



May 7, 2020

TO: LOCSD Board of Directors

FROM: Rob Miller, PE, District Engineer
Ron Munds, General Manager

**SUBJECT: Agenda Item 8A – 5/7/2020 Board Meeting
Program C Well Location Strategy**

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DESCRIPTION

The District has been pursuing one addition lower aquifer well in the Central Area of the basin. In November 2018, the Board approved moving forward with a test well at Site A which is adjacent to the Los Osos Middle School. At that time, four alternative sites were under consideration. The test well work was completed in January 2020 with disappointing results. It was determined that the geology of the area is not suitable for a community water supply wellsite. This report outlines the strategy that can be considered by the Board moving forward with the first step authorizing a contract for environmental review services.

STAFF RECOMMENDATION

Motion: I move that the Board of Directors:

Select SWCA Environmental Consultants to provide Program C Well environmental review services and authorize the General Manager to sign an agreement for said services not exceed \$39,106.

DISCUSSION

Background

Section 10.4 of the Basin Plan describes Basin Infrastructure Program C as a production shift in the lower aquifer from the Western Area to the Central Area. In review, Section 10.4 of the Basin Plan describes Infrastructure Program C as follows:

Program C includes a set of infrastructure improvements that would allow the Purveyors to shift some groundwater production within the Lower Aquifer from the Western Area to the Central Area. Since groundwater production from the Central Area induces less seawater intrusion than the same amount of production from the Western Area, this landward shift increases the Sustainable Yield of the Basin.

In November 2018, the Board approved moving forward with a test well at Site A which is adjacent to the Los Osos Middle School. At that time, four alternative sites were under consideration. The test well work was completed in January 2020 with disappointing results. It was determined that the geology of the area is not suitable for a community water supply wellsite.

Review of Site Alternatives

After receiving the results of the test well at Site A, staff reviewed the existing data on the remaining three sites that were originally considered and requested that Cleath-Harris Hydrogeologist (CHG) perform a preliminary assessment (attached) of two additional sites previously not on the list. Upon completion of the analysis

of the new sites, it was determined that Sites E and F, ranked high and meet the criteria in the Basin Plan so both have been added to the list of potential sites.

All the sites are described below and shown on Figure 1.

The Five Identified Sites:

Site B – Sage Avenue: This site would be located in an undeveloped area on private property, and therefore the willingness of the seller should not be assumed early in the process. The LOCSD previously completed a biological assessment of the property. The total depth of a well at this site would be on the order of 350 feet, and production would be focused on Zones D and E.

Site C – Andre Avenue: This site would be located on a developed 1-acre residential property. The site is developer-owned and if completed, the purveyors will be required to set aside 10% of the well production for future uses. The total depth of the well would be on the order of 600 feet, and production would be focused on Zones D and E.

Site D – Sunny Oaks MHP: This location is on the southern boundary of the existing Mobile Home Park, in a vacant area that may ultimately be available for other residential uses, and therefore no assumptions should be made about the willingness of the owner to sell. The total depth of the well would be on the order of 470 feet, and production would be focused on Zones D and E. Zone C may also be viable at this location, given the absence of private Zone C wells in the vicinity.

Site E – Former Bayridge Estates wastewater treatment site on Bay Oaks Drive: The facility was decommissioned and has been inactive for the last three years and is owned by the District. It is a disturbed site so environmental impacts of developing a municipal well would be less than significant. During decommissioning a large area was leveled which would provide room for well drilling activities. Additionally, adjacent to the level pad there is a detention basin that could be used for the well discharge water during pump testing and construction. The total depth of the well would be on the order of 700 feet, and production would be focused on Zones D and E.

Site F – County right-of-way adjacent to Ramona Avenue in the LOCSD water service area. The public right-of-way extends up to 80 feet south of the travel lane along Ramona Avenue when approaching South Bay Boulevard which could provide sufficient space for a well site. To date, the County has not been approached on the availability of the site for this type of activity. The total depth of the well would be on the order of 400 feet, and production would be focused on Zones D and E.

Next Steps

After the initial screening of the sites by the District Engineer, CHG and staff, it was determined that the necessary environmental work would need to be completed before making a recommendation to the Board for a specific well site. A Request for Proposals (RFP) was released on March 25th and solicited responses from three local environmental firms; Firma, Rincon and SWCA. The scope of work as described in the RFP is for the consultant to conduct required field review and constraints analysis of a) Site E only (District owned); or b) all five potential well sites. The proposal review team of Rob Miller, Spencer Harris, Steven Tanaka and Ron Munds rated each proposal with all agreeing that SWCA was the most responsive proposer in terms of project understanding and approach to the scope of work as described in the RFP.

The staff recommendation is to prepare an environmental constraints analysis for all five sites. This will assist both staff and the Board in making an informed decision on well site preference. The strategy at this point is to bring back the results of the analysis to Board, with a recommendation, at the July Board meeting.

Financial Impact

Per SWCA's proposal (attached), staff recommends approving a contract for the following scope of services and fees:

Task	Fee
Task 1.1B Field Review/Constraints Analysis (all five sites)	\$13,990
Task 1.2 Initial Study/Mitigated Negative Declaration	\$9,137
Task 1.3 Meetings	\$979
Total	\$24,106

Task 1.2 would be initiated once the Board chooses a site for the Program C Well.

