

DEVELOPMENT SERVICES DEPARTMENT

County of
EL DORADO

<http://www.co.el-dorado.ca.us/devservices>

DEVELOPMENT
SERVICES



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2850 FAIRLANE COURT
PLACERVILLE, CA. 95667
(530) 621-5355
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Counter Hours: 7:30 AM to 4:30 PM
bldgdept@co.el-dorado.ca.us
planning@co.el-dorado.ca.us

LAKE TAHOE OFFICE:
3368 LAKE TAHOE BLVD. SUITE 302
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EL DORADO HILLS OFFICE:
4950 HILLSDALE CIRCLE, SUITE 100
EL DORADO HILLS, CA 95762
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REQUEST FOR PROPOSALS

TO ASSIST IN THE
DEVELOPMENT OF

EL DORADO COUNTY INTEGRATED NATURAL RESOURCES MANAGEMENT PLAN (INRMP)

*Proposals due by June 12, 2006
Time 5:00 pm*

*El Dorado County
Development Services
2850 Fairlane Court
Placerville, CA 95667*

I. Purpose

The El Dorado County Development Services Department is seeking proposals from qualified consultants to provide the County with an interdisciplinary team of professionals to assist in the development of the El Dorado County Integrated Natural Resources Management Plan (INRMP) for the west slope of the County. The INRMP is defined by General Plan Policy 7.4.2.8 (Attachment 2), and is intended to be prepared in accordance with applicable HCP and NCCP Guidelines. The INRMP should:

- Provide a mechanism for ensuring regional compliance with State and federal endangered species laws;
- Provide a regional mitigation process to avoid piece-meal biological reports and project-by-project mitigation;
- Provide predictable mitigation for project applicants;
- Coordinate County, State and Federal wildlife agency mitigation requirements;
- Enable the County to assume local mitigation authority under applicable State and Federal regulations;
- Provide a vehicle for coordinating conservation and mitigation efforts within El Dorado County.

II. Background

A. Regional Location

El Dorado County is located in northern California, bordered by Placer County to the north, Amador and Alpine Counties to the south, and Sacramento County to the west; the State of Nevada borders El Dorado County to the east. The County is located in the central Sierra Nevada, east of the Central Valley. The City of Sacramento is just west of the county's western most border. The eastern most border runs through Lake Tahoe, high in the Sierra Nevada.

B. Physical Features

El Dorado County covers approximately 1,789 square miles (1,145,385 acres) ranging from the residential foothills of El Dorado Hills to the high Sierra Nevada mountain range. The Sierra Nevada, Middle Fork and South Fork American River, and Lake Tahoe are among the county's primary natural features. El Dorado County is traversed by several major roadways including US Highway 50 and State Routes 49, 88, and 89. Elevations range from 200 feet above sea level at the western most boundary of the county to 10,081 feet at the highest point of Freel Peak on the western edge of the Lake Tahoe Basin. The County has considerable topographic variation, with more than half of the land area having slopes in excess of 25%.

Approximately 864,000 acres of El Dorado County are forestland. Agricultural land comprises approximately 153,000 acres (2000) with the two largest crops including apples grown in the Apple Hill and Gold Hill regions and wine grapes from vineyards located in the Fairplay and Apple Hill areas. The county is also a mining region, capable of producing a wide variety of mineral resources.

The county has a rich diversity of lakes and rivers, natural plant communities, and wildlife. A unique soil type (gabbro soils) supports an array of plant species that are rare, endangered, or declining throughout their range. A substantial number of these plant populations are protected in the Pine Hill Ecological Preserve, located in five areas totaling approximately 3,550 acres in the Pine Hill area between Cameron Park and Salmon Falls.

C. Growth Patterns & Projections

The physical features/environment of El Dorado County are an important influence on its land use and development patterns. The most important physical features affecting development are the Sierra Nevada range, US Highway 50, large areas of the county dominated by forestland, and Lake Tahoe.

The Sierra Nevada divides El Dorado County into two distinct topographic areas – the west slope and Lake Tahoe Basin. The west slope extends from the Sacramento County line on the west to the summit of the Sierra Nevada on the east and contains most of the developed land in the county. Development on the west slope is concentrated near the county line and along US Highway 50, with large scale residential and commercial developments in the process of building, including many approved plans for future additional development. The density of residential and commercial development gradually decreases and the amount of open space (agricultural fields and forestland) increases moving easterly from the foothills to the Sierra Nevada. Placerville, located approximately 20 miles from the county line, is the only incorporated city on the west slope.

