



C o u n t y o f S a n L u i s O b i s p o

General Services Agency

Janette D. Pell, General Services Agency Director

Helen McCann, Department Administrator

REQUEST FOR PROPOSAL PS- #1061 LOS OSOS HABITAT CONSERVATION PLAN ENVIRONMENTAL IMPACT REPORT / ENVIRONMENTAL IMPACT STATEMENT

December 29, 2009

The County of San Luis Obispo is currently soliciting proposals for professional services for the preparation of an Environmental Impact Report (EIR) / Environmental Impact Statement (EIS) on the Los Osos Habitat Conservation Plan, pursuant to the California Environmental Quality Act (CEQA) and the National Environmental Policy Act (NEPA).

Each proposal shall specify each and every item as set forth in the attached specifications. Any and all exceptions must be clearly stated in the proposal. Failure to set forth any item in the specifications without taking exception may be grounds for rejection. The County of San Luis Obispo reserves the right to reject all proposals and to waive any informalities.

If your firm is interested and qualified, please submit (7) hard copies and one, (1) CD in PDF format of your proposal by 3:00 p.m. on January 29, 2010 to:

County of San Luis Obispo
Debbie Belt, Central Services
1087 Santa Rosa Street
San Luis Obispo, CA 93408

If you have any questions about the Request for Proposal process, please contact Trevor Keith at (805) 781-1431 or tkeith@co.slo.ca.us.

Debbie Belt
Buyer II - Central Services Division
dbelt@co.slo.ca.us

PROPOSAL SUBMITTAL AND SELECTION

1. All proposals, consisting of seven, (7) hard copies and one, (1) CD in PDF format must be received by mail, recognized carrier, or hand delivered no later than 3:00 p.m. on January 29, 2010. Late proposals will not be considered.
2. All correspondence should be directed to:

San Luis Obispo County
General Services Agency
1087 Santa Rosa Street
San Luis Obispo, CA 93408
ATTENTION: DEBORAH BELT
Telephone: 805-781-5903
3. Costs of preparation of proposals will be borne by the proposer.
4. It is preferred that all proposals be submitted on recycled paper, printed on two sides.
5. Selection of qualified proposers will be by an approved County procedure for awarding professional contracts.
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 proposals, wholly or in part, received by reason of this request.
8. The County reserves the option to retain all proposals, whether selected or rejected. Once submitted, the proposals and any supplemental documents become the property of the County.
9. All proposals shall remain firm for sixty, (60) days following closing date for receipt of proposals.
10. The County reserves the right to award the contract to the firm who presents the proposal which in the judgment of the County, best accomplishes the desired results, and shall include, but not be limited to a consideration of the professional service fee.
11. Selection will be made on the basis of the proposals 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.
12. The proceedings of the Selection Committee are confidential. Members of the Selection Committee are not to be contacted by the proposers.

PROPOSAL FORMAT

A qualifying proposal must address all of the following points:

1. Project Title
2. Applicant or Firm Name
3. Firm Qualifications
 - a. Type of organization, size, professional registration and affiliations.
 - b. Names and qualifications of personnel to be assigned to this project.
 - c. Outline of recent projects completed that are directly related to this project.
 - d. Consultant is required to demonstrate specific design and project expertise relating to the requirements of the Project Scope.
 - e. Qualifications of consultants, subcontractors, or joint venture firm, if appropriate.
 - f. Client references from recent related projects, including name, address and phone number of individual to contact for referral.
4. Understanding of and Approach to the Project
 - a. Summary of approach to be taken.
 - b. Description of the organization and staffing to be used for the project.
 - c. Indication of information and participation the proposer will require from County staff.
 - d. Indication of time frame necessary to complete the plan review once a Notice to Proceed is issued.
5. Fees and Insurance
 - a. Propose total fixed fees to complete project as described under Project Scope.
 - b. The selected Consultant will be required to provide insurance coverage in the amount of \$1,000,000 General Liability Insurance and \$1,000,000 of Professional Liability Insurance. This amount of insurance coverage shall be reflected in your estimated professional fee.
 - c. The Consultant shall provide within five (5) days after the Notice of Award is issued a certificate of liability insurance naming the County of San Luis Obispo and its employees and officers as additionally named insured. This shall be maintained in full force and effect for the duration of the contract and must be in an amount and format satisfactory to the County.