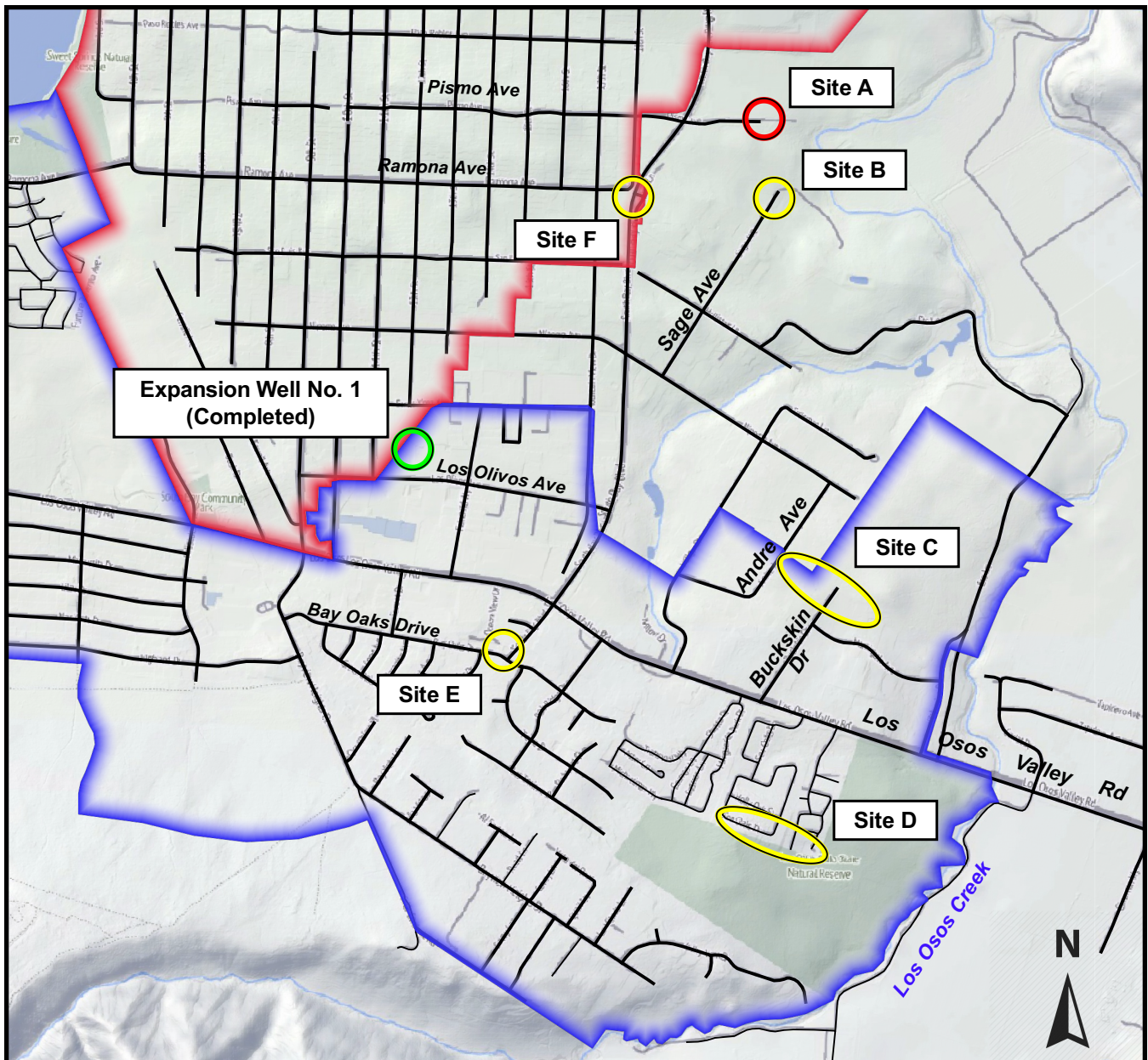
Staff is also recommending that the optional tasks provided in SWCA's proposal be approved at this time. Similar to Task 1.2, these tasks are site specific and may or may not be needed. Approving them now will allow the environmental review to proceed in an efficient manner which will streamline the process.

The following are the optional tasks and estimated costs:

Task	Fee
Visual Impact Assessment	\$3,500 - \$5,000
Phase 1 Environmental Assessment	\$1,750 - \$3,000
Morro Shoulderband Snail Protocol Surveys and Reports	\$2,900 - \$3,500
Phase I Archaeological Survey Report	\$1,800 - \$3,500
Total	\$8,900 - \$15,000

Attachments

Figure 1



Base Image: Stamen-Terrain

0 750 1500 2250 3000 ft



Scale: 1 inch ≈ 1,500 feet

Explanation

- Completed Expansion Well Site
- Potential Expansion Well Site
- Eliminated Expansion Well Site

Water Systems

- Golden State Water Company - Los Osos
- Los Osos CSD

Figure 1
Potential Well Locations
Los Osos Groundwater Basin
Program C Alternatives TM

Cleath-Harris Geologists



Technical Memorandum

Date: February 19, 2020

From: Spencer Harris, HG 633

To: Rob Miller, P.E., District Engineer
Los Osos Community Services District

SUBJECT: Los Osos Basin Plan Program C Expansion Well No. 2 Sites Alternatives Update

Dear Mr. Miller:

As requested, Cleath-Harris Geologists (CHG) has reviewed Program C well siting alternatives with respect to Basin sustainable yield. This memorandum presents an update of the well sites being considered with Basin yield comparisons.