US Highway 50 bisects El Dorado County, traveling east-west from Sacramento County through Placerville and into the Lake Tahoe Basin just south of the lake. Historically, development in the county has closely followed this route, with the densest development in the west. Major cities, towns and developments along this corridor include El Dorado Hills, Cameron Park, Shingle Springs, Placerville, Pollock Pines, and South Lake Tahoe. In addition to being a development pathway, US Highway 50 is a major transportation corridor for residents living in El Dorado County who work in Sacramento County, and for recreational-related traffic generated from areas outside of the county.

Outside the US Highway 50 corridor, west-slope development follows the other main highways in the County: State Routes 49 and 193. SR 49 crosses the county from north to south and connects many of the original boom towns founded during the Gold Rush of 1848. This route is a prime tourist destination, and the towns of Cool, Pilot Hill, Coloma, Lotus, Placerville, Diamond Springs, and El Dorado promote the mining heritage of the region with museums, historic districts, and commercial areas. SR 193 crosses the northern part of the County from SR 49 to Greenwood and Georgetown, then turns south through Kelsey, and into Placerville.

El Dorado County has experienced rapid growth over the past 20 years. The countywide population increased from 85,212 in 1980 to approximately 163,585 in 2002. The county had approximately 73,791 dwelling units and 45,300 jobs in 2002. The majority of this development is focused in the area nearest to the Sacramento County line and along US Highway 50. The average annual growth rate for 1980-2002 was 3.0%

D. Biological/Natural Resources

El Dorado County possesses an impressive diversity of native flora and fauna. This diversity can be attributed to a combination of unique physical characteristics that have resulted in a wide diversity of habitats. These unique physical features include a wide range of elevations and varied terrain, diverse substrate material, large tracts of contiguous natural habitat, and a broad range of climatic conditions. Coniferous forest is dominant at higher elevations in the eastern half; oak and hardwood habitats are found mostly in the central region, and annual grassland, chaparral, agriculture, and urban development is found primarily in the western third of the county.

Much of the biological diversity within the county is on lands managed by the US Forest Service (USFS). Land under the jurisdiction of the USFS includes portions of the El Dorado and Tahoe National Forests and the Lake Tahoe Basin Management Unit, which combined cover most of the land in the eastern two-thirds of the county. The USFS is responsible for sustaining the health of ecosystems on the lands it manages. In total, there are more than 550,000 acres of land in the county that are held in state or federal ownership and managed principally by state or federal agencies.

The effects of existing development and growth projected by the General Plan on the western slope are considered the most serious threats to biological diversity and sensitive biological resources. The impacts on biological resources are primarily the result of urbanization of the area, habitat fragmentation, water pollution, and conversions of natural habitats to agricultural uses. As a result of these existing and projected impacts, El Dorado County approved Mitigation Measure 5.12-1(d): Develop and Implement an Integrated Natural Resources Management Plan, which further called for the adoption of General Plan Policy 7.4.2.8 that mandates the County to identify important habitat and to establish a program for effective management and habitat preservation.

III. Proposal Contents:

Consultants interested in providing the scope of services must submit a proposal by the deadline date and time defined in this RFP. As a minimum, the following information should be included in the proposal:

1. **Cover Letter:** A letter describing the firm's interest in providing the scope of services for the project. The proposal will also provide the following information: name, title, address and telephone number of individual with authority to bind the company and also who may be contacted during the period of proposal evaluation. The proposal shall be signed by an official authorized to bind the consultant and shall contain a statement to the effect that the proposal is a firm offer for at least a ninety (90) day period.
2. **Project Understanding, Approach and Methodology:** Describe the firm's understanding of the project and the approach the firm would take in providing the required services in an efficient and expeditious manner. Provide the firm's proposed detailed scope of services, detailed schedule of activities and identify major deliverables. In addition, this section of your proposal should explicitly address the following:
 - a. *Phasing and Stakeholder Coordination:* The County understands that this project will be a multi-phased effort involving coordination with many groups and agencies resulting in a variety of work products ultimately leading to completion of the INRMP. Your proposal should include a discussion of how your team would prioritize, define and structure/phase these efforts and related work products and effectively coordinate with stakeholders in order to accomplish the County's goals in an efficient and timely manner.
 - b. *Priority for Oak Woodland Management Plan:* Your proposal should reflect the County's desire to prioritize preparation of an Oak Woodland Management Plan and related work products to enable implementation of a mitigation fee as further described in General Plan Policy 7.4.4.4 ("Option B") within **6 to 12 months** from project initiation. The cost proposal should provide a full cost for developing the INRMP in its entirety, as well as the cost of just focusing on, and completing the Oak Woodland Management Plan and related tasks/products necessary for implementation of a mitigation fee.
 - c. *Options for Expediting Completion:* Your proposal should include options for expediting the process, with any related costs defined.
 - d. *County Role:* Your proposal should be structured to provide the County with two options for working with the consultant team to carry out the INRMP process. The first option would be to provide a scope of services in which the consultant team will have full responsibility, working under the general oversight of the County to manage, carry out and complete the INRMP process and all related tasks/work products (the "turn-key" approach); The second option would be to provide a scope of services in which County staff will have a central role in the day to day management of the consultant team's efforts and that also identifies specific functions and resources that the County could provide to supplement and integrate into the consultant team's efforts (the "integrated" approach"). For either option, your proposal must clearly identify all tasks, activities, processes, or