REQUEST FOR PROPOSALS

December 29, 2009

THE EIR/EIS FOR THE LOS OSOS HABITAT CONSERVATION PLAN

SECTION 1 - GENERAL INFORMATION

1.1 PURPOSE

The County of San Luis Obispo is seeking the assistance of a qualified consultant to prepare an EIR/EIS for the Habitat Conservation Plan for the community of Los Osos. The EIR/EIS will address the items identified in the attached scope of work.

The purpose of this request for proposals (RFP) is to provide interested parties with sufficient information to submit proposals. Preparation of the EIR/EIS will be conducted in close cooperation with county staff, California Department of Fish and Game, and United States Fish and Wildlife Service.

1.2 RIGHT OF REJECTION

The County reserves the right to reject any or all proposals received as a result of this request. The County will not pay for any information contained in the proposals obtained from participating firms. The County is not liable for costs incurred by firms prior to issuance of a contract. The County also may negotiate separately with any source in any manner necessary to serve the best interest of the County.

1.3 HOW TO SUBMIT PROPOSALS

In order for proposals to be examined and evaluated by the Department of Building and Planning, the County is requesting seven (7) copies of the proposals and seven (7) copies of any supportive materials. **Proposals must be delivered no later than 3:00 p.m. on January 29, 2010.** Please ship copies so as to insure prompt delivery to:

COUNTY OF SAN LUIS OBISPO
DEBORAH BELT, GSA-Purchasing
1087 SANTA ROSA STREET
SAN LUIS OBISPO, CA 93408

Once submitted, the proposals and any supplementary documents become the property of the County.

1.4 ACCEPTANCE OF PROPOSAL CONTENT

If a contract is awarded as a result of a response to this request, the County will select the successful individual or firm as quickly as possible after the final date for receipt of the proposals. However, final award is contingent upon successful contract(s) negotiation.

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It is likely that the content of the proposal of the successful bidder will be used in a legal contract of agreement. Bidders should be aware that proposed methods and procedures are likely to become contractual obligations.

1.5 INQUIRIES

If the consultant has any questions regarding this RFP, contact Trevor Keith at (805) 781-1431 or tkeith@co.slo.ca.us.

In addition, there will be a pre-bid meeting held at the City/County library on January 12th at 1:30 to 3:00. If you cannot attend in person but would like to conference call in, please contact me no later than January 8th to get you the call in information.

1.6 CONTRACT AMOUNT

The consultant shall prepare a fixed cost estimate for the services requested in this RFP. The estimate is to include the extent of work that the consultant will accomplish. Additional community meetings and public hearings beyond the number specified in this RFP are to be bid on a time and materials per meeting basis. Preparation of documents shall be proposed based on deliverable products.

1.7 PROJECT LOCATION

The LOHCP (Plan) Area is the unincorporated community of Los Osos, which is located on the central coast of California in San Luis Obispo County, approximately ten miles northwest of San Luis Obispo and five miles south of the City of Morro Bay. The LOHCP Plan Area borders the Morro Bay Estuary to the west, Morro Bay State Park to the north, Los Osos Creek to the east, and Montaña de Oro State Park to the South. The LOHCP Plan Area follows the Urban Reserve Line for Los Osos (Appendix A).

1.8 PROJECT DESCRIPTION

Development of the Los Osos Habitat Conservation Plan (LOHCP) will be a communitywide endangered species protection program developed to preserve habitat and protect sensitive biological resources within the community of Los Osos while allowing for public and private development consistent with the LOHCP. The environmental review of the LOHCP will facilitate compliance with CEQA and NEPA.

1.9 BACKGROUND INFORMATION

To provide background information and facilitate the timely preparation of proposals and the documents, the following documents and information are available for review at the County of San Luis Obispo Department of Planning and Building (located in Room 200, Old County Courthouse, County Government Center, 976 Osos Street, San Luis Obispo, California). Several items may be viewed on-line at www.sloplanning.org :

- Estero Area Plan
- County Coastal Zone Land Use Ordinance, Title 23
- Resource Management System Annual Summary Report (2008)
- State Natural Diversity Database
- County Parks and Recreation Element (County Parks Department)

- County maps and GIS information is also available on-line
www.slocounty.ca.gov/planning/zoning.htm

In addition, please contact me regarding receiving a copy of:

- February 2005 Administrative Draft Los Osos Habitat Conservation Plan
- Comment Letter (dated November 5, 2005) from the Service on the Administrative Draft of the Los Osos Habitat Conservation Plan.