Background

Los Osos Basin Plan (LOBP) Program C includes a set of infrastructure improvements that would allow the water purveyors to shift some groundwater production within the Lower Aquifer from the Western Area to the Central Area. Groundwater production from the Central Area generally results in less seawater intrusion than the same amount of production from the Western Area, which increases the sustainable yield of the Basin. Program C consists of three Expansion Wells located on the eastern side of the Central Area and associated pipelines. Implementation of Program C would have a direct, beneficial impact on mitigating seawater intrusion¹.

The LOBP estimated that, without supplemental water, the existing population scenario would require 2,230 acre-feet per year (AFY) of groundwater to meet basin demand (LOBP Table 46). In recent years, water demand has declined due to conservation efforts from 2,560 acre-feet in 2013 to 2,030 acre-feet in 2018². As a result of significantly lower water demand for the existing population, a reduction from three to two Expansion Wells for Program C was recommended³.

Summary of Program C Well Sites

Expansion Well No. 1 was originally planned in the vicinity of Buckskin Avenue north of Los Osos Valley Road and within the Golden State Water Company service area (Site C on Figure

¹ISJ, Los Osos Basin Plan Update, January 2015

²CHG, Los Osos Basin Plan Groundwater Monitoring Program, 2018 Annual Monitoring Report, June 2019

³CHG, Los Osos Basin Plan Metric Trends Review and Infrastructure Program C Evaluation, February 28, 2019.



1). Expansion Well No. 1 was relocated to Los Olivos Avenue and GSWC constructed a new Lower Aquifer well there in 2016 (Figure 1).

The Los Osos Community Services District (LOCS D) is tasked with developing Expansion Well No. 2 and has been working on site selection since 2016. The minimum production objective for Expansion Well No. 2 is a nominal 100 gallons per minute capacity with an annual yield of 100 AFY. General areas for the three Program C Expansion Wells were described in the LOBP (pages 239-240). These areas, with additional alternative sites, are shown in Figure 2 and summarized below.

SITE A (eliminated) - South parking lot of the Los Osos Middle School play fields along Pismo Avenue right-of-way. This site has been eliminated from further Program C consideration due to insufficient Lower Aquifer thickness to meet the minimum production objectives, as determined from test hole drilling⁴.

SITE B - Vicinity of north end of Sage Avenue east of the LOCS D service area. In 2016, a 36-hour pumping test at an existing irrigation well was performed that indicated Site B would meet the minimum production objectives⁵.

SITE C - Vicinity of Andre Avenue and Buckskin Avenue in the GSWC service area, similar to the original area identified for Expansion Well No. 2 in the LOBP. There are a few parcels that may be considered for Site C, but they are not differentiated for the purposes of this Basin yield evaluation. Due to multiple private wells in the proximity, a well survey and groundwater impacts evaluation was performed for the site⁶. Site C is expected to meet minimum production objectives.

SITE D - Vicinity of the mobile home parks south of Los Osos Valley Road in the GSWC service area. Two locations may be considered, and are not differentiated for this Basin yield evaluation. Site D is expected to meet minimum production objectives.

The above sites (except Site A, which was eliminated) are on private property. Two additional sites have been identified that would be expected to meet minimum production objectives, one on LOCS D property and one in County right-of-way. These alternative sites are as follows:

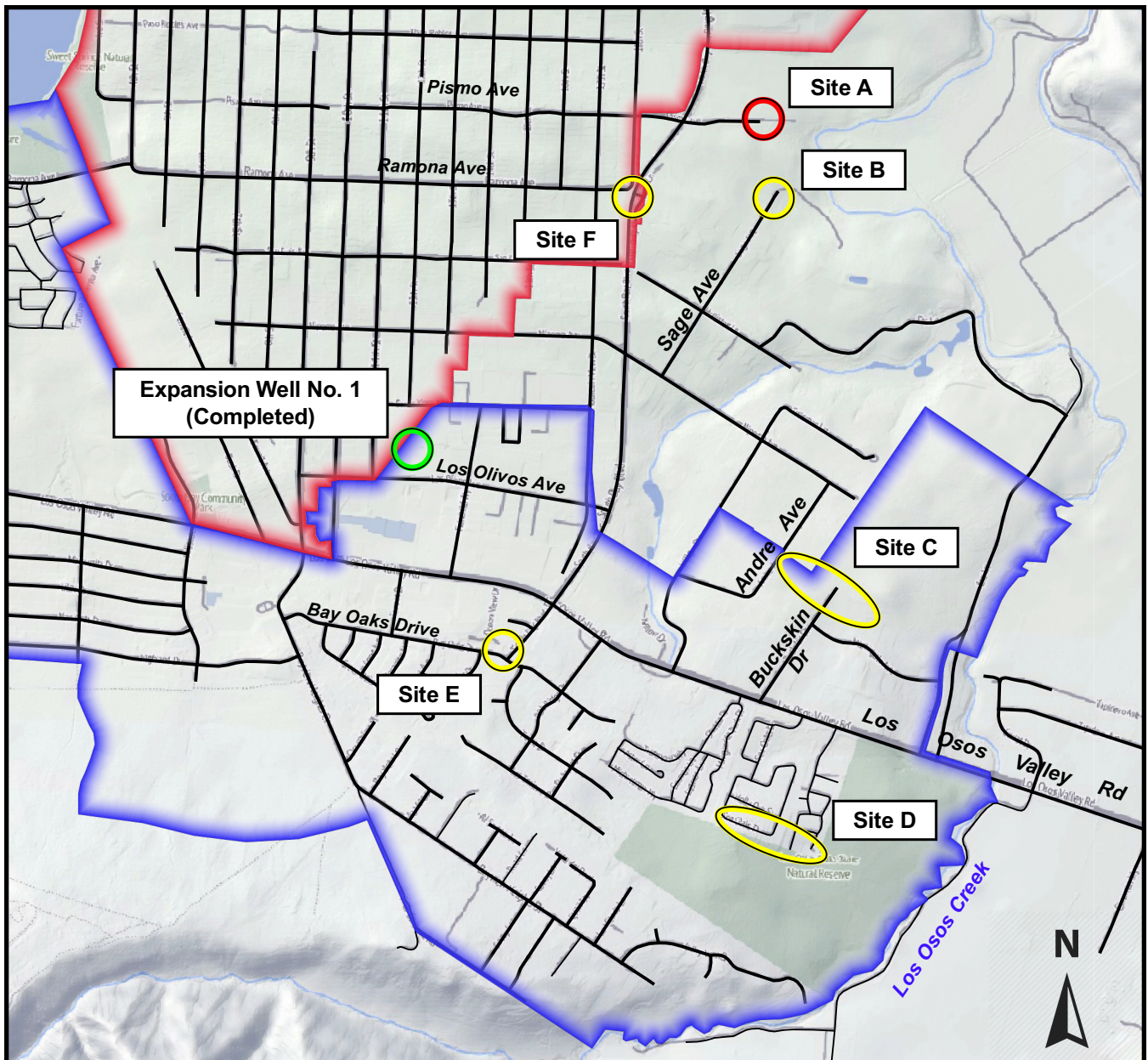
SITE E - Former Bayridge Estates wastewater treatment site on Bay Oaks Drive in the GSWC service area. The facility was decommissioned and has been inactive for the last three years.

SITE F - County right-of-way along Ramona Avenue in the LOCS D service area. The public right-of-way extends up to 80 feet south of the travel lane along Ramona Avenue when approaching South Bay Boulevard, and could provide sufficient space for a well site.

⁴CHG, Test Hole results for Program C Expansion Well Site A, January 23, 2020

⁵CHG, Pump Test Results, Irrigation Well 30/S/11E-17C1, Sage Avenue, Los Osos, August 26, 2016

⁶CHG, DRAFT Well Survey and Groundwater Impacts Evaluation related to Site C Expansion Well, Los Osos Groundwater Basin, August 27, 2018.



Base Image: Stamen-Terrain

0 750 1500 2250 3000 ft



Scale: 1 inch ≈ 1,500 feet

Explanation

- Completed Expansion Well Site
- Potential Expansion Well Site
- Eliminated Expansion Well Site

Water Systems

- Golden State Water Company - Los Osos
- Los Osos CSD

Figure 1
 Potential Well Locations
 Los Osos Groundwater Basin
 Program C Alternatives TM

Cleath-Harris Geologists



Basin Sustainable Yield Comparisons

With Expansion Well No. 1 completed, the estimated sustainable yield under current (baseline) infrastructure is 2,760 AFY⁷. The Basin Model has been used to estimate increased sustainable yield from a second Program C well at each of the sites shown in Figure 1. Due to potential variability of production between different sites, two sets of Basin yield estimates were prepared, one for the minimum production objective of 100 AFY, which is expected to be met at all sites, and a second for the anticipated annual production capacity at each site.

Note that basin yield would increase by shifting production eastward from existing purveyor wells to a new Expansion Well No. 2. This shift reduces seawater intrusion and increases basin recharge from the Los Osos Creek valley, allowing more water to be produced at the Expansion Well than used for the production shift. The closer an Expansion Well is to the creek valley, the more effective the well is at increasing Basin yield. Basin yield comparisons at the minimum production objective (100 AFY) for Expansion Well No. 2 are summarized in Table 1.

