



Community Development

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DATE: AUGUST 1, 2017

PROJECT: Notice Requesting Proposals for Preparation of an Environmental Impact Report (EIR) for the Froom Ranch Specific Plan Project Specification No. 0143-2017

ADDENDUM NO. 2

SUBMIT DATE: JULY 11, 2017

NOTICE TO ALL CONSULTANTS SUBMITTING PROPOSALS:

You are hereby notified of the following changes, clarifications or modifications to the Request for Proposals. This addendum shall supersede the original Request for Proposals. Wherein this addendum contradicts the original Request for Proposals, this addendum shall take precedence. All other conditions shall remain unchanged.

A. CHANGES AND/OR CLARIFICATIONS TO THE NOTICE REQUESTING PROPOSALS:

Please note additional studies provided by the applicant have been uploaded to the website at the following link:

<http://www.slocity.org/government/department-directory/community-development/documents-online/environmental-review-documents/-folder-1911>

Please refer to the following responses to questions received regarding the Request for Proposals:

1. Have potential off-site improvements been identified for the Specific Plan?

A: Yes, the project includes: (1) an offsite stormwater retention basin on the Meadowbrook Church parcel south of the project area; and (2) installation of a traffic signal and transit stop/bus pull-out at the intersection of Los Osos Valley Road and Auto Park Way.

2. In addition to the Specific Plan Conceptual Land Use Map prepared by RRM (Exhibit B.1), will there be a concept grading plan or a detailed site plan for both the proposed Specific Plan and the Alternative Specific Plan?

A: Site plans for the proposed project and project alternative will be available. No grading plans have been prepared at this time.

3. Should the consultant's scope of work include a Conceptual Restoration Plan for the proposed creek re-alignment?

A: The consultant's scope of work should include peer review of any applicant-prepared studies and preparation of any additional studies deemed necessary to support the EIR. Consultants can assume that the applicant will provide a concept for restoration associated with creek re-alignment.

4. Will the applicant be providing a Phase 1 ESA?

A: No. Only the studies listed in the RFP will be provided by the applicant.

5. Will the applicant be providing a Biological Resources Technical Report for the EIR? (The 2016 Biological Inventory by Kevin Merk does not address impacts and mitigation)

A: No. Only the studies listed in the RFP will be provided by the applicant.

6. Will additional analyses be provided by the applicant's consultant to address compliance with the City's Drainage Design Manual as noted in the Initial Study (page 21)?

A: Yes.

7. Will the applicant's consultant be providing a water quality technical report?

A: Only the studies listed in the RFP will be provided by the applicant.

8. Should the structural analysis of the historic structures and the three geology studies be peer-reviewed as part of the consultant's scope of work?

A: Yes.

9. Will the Specific Plan include of phasing plan for the anticipated future development?

A: Yes, the project proposes phased development. However, a project-specific level of detail for all phases will be available for analysis in the EIR.

10. Is the project expected to be phased? If so, will there be any differential level of detail available for earlier/later phases of planned development?

A: Yes, the project proposes phased development and there may be different levels of detail available for certain phases. However, a project-specific level of detail for all phases will be available for analysis in the EIR.

11. Our cost estimate will include a top-line estimate for the visual simulations, based on an initial estimate for how many we think are likely to be needed. Does this approach sound like it will work well for your team?

A: The consultant's scope of work should include peer review of any applicant-prepared visual simulations as well as preparation of any additional visual simulations and analysis deemed necessary to support the EIR.

12. Will specific architectural renderings be available as assets that can be incorporated into the visual simulations.

A: Yes, architectural renderings and/or details will be available.