SECTION 2 - SCOPE OF WORK

The scope of work is intended to provide the consultant a basis on which to prepare a proposal. This will include the overall process envisioned (and what role the consultant would play), those tasks or information expected to be completed by the consultant, and those that would be prepared by staff.

SCOPE OF WORK FOR THE PREPARATION OF AN ENVIRONMENTAL IMPACT REPORT / ENVIRONMENTAL IMPACT STATEMENT FOR THE LOS OSOS HABITAT CONSERVATION PLAN

Date: December 29, 2009

General Requirements

The Environmental Impact Report/Environmental Impact Statement (EIR/EIS) will analyze the potential impacts of the Los Osos Habitat Conservation Plan (LOHCP), including adoption of the Implementation Plan. The County of San Luis Obispo is the lead agency and the California Department of Fish and Game is a responsible agency under CEQA. The United States Fish and Wildlife Service (Service) is the lead Federal agency responsible for the EIS, in accordance with the requirements of NEPA [42 U.S.C. 4321 et seq.], Council of Environmental Quality (CEQ) Regulations [40 C.F.R. Parts 1500-1508].

In addition to these laws, the project process and plan must meet and be consistent with other applicable Federal, state, and local policies and regulations, existing local programs, and meet the goals of the County that may not be explicitly stated in Federal or State of California regulations.

Specific Requirements

The LOHCP EIR/EIS will be a collaborative effort between the consultant, the County, Service, CDFG and the California Coastal Commission (CCC), resulting in a joint environmental document which will satisfy the requirements of both NEPA and CEQA. The scope of work should focus on the level of significant effects of the proposed project and the project's impacts on biological resources, land use, air quality, transportation, soils/geology, visual resources, water resources, socio-economic resources, noise, and climate change, as well as other pertinent environmental topic areas.

The selected consultant will address alternatives to the proposed project and provide reasoning for inclusion or exclusion of a given alternative. Past proven experience with NEPA and CEQA is desirable, as well as demonstrate experience in drafting environmental compliance documents in support of Habitat Conservation Plans. Also desirable is a thorough understanding of local, state and Federal regulations governing habitat conservation, including Section 10 (a)(1)(b) of the Endangered Species Act of 1973 as amended (ESA), Section 2050 et seq of the California Endangered Species Act (CESA), and Section 106 of the National Historic Preservation Act (NHPA).

The following is a conceptual outline and description of anticipated tasks, responsibilities, and expectations. It is requested that proposals provide sufficient information to evaluate the proposer will complete these items, leading to the completion of the HCP EIR/EIS. If consultants expect additional items that will be essential to completion of this project, it is requested that they be included in the proposal.

The following shall be addressed in the LOHCP EIR/EIS Proposal:

Project Administration

- A. Project Management (ongoing throughout the contract)
 - (1) Contract, budget and schedule management
 - (2) Work program status reports
 - (3) Document preparation
 - (4) Quality control

- B. Meetings – Assume that meeting attendance as necessary will be required throughout the preparation of the EIR/EIS. It is possible that some meetings with County staff, CCC staff, and the Wildlife Agencies will be conducted via teleconference. Anticipated meetings and frequency are listed below; however it is likely that additional groups and/or meetings will be necessary. It is requested that proposals describe who will attend (or in their absence attend if there are schedule or staffing conflicts) the anticipated meetings. Meetings include, but are not limited to:

<u>Description</u>	<u>Frequency</u>
EIR/EIS – Collaboration of County, CCC, and Wildlife Agencies	Twice Monthly or as necessary
General Public Meetings – Assist and support by providing information to the public and incorporate public comment and input into the project	Once per six months
County – Provide informational items, assistance and support to staff	As necessary
County Planning Commission and Board of Supervisors	Four Meetings

Deliverables

The format for all text documents, tables, charts, and illustrations shall be 8-1/2 x 11 vertical. If oversize inclusions are necessary, they will be 11 x 17. Document covers for all related documents shall be coordinated so they appear as a "set." All documents shall be two-sided, black ink, on white or light recycled stock paper. Each subtask under the LOHCP EIR/EIS should be viewed as a deliverable. When a work product is delivered, assume a total of six (6) copies will need to be made and delivered to the County, Service, CCC, and DFG. In addition, you will need to take into account revisions to the work product.