Table 1 – Basin Sustainable Yield Estimates with Minimum Production Objective (100 AFY) for Expansion Well No. 2			
Expansion Well No. 2 Site	Production at Expansion Well No. 2	Estimated Sustainable Yield	Increase over Baseline
		Acre-Feet per Year	
Baseline (no Well No. 2)	--	2,760	0
Site B – Sage	100	2,840	80
Site C – Andre/Buckskin	100	2,850	90
Site D – Mobile Home Parks	100	2,860	100
Site E – Bay Oaks	100	2,830	70
Site F – Ramona	100	2,830	70

As shown in Table 1, at 100 AFY production, the ability of Expansion Well No. 2 to increase basin yield ranges from 70 AFY at Site E (Bay Oaks) of Site F (Ramona Avenue) to 100 AFY at Site D (mobile home parks). Sites E and F require 30 AFY of pumping to be eliminated at other purveyor wells to mitigate seawater intrusion, while Site D does not require any production to be shifted from other purveyor wells in the Basin Model, indicating all of the production at Site D (up to 100 AFY) is replenished from the creek valley.

The Basin Model, however, also shows that the ratio between increased Basin yield and produced water from Expansion Well No. 2 is not constant, but decreases as production increases. For example, Site D, which is 100 percent efficient at the minimum production objective, provides 130 AFY of increased yield when production increases to 150 AFY, with 20

⁷CHG, Los Osos Basin Plan Metric Trends Review and Infrastructure Program C Evaluation, February 28, 2019



AFY of reduced pumping at other purveyor wells required to mitigate seawater intrusion (87 percent efficient). Similarly, Site C, which was 90 percent efficient at the minimum production objective, provides 140 AFY of increased yield when production increases to 200 AFY (70 percent efficient).

Some of the well locations lose efficiency for converting production to Basin yield more rapidly than others, based on their position relative to the seawater intrusion front and other purveyor wells. Site E, which is relatively close to existing purveyor wells in the downtown area, is 70 percent efficient at 100 AFY production, but declines to 40 percent efficiency at 200 AFY. Basin yield comparisons at the anticipated production rates for each well site are present in Table 2.

Table 2 – Basin Sustainable Yield Estimates with Anticipated Production for Expansion Well No. 2			
Expansion Well No. 2 Site	Production at Expansion Well No. 2	Estimated Sustainable Yield	Increase over Baseline
		Acre-Feet per Year	
Baseline (none)	--	2,760	0
Site B	100	2,840	80
Site C	200	2,900	140
Site D*	150	2,890	130
Site E	200	2,840	80
Site F	100	2,830	70

*anticipated production estimate at Site D reduced from prior work

The anticipated production listed in Table 2 for individual Expansion Well sites are approximations based on comparison with existing purveyor well sites. Site C and Site E are likely to provide the greatest production potential (200 AFY), while Site B and Site F would likely only meet the minimum production objective (100 AFY). Despite losing efficiency at the higher production rate, Site E matches or exceeds Basin yield increases at Sites B and F while providing greater production flexibility for water system operations.

Next Steps

Finding a suitable location for a municipal well site involves many factors. Production capacity and yield, water quality, environmental impacts, constructability, property ownership/easement agreements, and project costs are all important to consider. This memorandum has focused on Expansion Well No. 2 production capacity and yield, with water quality being addressed in terms of seawater intrusion mitigation. The next steps would be to screen the sites for other factors to help identify a preferred site.



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April 22, 2020

Ron Munds, General Manager
Los Osos Community Services District
2122 9th Street
Los Osos, CA 93402

Submitted via email: stevent@wallacegroup.us

Re: Los Osos Community Services District Program C Well Sites Environmental Review / SWCA No. P60804

Dear Mr. Munds:

Thank you for inviting SWCA, Incorporated, dba **SWCA Environmental Consultants (SWCA)**, to submit our proposal to the Los Osos Community Services District (District) to provide environmental review services for the Program C Well Sites (project). The purpose of the proposed project is to review several potential municipal water well sites for a new lower aquifer well to serve the community's water supply needs. Program C consists of three wells located on the eastern side of the Central Area, an upgrade to the Golden State Water Company (GSWC) water main located along Los Osos Valley Road, and installation of pipelines to connect each of the expansion wells to the upgraded main. In support of Program C, the District will be evaluating the potential to install a new well at one of five sites. Once the District has decided on which of the five sites to install the new well, the District will prepare an Initial Study/Mitigated Negative Declaration for the well development.

SWCA's San Luis Obispo office has been preparing California Environmental Quality Act (CEQA) documents and providing related services to state and local agencies since 1984. We have worked with the District, the County of San Luis Obispo (County), and GSWC on various environmental documents in Los Osos and throughout the county. Our staff has conducted numerous biological, archaeological, and planning projects in Los Osos and are widely considered to be experts on Los Osos environmental issues. We also have experience working with the State Water Resources Control Board (SWRCB), Division of Financial Assistance on several water projects in Paso Robles and Santa Barbara County. Our experience in Los Osos combined with our familiarity with the District, the County, GSWC, the SWRCB, and the CEQA process will allow us to evaluate your project with accuracy and efficiency.

We have tailored our proposal in response to the Request for Proposal provided by Wallace Group, as well as follow-up conversations with Steve Tanaka. Our scope of work responds to the anticipated needs of your project and is based on our experience working on similar water and wastewater facility projects on the Central Coast. Our local experience allows us to understand the issue areas that may be triggered by your project. As such, our involvement on your project team would help the District design and plan a project that avoids unnecessary impacts and reduces regulatory permitting needs and costs.

If you have any questions or need any additional information regarding our proposal, please feel free to contact me at (805) 903-1193 or bhenry@swca.com.

