensiveness of Key Principles in the AAMP (as presented in Chapter 1). Recommended Actions for Incorporating SAT Responses to the Phase One Questions on the Los Osos Habitat Conservation Plan Chapters 1-4 and Responses Guidance for the NCCP Independent Science Advisory Process Advisory Team Applicants

LOS OSOS WASTEWATER PROJECT
Environmental Impact Report
Draft Document Organization