LOHCP EIR/EIS Tasks

Task 1. Scoping Meeting

The project is of broad interest to the general public, as well as local, state, and Federal government agencies, and nongovernmental organizations. The consultant will facilitate two (2) public scoping meeting with the County, CCC, DFG and Service. In addition, there will be up to three (3) initial pre-scoping meetings. The purpose of the meetings is to:

1. Consider a reasonable range of alternatives that will be evaluated in the combined environmental document,
2. Identify specific environmental issues and methods to be used to assess potential impact of the LOHCP,
3. Identify existing information,
4. Identify additional technical studies,
5. Solicit public comments on issues, identify coordination needs between Federal and state agencies,
6. Draft outline for conducting public scoping meetings.

The Consultant will assist the County and Service in compiling and maintaining a mailing list.

Task 2. Scoping Report

Based on the LOHCP, scope the issues and alternatives for the EIR/EIS. After scoping period closes, a scoping report will be developed and include all of the input and comments.

Task 3. Develop Purpose and Needs, Proposed Action, & Alternatives

The consultant will develop the purpose and needs and proposed action sections. In accordance with NEPA and CEQA regulations, the EIR/EIS will present a reasonable range of alternatives.

The alternatives will include, but may not necessarily be limited to: the proposed action, the no-project alternative (no regional take permit issued), a reduced-take alternative, and at least one additional conservation strategy alternative. Each alternative shall be clearly and concisely compared, and will lead to the reasoning for the inclusion in (or elimination from) further environmental evaluation.

Task 4. Admin Draft LOHCP EIR/EIS

The consultant will develop a description of the proposed study and covered areas for review by the County, CCC, DFG and Service. The EIR/EIS will identify significance thresholds for each of the environmental topic areas. The EIR/EIS will identify the direct, indirect and cumulative environmental effects resulting from the project and project alternatives. It will provide the nature, magnitude, extent and duration of adverse and beneficial impacts, as well as unavoidable adverse impacts pertaining to environmental issues. The analysis will also include a description of the irreversible and irretrievable commitment of resources that would result from implementing the proposed action or alternatives. Implementation of the LOHCP will primarily benefit wildlife species and habitat conservation; however, the environmental analysis also needs to thoroughly consider project and project alternative impacts on other environmental topic areas, including the transportation network, public facilities, air quality, land use patterns, growth inducing implications, recreation, and effects on agricultural productivity.

The following topic areas should be included:

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1. Biological Resources
2. Land Use (including farm land and recreation)
3. Water Resources (including impacts to water quality, hydrology, and quantity)
4. Noise
5. Air Quality
6. Transportation
7. Soils/Geology (including impacts from grading and erosion)
8. Visual Resources
9. Climate Change
10. Cultural/Historic Resources
11. Socio-economic resources (including growth inducement, public facilities, and public services)
12. Public Health and Safety (including hazard abatement)
13. Environmental Justice

In addition, the EIR/EIS will evaluate the potential impacts of the project and project alternatives on historic architectural, archeological, and cultural resources. The evaluation will be completed in a manner that complies with the NHPA of 1966, as amended.

Task 5. Administrative Draft LOHCP EIR/EIS***Subtask 5.1 County, CCC, DFG and Service Review***

The County, CCC, DFG and Service review of the administrative draft.

Subtask 5.2 Revise Administrative Draft EIR/EIS

The consultant will revise the administrative draft based on the comments received.

Subtask 5.3 County, CCC, DFG and Service Review

The County, CCC, DFG and Service review of the revised administrative draft.

Subtask 5.4 Revise Second Administrative Draft EIR/EIS

The consultant will revise the second administrative EIR/EIS draft based on the comments received.

Task 6. Prepare Draft LOHCP EIR/EIS and NOA for Public Distribution

The Consultant will prepare the Draft EIR/EIS and NOA for public distribution. This task shall be coordinated with the preparation and release of the public Draft LOHCP and IA, prepared under separate contract and scope of work.

Task 7. Prepare Final LOHCP EIR/EIS***Subtask 7.1 Response to Comments***

The consultant will respond to public comments from the Draft EIR/EIS.