Sincerely,

A handwritten signature in black ink, appearing to read "Bill Henry". The signature is stylized and includes a horizontal line extending to the right.

Bill Henry, AICP
Director

APPROACH

SWCA Environmental Consultants (SWCA) is pleased to submit our scope of work and cost estimate to the Los Osos Community Services District (District) to provide environmental review services for the Program C Well Sites (project) in Los Osos, San Luis Obispo County, California. The purpose of the proposed project is to review several potential municipal water well sites for a new lower aquifer well to serve the community's water supply needs. Program C consists of three wells located on the eastern side of the Central Area, an upgrade to the Golden State Water Company (GSWC) water main located along Los Osos Valley Road, and installation of pipelines to connect each of the expansion wells to the upgraded main. In support of Program C, the District will be evaluating the potential to install a new well at one of five sites.

Our approach to this project is divided into two phases:

1. The first phase will include preparation of an Environmental Constraints Analysis (ECA) that addresses either Site E or all five sites listed below. SWCA's goal with the ECA is to provide the District with enough environmental information to assist the District in deciding which site to pursue for the well site development and to gather the information needed to prepare an accurate and legally defensible California Environmental Quality Act (CEQA) Initial Study/Mitigated Negative Declaration (IS/MND).
2. The second phase will include preparation of the IS/MND. Once the preliminary information is gathered and reviewed, the District will decide which site to evaluate in the IS/MND. SWCA will prepare the IS/MND for the chosen site, using the information gathered during the ECA preparation and other existing site-specific documents.

Per the Request for Proposal (RFP), SWCA will assess one or all five of the following potential well sites in the ECA:

- Site B: Sage Avenue
- Site C: Andre Avenue
- Site D: Sunny Oaks MHP
- Site E: Former Bayridge Estates Wastewater Treatment Site on Bay Oaks Drive
- Site F: County of San Luis Obispo (County) Right of Way along Ramona Avenue

SCOPE OF SERVICES

TASK 1.1: PREPARE ENVIRONMENTAL CONSTRAINTS ANALYSIS

TASK 1.1A: FIELD REVIEW/CONSTRAINTS ANALYSIS (SITE E ONLY)

SWCA proposes to conduct an in-depth field review at Site E. The field review would be focused on the well site parcel and the County of San Luis Obispo (County) right-of-way directly abutting the boundaries of the well site parcel. The right-of-way areas are included to capture the likely new well get-away piping connection location. Brief discussion of the field review methods is provided below. Based on our knowledge of Los Osos, SWCA anticipates that biological resources and cultural resources will be key issues to consider in the ECA.

SWCA proposes preparation of a constraints-level environmental analysis for Site E to give the District an initial assessment of the environmental issues likely to be encountered should they pursue a project on the Bayridge Estates Wastewater Treatment Site. SWCA will prepare a brief ECA for the study area, including an inventory of existing environmental resources in the study area and a description of potential environmental issues that could be triggered by a proposed project in the study area. SWCA will review applicable County and local planning documents

to determine whether there are any special requirements or regulations that could affect a project in Site E. The constraints analyses will briefly consider all topics identified on the Appendix G of the State CEQA Guidelines. The evaluation of these topics will be concise yet discussed in enough detail to assess the need for further studies, analyses, or permits that may be required if the District proposes a project in Site E. Our analyses will be based primarily on a review of existing documentation and databases. SWCA will also conduct one general field review of Site E to document the site's existing conditions and surrounding resources.

Biological Resources

SWCA would conduct a desktop review and a field survey on Site E, and prepare a biological resources section in the ECA that identifies habitats present, special-status species with potential to occur in the site, a species list, and potential regulatory implications associated with the site. Our biologists will review existing biological documents that have been prepared for other projects in the area, and query the California Natural Diversity Database (CNDDDB), maintained by the California Department of Fish and Wildlife (CDFW), and the Information for Planning and Consultation (IPaC) system, maintained by the U.S. Fish and Wildlife Service (USFWS). Information obtained during the literature review will be used to focus the field survey effort.

Following the data review, SWCA will conduct a reconnaissance biological survey of the site. During the survey, an SWCA biologist will map plant communities and habitats, potentially jurisdictional areas, and identified special-status plant and wildlife species occurrences. For cost and schedule considerations, we are proposing one biologist conduct one survey as soon as the District is ready to start the study. The survey methods would satisfy the requirements of a Morro shoulderband snail (MSS) (*Helminthoglypta walkeriana*) Habitat Assessment survey. The reconnaissance survey could be conducted any time of year; however, if the survey and desktop review identify the potential for special-status species to occur in the study areas, additional survey(s) may be necessary during the appropriate season/conditions to determine if resources are present on the site.

Following the survey, SWCA will prepare the biological resources section for the ECA. The biological section will detail the results of the background research and field survey and will include: (1) an introduction describing the site location and environmental setting; (2) a description of the methods and results of the background searches and field survey; (3) a discussion of the regulatory setting relating to natural resources; (4) a discussion of the biological constraints that could affect future projects within the study area; and (5) a discussion of the mitigation measures that should be considered if the District pursues development of the site. In addition, SWCA will present relevant maps depicting issues or constraints that can be spatially represented.