other resources that your team would provide and also what your team would expect the County to provide to facilitate completion of each phase of the INRMP.

- e. *Grant Funding Assistance:* Your proposal should include a description of how your team will assist the County in identifying and obtaining grant funding to augment and leverage any County funds allocated to this project.
- f. *Local & Regional Partnerships:* Your proposal should address how your team will assist the County in establishing local and regional partnerships with stakeholders and agencies in conjunction with the INRMP process.
- g. *Advisory Panels:* Your proposal should address how your team will assist the County in establishing a science advisory panel, including defining its role, functions and member qualifications. The proposal should also address how your team will assist the County in establishing an interagency advisory committee to provide general guidance throughout the INRMP process.
- h. *Work Products:*
 - Public Involvement & Stakeholder Program
 - Interagency Planning Agreement including: Scope of plan coverage, species/plant communities that will be addressed and specific regulatory requirements under applicable State and Federal laws that the INRMP will address
 - Conservation Strategies and related Analyses
 - Baseline Resource/Data Inventory
 - Land Use Analysis/Projections
 - Important Biological Corridor Overlay Review
 - Oak Woodland Management Plan
 - Conservation Fund Fee Program
 - Economic Analysis of Conservation Funding
 - Draft and Final INRMP and Implementing Agreement
 - CEQA/NEPA Compliance Documents
 - Development and Maintenance of an INRMP web-page
 - Preparation of a periodic newsletter during the INRMP process
 - Preparation of monthly project status reports by task
 - Preparation of technical issue papers identifying issues, options, and providing recommendations to County decision-makers as needed throughout the process in order to ensure the timely and efficient completion of the INRMP.

The above list of work products is not exhaustive. The County expects your proposal, based upon the Consultant Team's experience, to include any other tasks/work products that the Consultant Team believes to be necessary for successful completion of the project.

- 3. **Location:** The address of the business office where the Project Manager will reside and where a majority of the work will be performed.

4. **Consultant Team:** The proposal should include an organization chart which illustrates the interaction of the consultant team, County's management team, stakeholders, science advisory panel and inter-agency advisory committee. Also, Include a table of organization for the accomplishment of the project showing the proposed Principal-In-Charge, Project Manager, and key staff. Provide a narrative description of the qualifications and experience of each key person, along with their proposed responsibilities. A resume shall be included for each of the persons shown on the table of organization. Indicate the commitment of the Project Manager and necessary staff, and their capacity to complete the scope of services according to the proposed schedule. List the names, addresses, and telephone numbers of anticipated sub-consultants, if any.
5. **Conflicting Projects or Commitments:** The proposal must include a discussion of any other projects currently being undertaken or projected to be undertaken by the firm/team that might result in delays to the project. The proposal shall contain a statement to the effect that the proposer is not currently or projected to be committed to another project that would constitute a conflicting interest in conforming to this RFP.
6. **Related Experience and References:** Include descriptions of similar efforts to INRMP and/or HCP/NCCP development completed within the past five (5) years. Provide references for the comparable projects upon which proposed Project Manager and related staff have worked. Describe their role on the project and include the name and title of the client's project manager. Interested consultants must have a demonstrated record of accomplishing similar habitat plan studies, with respect to the scope and size of the one required within this RFP. References will be contacted during proposal evaluations.
7. **Hours and Rates:** Provide an estimate of the total person-hours allocated to each task and a breakdown of the employees and professionals to be assigned to the tasks and the average hourly rates of each. The hourly rates may be presented as either "base" or "loaded" rates. Whichever rate is displayed, an explanation of what the rate includes must be identified either on the person-hour estimate or clearly stated elsewhere in the body of the proposal. Your proposal should clearly identify the specific time commitments of the principal staff on your team.
8. **Cost:** Provide an estimate of the total fee for providing the professional services contemplated for the completion of the project broken down by major work product milestones for both options ("turn-key approach" and "integrated approach") identified in item 2(d) above. Provide a separate cost proposal for completion of the Oak Woodland Management Plan and related tasks/work products as discussed in item 2 (b) above. The negotiated contract will be a "Cost Not-To-Exceed" contract. As a part of contract negotiations, the Consultant must provide a current comprehensive fee schedule for all personnel and equipment which may be used in the course of the work, including all sub consultants, and all other costs that may be applicable to any necessary extra services.
9. **Proposal Submittal:** The proposal shall not exceed seventy-five (75) single-sided printed pages, excluding cover sheet, table of contents, index sheets and resumes. Double-sided pages will be allowed and counted as two (2) pages. Resumes included with the proposal shall not exceed one single-sided printed page per person listed in the table of organization. Please submit six (6) copies of your written proposal to:

**El Dorado County
Development Services Department
2850 Fairlane Court
Placerville, CA 95667
Attn: Steven Hust, Principal Planner**

10. **Proposal Deadline:** Submittals must be received by **5:00 PM on June 12, 2006**. This is a firm deadline, and no proposals will be accepted after this time. All proposals become the property of El Dorado County. The cost of preparing, submitting and presenting a proposal and participating in an interview are at the sole expense of the proposer. El Dorado County has the right to reject any or all of the proposals received as a result of this request. Solicitation of proposals in no way obligates El Dorado County to contract with any firm or individual. The decision to approve and award a contract is at the discretion of the El Dorado County Board of Supervisors.

IV. Modification or Withdrawal of Proposal

Any proposal received prior to the date and time specified above for receipt or proposals may be withdrawn or modified by written request of the proposer. To be considered, the modification must be received in writing, and the same number of copies as the original proposal, prior to the date and time specified above for receipt of proposals.

V. Rejection of Proposals

Failure to meet the requirements of this RFP shall be cause for rejection of the proposal. The Director of Development Services Department may reject any proposal if it is conditional, incomplete, contains irregularities or reflects inordinately high cost rates. The Director of Development Services Department may waive immaterial deviations in a proposal. Waiver of an immaterial deviation shall in no way modify the RFP documents or excuse the proposing firm/team from full compliance with the contract requirements if the proposer is awarded the contract.

VI. Proposal Evaluation

A consultant selection panel composed of El Dorado County staff will evaluate the proposals. Proposals will be ranked by the panel using the following weighted criteria:

- a. Experience in Similar Efforts (20%)
- b. Commitment of Senior Staff to the Project (15%)
- c. Responsiveness to RFP and County Priorities (10%)
- d. Creative Approach (10%)
- e. Technical Quality (10%)
- f. Schedule (10%)
- g. Cost (10%)
- h. Ability to Provide a Local Presence During the Process (5%)
- i. Familiarity with El Dorado County (5%)
- j. Public/Stakeholder Participation Process (5%)

Following proposal evaluations, a “short list” of qualified consultants may be developed by the committee with up to three consultants being invited to interview with the consultant selection panel to explain their relevant experience, approach and methodology. The “short list” will be based on information provided in the proposal and other actions and submissions pursuant to this RFP, information provided by former clients for whom similar work has been performed, and consideration of any exceptions taken to the proposed contract terms and conditions. Following the interview process, the consultant selection committee will rank the interviewed firms. *The consultant selection committee may choose to forgo the interview process and begin negotiations with a top ranked consultant.* In the event an agreement cannot be successfully negotiated with the top ranked consultant, the second ranked consultant will be invited to enter into negotiations. This process will be continued, if required, until a satisfactory agreement can be negotiated.

VII. Contract Award

Upon recommendation from the consultant selection committee, the Director of Development Services Department will make a recommendation for consultant selection and contract approval to the Board of Supervisors in August/September 2006. The contract is not in force until it is approved by the Board of Supervisors and authorization to proceed with the approved scope of services and cost proposal is issued by the Director of Development Services Department.

VIII. Contact Person

All questions concerning this Request for Proposal (RFP) should be directed to Peter Maurer, Deputy Director or to Steven Hust, Principal Planner (530) 621-5355. Email address: shust@co.el-dorado.ca.us and pmaurer@co.el-dorado.ca.us . A digital version of this RFP is available on the Development Services/Planning Services website.

IX. Contract Administration

The Development Services Department will administer the contract on behalf of El Dorado County. Planning Services staff will lead the monitoring and assess progress of the work products produced by the consultant during regularly scheduled Project Development Team (PDT) meetings. The consultant will be expected to produce a timeline (schedule) under which the work products will be delivered. All final approvals for all documents and work products generated as a result of this contract will be made by the Development Services Director after receiving the recommendations of the PDT.