Subtask 7.2 County, CCC, DFG and Service Review

The County, CCC, DFG and Service review of the response to comments.

Subtask 7.3 Revise Administrative Final LOHCP EIR/EIS

The consultant will revise the response to comments based on the agency comments.

Subtask 7.4 County, CCC, DFG and Service Review

The County, CCC, DFG and Service review of the administrative Final EIR/EIS.

Subtask 7.5 Revise Second Administrative Final EIR/EIS

The consultant will revise the second Administrative Final EIR/EIS based on the comments and get it ready for public distribution. This task shall be coordinated with the preparation and release of the Final HCP, prepared under separate contract and scope of work.

Task 8. Prepare Final LOHCP EIR/EIS and NOA for Public Distribution

The consultant will assist the County, CCC, DFG and Service in the distribution of the Final EIR/EIS and NOA.

SECTION 3 - PROPOSAL CONTENT

3.1 FORM

Proposals and supporting materials shall be submitted in seven (7) copies suitable for evaluation. Legibility, clarity and completeness are essential. Proposals should provide assurance that the firm has the professional capability to satisfactorily complete all tasks as described in this RFP. Proposals shall also be put on a CD as a PDF file.

3.2 PERSONNEL AND EXPERIENCE

Describe the project contribution of each key person and approximate amount of time to be devoted to the project. Include a resume for each of the key personnel detailing their special qualifications applicable to the project. Describe the firm's qualifications in relationship to the required services. Summarize past projects of a similar nature that the consultant's firm has completed. If subcontractors are to be used, describe the methods that will be used to assure their cooperation and performance.

3.3 COORDINATION

Describe the process for maintaining a close working relationship between the consultant and the County project manager, Service, and DFG. Considerable merit will be placed on a relationship in which County Staff is frequently and completely briefed on all work in process.

3.4 TASK TIMETABLE AND COST ESTIMATES

The proposal shall contain the tasks required to complete the project with a completion target date for each task. The consultant shall estimate the costs per task. The proposal shall include a table which specifies the following for each task: assigned personnel, number of hours to be spent, rate/hour, total cost. Proposal amounts will be considered a factor in selecting a consultant.

**LOS OSOS HABITAT CONSERVATION PLAN - ENVIRONMENTAL IMPACT REPORT /
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The Los Osos Habitat Conservation Plan is to be an independent, objective, and unbiased work product. Proposals shall certify that the consultant, principals, and subcontractors (if used) have the capacity to submit a neutral and unbiased environmental document.

3.6 SCOPE REVISIONS AND PROCESS

The consultant is encouraged to contribute creative ideas to this scope of work or the administrative process that will lead to a timely and successful outcome. If the consultant identifies areas of concern or alternative methodologies not mentioned in this request, they should be described in the consultant's proposal and included in the cost estimate.

SECTION 4 - CRITERIA FOR EVALUATION OF PROPOSAL

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

4.1 QUALIFICATION & RESOURCES (20 POINTS)**PROJECT TEAM**

Principle Investigator
Project Manager
Technical Team
Subcontractors
Cumulative Years Related Experience
Years Experience-Project Manager

REFERENCES & WORK SAMPLES

Written/Verbal References
Provide brief list of other HCP EIR/EISs along with their Project Descriptions
Indicate which other HCP EIR/EISs have resulted in state and federal permit issuance
Complexity/Type/Scale of Projects
Sample HCP EIR/EISs (submit no more than 2 in Word electronic CD format)

TECHNICAL EXPERTISE

Local Government
Local/State/Federal Regulatory Processes
HCP EIR/EISs Related Expertise
Relatedness of Specialized Technical Expertise
Relatedness of Educational Background
Experience in Each Required Area of Expertise

FIRM RESOURCES

Location
Size/Stability
Staff Availability

4.2 OVERALL APPROACH & ORGANIZATION (20 POINTS)

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Meets Minimum Proposal Requirements
Demonstrated Understanding of Project
Demonstrated Understanding of HCP EIR/EISs
Issue Presentation Specific to this Project
Identification of New Issues/Approaches
Management Organization Appropriate for Project Clarity
Underlying Methodology
Completeness
Subcontractor's Contribution/Use if Applicable