Cultural Resources

In preparing the cultural resources section for the ECA, SWCA will review of our internal cultural resources library for information relating to the presence of previously documented archaeological resources in the vicinity of Site E. Specifically, SWCA will review Far Western Anthropological Research Group's (Far Western) 2016 *Archaeological Investigations for the Los Osos Wastewater Project, San Luis Obispo County, California*, which conducted extensive research and archaeological fieldwork throughout Los Osos and in the immediate vicinity of the project area. SWCA is aware of a previously documented prehistoric archaeological site in the immediate vicinity of Site E. After a review of existing documentation, SWCA archaeologists will conduct a pedestrian survey of the proposed well location. If resources are present, they will be noted but not formally documented. The results of the research and field survey will be included in the ECA, as well as a discussion of the archaeological sensitivity of Site E and management recommendations or recommendations for further archaeological study, if warranted. No Native American coordination or assessment of resource significance is included in this effort.

TASK 1.1B: FIELD REVIEW/CONSTRAINTS ANALYSIS (ALL FIVE POTENTIAL SITES)

Under this task, the scope for the preparation of a constraints-level environmental analysis would be similar to Task 1.1A; however, the resulting document would review the constraints associated with all five sites. To facilitate District review of the data, this ECA would include tables comparing the sites' constraints to each other, and the conclusion of the five-site ECA would clearly describe SWCA's opinion on which site(s) have the least environmental constraints.

SWCA proposes to conduct an in-depth field review at all five sites. The field review would be focused on the well site parcels and the County right-of-way directly abutting the boundaries of the well site parcels. The right-of-way areas are included to capture the likely new well get-away piping connection locations. Brief discussion of the field review methods is provided below. Based on our knowledge of Los Osos, SWCA anticipates that biological resources and cultural resources will be key issues to consider in the constraint analyses.

Biological Resources

The five-site biological constraints evaluation would include the same literature review and documentation as discussed in Task 1.1A. However, the field work for this task would include site reconnaissance surveys of Sites C, D, E, and F. SWCA has already conducted detailed biological surveys in Site B; therefore, biological field work would not be necessary in Site B. The previously obtained survey data would be incorporated into the five-site ECA.

Cultural Resources

SWCA will prepare a cultural resources constraints analysis including a review of its internal cultural resources library for information relating to the presence of previously documented archaeological resources in the vicinity of all five site locations. Specifically, SWCA will review the 2016 Far Western report, which conducted extensive research and archaeological fieldwork throughout Los Osos and in the immediate vicinity of three of the five sites. SWCA is aware of previously documented prehistoric archaeological sites in the immediate vicinity of Sites B, C, D, and E, and within 0.25 mile of Site F. After a review of existing documentation, SWCA archaeologists will conduct pedestrian surveys of the proposed well locations. If resources are present, they will be noted but not formally documented. The results of the research and field survey will be included in the ECA, as well as a discussion of the archaeological sensitivity of the five sites and management recommendations or recommendations for further archaeological study, if warranted. No Native American coordination or assessment of resource significance is included in this effort.

TASK 1.2: PREPARE INITIAL STUDY/MITIGATED NEGATIVE DECLARATION

Upon completion of the ECA, the District will have environmental data to help guide their decision-making process. Once the District has determined which of the five sites is best suited for the well development, SWCA will prepare a site-specific CEQA IS/MND for the project.

PROJECT DESCRIPTION

SWCA will prepare a written project description based on plans and information received from the District. The administrative draft project description will be provided in electronic form. Upon receipt of comments and clarifications from the District, SWCA will prepare a final project description. Upon completion of the project description, SWCA will coordinate directly with the District to ensure the IS/MND format, scope, and content is consistent with the District/County requirements.

ADMINISTRATIVE DRAFT IS/MND

Preparation of the IS/MND will include an assessment of all resources as required by State CEQA Guidelines Appendix G. The environmental analysis will incorporate necessary technical studies and any information provided by the District and other agencies. Air emissions will be quantified using California Emissions Estimator Model (CalEEMod), and output spreadsheets will be attached to the IS/MND. Additional background information will be

obtained from the County's General Plan documents, resource agency online documents, and our in-house library. The Draft Notice of Determination (NOD) form will accompany the Initial Study Checklist. Our submittal will include a Mitigation Monitoring and Reporting Program (MMRP), which will identify each mitigation measure, the appropriate milestone or timing to implement the measure, the responsible party, and any reporting requirements. SWCA will submit an Administrative Draft IS/MND for the District's review and approval.

PUBLIC REVIEW DRAFT IS/MND

Upon receipt of comments on the Administrative Draft IS/MND, SWCA will finalize the NOD, Initial Study Checklist, and MMRP for public review and circulation. This task includes preparation of the Notice of Completion (NOC) form and Notice of Intent to Adopt an MND (NOI). Our scope of work assumes that SWCA will provide complete electronic versions of all documents to the District, including Word (.doc) and Adobe (.pdf) versions. We assume that District administrative staff will submit the NOC and 15 copies of the IS/MND to the State Clearinghouse, file the NOI with the County Clerk, and post the notice in the newspaper and on the District website. We will provide written responses to comments received during circulation of the IS/MND.