4.3 PROPOSAL (30 POINTS)**1. PREPARATION OF HCP EIR/EISs**

Summary/Matrix
Identification/Description of Required Components
Impact Area Identification
Format
Screen check/Administrative Draft
Public Meetings

2. MEETS MINIMUM SUBMITTAL REQUIREMENTS

RFP Response
Table of Contents
Introductory Letter
Organization Description
Resumes
Subcontractor Information
Qualification & Resources
Work Approach & Methodology
Scope of Work Proposal
Performance Schedule
Cost Estimate

4.4 TIME SCHEDULE/WORK PROGRAM (10 POINTS)**4.5 COSTS & FEES (15 POINTS)**

Reasonableness of Billing Rates
Costs Adjustments on Previous Projects
Cost vs. Quality of Personnel
Need to Adjust Fees Due to Errors in Response
Relationship of Hours Estimated to Tasks Performed
Payment Schedule/Relationship to Work Program
Bid Standing (Relationship to Other Bids)

4.6 PROPOSED COORDINATION (5 POINTS)

Meetings/Hearings
Coordination of the HCP EIR/EIS with staff

SECTION 5 - INSURANCE AND PROPOSED SCHEDULE

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5.1 INSURANCE/INDEMNIFICATION

Insurance coverage and indemnification for proposed services shall be provided pursuant to county requirements, which are included with this Request for Proposals.

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**Los Osos Habitat Conservation Plan EIR/EIS
Work Plan Summary**

Project Administration

C. Project Management (ongoing throughout the contract)

- (1) Contract, budget and schedule management
- (2) Work program status reports
- (3) Document preparation
- (4) Quality control

D. Meetings – Assume that meeting attendance as necessary will be required throughout the preparation of the EIR/EIS. It is possible that some meetings with County staff, CCC staff, and the Wildlife Agencies will be conducted via teleconference. Anticipated meetings and frequency are listed below; however it is likely that additional groups and/or meetings will be necessary. It is requested that proposals describe who will attend (or in their absence attend if there are schedule or staffing conflicts) the anticipated meetings. Meetings include, but are not limited to:

- EIR/EIS. Collaboration of County, CCC, and Wildlife Agencies - Twice Monthly or as necessary
- General Public Meetings. Assist and support by providing information to the public and incorporate public comment and input into the project - Once per six months
- County. Provide informational items, assistance and support to staff - As necessary
- County Planning Commission and Board of Supervisors - Four Meetings

Deliverables

The format for all text documents, tables, charts, and illustrations shall be 8-1/2 x 11 vertical. If oversize inclusions are necessary, they will be 11 x 17. Document covers for all related documents shall be coordinated so they appear as a "set." All documents shall be two-sided, black ink, on white or light recycled stock paper. Each subtask under the LOHCP EIR/EIS should be viewed as a deliverable. When a work product is delivered, assume a total of six (6) copies will need to be made and delivered to the County, Service, CCC, and DFG. In addition, you will need to take into account revisions to the work product.

No.	Task /Sub-Tasks	Time Frame
<p>1.0</p>	<p>Scoping</p> <p>The project is of broad interest to the general public, as well as local, state, and Federal government agencies, and nongovernmental organizations. The consultant will facilitate two (2) public scoping meeting with the County, CCC DFG and Service. In addition, there will be up to three (3) initial pre-scoping meetings. The purpose of the meetings is to:</p>	<p>April 2010</p>

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	<ol style="list-style-type: none"> 7. Consider a reasonable range of alternatives that will be evaluated in the combined environmental document, 8. Identify specific environmental issues and methods to be used to assess potential impact of the LOHCP, 9. Identify existing information, 10. Identify additional technical studies, 11. Solicit public comments on issues, identify coordination needs between Federal and state agencies, 12. Draft outline for conducting public scoping meetings. <p>The Consultant will assist the County and Service in compiling and maintaining a mailing list.</p>	
2.0	<p>Scoping Report</p> <p>Based on the LOHCP, scope the issues and alternatives for the EIR/EIS. After scoping period closes, a scoping report will be developed and include all of the input and comments.</p>	May 2010
3.0	<p>Develop Purpose and Needs, Proposed Action, & Alternatives</p> <p>The consultant will develop the purpose and needs and proposed action sections. In accordance with NEPA and CEQA regulations, the EIR/EIS will present a reasonable range of alternatives.</p> <p>The alternatives will include, but may not necessarily be limited to: the proposed action, the no-project alternative (no regional take permit issued), a reduced-take alternative, and at least one additional conservation strategy alternative. Each alternative shall be clearly and concisely compared, and will lead to the reasoning for the inclusion in (or elimination from) further environmental evaluation.</p>	June 2010 – July 2010
4.0	<p>Admin Draft LOHCP EIR/EIS</p> <p>The consultant will develop a description of the proposed study and covered areas for review by the County, CCC, DFG and Service. The EIR/EIS will identify significance thresholds for each of the environmental topic areas. The EIR/EIS will identify the direct, indirect and cumulative environmental effects resulting from the project and project alternatives. It will provide the nature, magnitude, extent and duration of adverse and beneficial impacts, as well as unavoidable adverse impacts pertaining to environmental issues. The analysis will also include a description of the irreversible and irretrievable commitment of resources that would result from implementing the proposed action or alternatives. Implementation of the LOHCP will primarily benefit wildlife</p>	July 2010 – October 2010