TASK 1.3: MEETINGS

SWCA's project manager and additional staff, as appropriate, will be available to meet with District staff and engineers at the two requested meetings—one kick-off meeting and one review meeting (following submission of the draft Initial Study). SWCA has also included budget to attend one public hearing, if needed. Because of our local presence in Los Osos and San Luis Obispo, we are within a short distance of the District's or Wallace Group's offices. We would be available to meet with the project team in person and on short notice throughout the planning process.

OPTIONAL TASKS

Based on our knowledge of Los Osos, water projects, and environmental reviews, SWCA has identified the following optional tasks that may be necessary depending on the District's chosen site. All these tasks are not expected to be necessary for all the sites. Therefore, whether any of these tasks are warranted will depend on the results of the ECA and the site that the District chooses to pursue for the project. Upon completion of the ECA and the District's site determination, SWCA and the District can discuss which of the following tasks would be necessary to complete the IS/MND. Since the chosen site has not been identified, the scope of these optional tasks can only be estimated, and the necessity of any of these tasks can be determined in negotiation with the District.

- **Visual Impact Assessment.** To adequately address the Aesthetics section of the IS/MND, a visual impact assessment may be necessary for Sites B, E, and F. These sites are located in areas that may be visible to the public and the project could alter the view of the sites.
- **Phase 1 Environmental Assessment.** If any of the sites appear to have been affected by hazardous materials dumping in the past, a Phase 1 Environmental Assessment may need to be completed on the site(s).
- **Morro Shoulderband Snail Protocol Surveys and Report.** Several of the potential sites support suitable habitat for MSS. Depending on the chosen site and the District's/County's permitting strategy, protocol MSS surveys and preparation of a Morro Shoulderband Snail Protocol Survey Report may be necessary.
- **Phase I Archaeological Survey Report.** All the potential sites are in proximity to archaeological resources. A formal Phase I Archaeological Survey Report (ASR) may be required to support the IS/MND. The Phase I ASR would include a records search at the Central Coast Information Center (CCIC), Native American coordination, documentation and mapping of any resources present, and the preparation of a technical report documenting the findings. If resources are present and cannot be avoided, additional evaluation and or mitigation may be required.

SCHEDULE

SWCA is prepared to initiate this scope of work immediately after receiving authorization to proceed. The table below sets out anticipated general timeframes for completion of the identified environmental services. Note that the listed completion periods are for the submittal of administrative drafts, not final drafts, and do not include review by the District, the County, or other outside agencies, as timeframes for outside review are out of our control and can vary greatly. Note that these timeframes are just estimates; we are willing to commit to the overall project schedule developed in coordination with the District.

Table 1. Proposed Work Schedule

TASK	ESTIMATED COMPLETION PERIOD
TASK 1.1: PREPARE FIELD REVIEW/CONSTRAINTS ANALYSIS	
Task 1.1A Field Review/Constraints Analysis (Site E Only)	30 days after notice to proceed and receipt of requested information
Task 1.1B Field Review/Constraints Analysis (All Five Sites)	40 days after notice to proceed and receipt of requested information
TASK 1.2: PREPARE INITIAL STUDY/MITIGATED NEGATIVE DECLARATION	
Project Description	2 weeks after notice to proceed and receipt of requested information
Administrative Draft IS/MND	30 days after completion of the ECA
Public Review Draft IS/MND	2 weeks after receipt of comments from the District.
TASK 1.3: MEETINGS	
Kick-off and Review Meetings and/or Public Hearing	Upon notification

ASSUMPTIONS

- The District will be responsible for gaining access to the site(s). SWCA staff will not enter private properties without specific authorization from the landowner(s).
- The site survey areas will include the entire parcel that the well site would be developed on and the County rights-of-way directly abutting the well site parcel boundaries.
- The reconnaissance biological surveys will not satisfy protocol wildlife or botanical survey methods. If the ECA determines a site needs additional biological surveys, SWCA and the District can amend the contract and project schedule to include the necessary survey work.
- No Native American coordination or assessment of cultural resource significance is included in this effort.
- SWCA assumes the appropriate CEQA document for the well site development will be an IS/MND.
- All deliverables will be subject to one round of review and comment by District staff and engineers. All comments will be delivered to SWCA in one compiled document format.
- The ECA and the IS/MND will include environmental review of connecting pipeline alignment(s) on the well site property and the County rights-of-way directly abutting the well site property only.
- Upon completion of the IS/MND, the District will be responsible for obtaining the Coastal Development Permit for the preferred well site. SWCA has not included budget to obtain this permit for the project.
- Our proposed scope of work does not include any agency permitting.
- We assume that District administrative staff will submit the NOC and 15 copies of the IS/MND to the State Clearinghouse, file the NOI with the County Clerk, and post the notice in the newspaper and on the District website.

- All meetings will be conducted in Los Osos at the District office, in San Luis Obispo at the Wallace Group office, or via phone conference. Meetings will not require SWCA staff to travel outside of Los Osos or San Luis Obispo.

CONTRACT EXCEPTIONS

SWCA has reviewed the sample contract provided in the RFP and does not have any contract exceptions.