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**Los Osos Habitat Conservation Plan EIR/EIS
Work Plan Summary**

	<p>species and habitat conservation; however, the environmental analysis also needs to thoroughly consider project and project alternative impacts on other environmental topic areas, including the transportation network, public facilities, air quality, land use patterns, growth inducing implications, recreation, and effects on agricultural productivity.</p> <p>The following topic areas should be included:</p> <ul style="list-style-type: none"> 14. Biological Resources 15. Land Use (including farm land and recreation) 16. Water Resources (including impacts to water quality, hydrology, and quantity) 17. Noise 18. Air Quality 19. Transportation 20. Soils/Geology (including impacts from grading and erosion) 21. Visual Resources 22. Climate Change 23. Cultural/Historic Resources 24. Socio-economic resources (including growth inducement, public facilities, and public services) 25. Public Health and Safety (including hazard abatement) 26. Environmental Justice <p>In addition, the EIR/EIS will evaluate the potential impacts of the project and project alternatives on historic architectural, archeological, and cultural resources. The evaluation will be completed in a manner that complies with the NHPA of 1966, as amended.</p>	
5.0	Administrative Draft LOHCP EIR/EIS	
5.1	<p>County, CCC, DFG and Service Review</p> <p>The County, CCC, DFG and Service review of the administrative draft.</p>	<p align="center">September 2010- February 2011</p>
5.2	<p>Revise Administrative Draft EIR/EIS</p> <p>The consultant will revise the administrative draft based on the comments received.</p>	<p align="center">March 2011 – April 2011</p>
5.3	County, CCC, DFG and Service Review	<p align="center">May 2011 – July 2011</p>

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Los Osos Habitat Conservation Plan EIR/EIS Work Plan Summary		
	The County, CCC, DFG and Service review of the revised administrative draft.	
5.4	Revise Second Administrative Draft EIR/EIS The consultant will revise the second administrative EIR/EIS draft based on the comments received.	August 2011
6.0	Prepare Draft LOHCP EIR/EIS and NOA for Public Distribution The Consultant will prepare the Draft EIR/EIS and NOA for public distribution. This task shall be coordinated with the preparation and release of the public Draft LOHCP and IA, prepared under separate contract and scope of work.	September 2011
7.0	Prepare Final LOHCP EIR/EIS	
7.1	Response to Comments The consultant will respond to public comments from the Draft EIR/EIS.	January 2012 - February 2012
7.2	County, CCC, DFG and Service Review The County, CCC, DFG and Service review of the response to comments.	February 2012 - May 2012
7.3	Revise Administrative Final LOHCP EIR/EIS The consultant will revise the response to comments based on the agency comments.	June 2012
7.4	County, CCC, DFG and Service Review The County, CCC, DFG and Service review of the administrative Final EIR/EIS.	July 2012 - August 2012
7.5	Revise Second Administrative Final EIR/EIS The consultant will revise the second Administrative Final EIR/EIS based on the comments and get it ready for public distribution. This task shall be coordinated with the preparation and release of the Final HCP, prepared under separate contract and scope of work.	September 2012
8.0	Prepare Final LOHCP EIR/EIS and NOA for Public Distribution The consultant will assist the County, CCC, DFG and Service in the distribution of the Final EIR/EIS and NOA.	October 2012

Exhibit A – Vicinity Map