X. Pre-Proposal Information Meeting

Development Services Department staff will be available from 2:00 PM to 4:00 PM on May 23, 2006, at El Dorado County Development Services Department, Building C, 2850 Fairlane Court, Placerville, Room 248 to discuss the RFP to assist the Consultant team with preparation of its proposal. We can also be available to meet by telephone conference or in person by appointment. Please contact Peter Maurer or Steve Hust in advance to schedule an appointment.

Thank you for your timely consideration of this request for proposal. Please do not hesitate to contact Peter Maurer, Steve Hust, or myself for any further assistance.

Sincerely,

Greg Fuz
Director of Development Services

Attachments:

Attachment 1: Standard Contract and Insurance Requirements
Attachment 2: INRMP/General Plan References
Attachment 3: INRMP RFP Distribution List

Attachment 1

Standard Contract and Insurance Requirements

AGREEMENT FOR SERVICES # PLS-

THIS AGREEMENT made and entered by and between the County of El Dorado, a political subdivision of the State of California (hereinafter referred to as "County") and _____, a corporation duly qualified to conduct business in the State of California, whose principal place of business is _____ (hereinafter referred to as "Consultant");

W I T N E S S E T H

WHEREAS, County has determined that it is necessary to obtain a consultant to assist the County in _____

WHEREAS, Consultant has represented to County that it is specially trained, experienced, expert and competent to perform the special services required hereunder and County has determined to rely upon such representations; and

WHEREAS, it is the intent of the parties hereto that such services be in conformity with all applicable state and local laws; and

WHEREAS, County has determined that the provision of such services provided by Consultant are in the public's best interest, and authorized by El Dorado County Charter, Section 210(b)(6) and/or Government Code 31000;

NOW, THEREFORE, County and Consultant mutually agree as follows:

ARTICLE I

Scope of Services/Project Schedule: Consultant agrees to furnish personnel and services necessary to assist the County in _____. Services shall include, but not be limited to, those tasks as identified in Exhibit "A", marked "Scope of Work", and to be completed in accordance with Exhibit "B", marked "Cost Estimate and Schedule of Work", incorporated herein and made by reference a part hereof.

ARTICLE II

Term: This Agreement shall become effective when fully executed by both parties

hereto and shall expire . This agreement may be extended for one additional one-year period, if mutually agreed by both parties hereto, in writing not less than thirty (30) days prior to the expiration of this Agreement.

ARTICLE III

Compensation for Services: For services provided herein, County agrees to pay Consultant monthly in arrears. Payment shall be made within thirty (30) days following County receipt and approval of itemized invoice(s) detailing services rendered. For the purposes hereof, the billing rate shall be in accordance with Exhibit "B", "Cost Estimate and Schedule of Work", incorporated herein and made by reference a part hereof. Travel expenses shall be paid in accordance with the County's travel policy attached hereto as Exhibit "C", and made reference a part hereof.

The total amount of the Agreement shall not exceed \$, inclusive of all expenses.

ARTICLE IV

Changes to Agreement: This Agreement may be amended by mutual consent of the parties hereto. Said amendments shall become effective only when in writing and fully executed by duly authorized officers of the parties hereto.

ARTICLE V

Consultant to County: It is understood that the services provided under this Agreement shall be prepared in and with cooperation from County and its staff. It is further agreed that in all matters pertaining to this Agreement, Consultant shall act as Consultant only to County and shall not act as Consultant to any other individual or entity affected by this Agreement nor provide information in any manner to any party outside of this Agreement that would conflict with Consultant's responsibilities to County during term hereof.

ARTICLE VI

Confidentiality: Consultant shall maintain the confidentiality and privileged nature of all records together with any knowledge therein acquired, in accordance with all applicable State and Federal laws and regulations, as they may now exist or may hereafter be amended or changed. Consultant, and all Consultant's staff, employees and representatives, shall not use or disclose, directly or indirectly at any time, any said confidential information, other than to the County Planning Department for the purpose of, and in the performance of the Agreement. This confidentiality agreement shall survive after the expiration or termination of this Agreement

ARTICLE VII

Ownership of Data: Upon completion or earlier termination of all Services under this

Agreement, ownership and title to all reports, documents, plans, maps, specifications, and estimates, etc., produced as part of this Agreement will automatically be vested in the County and no further agreement will be necessary to transfer ownership to the County. The Consultant shall furnish the County all necessary copies of data needed to complete the review and approval process of the project.

ARTICLE VIII

Assignment and Delegation: Consultant is engaged by County for their unique qualifications and skills as well as those of their personnel. Consultant shall not subcontract, delegate or assign services to be provided, in whole or in part, to any other person or entity without prior written consent of County.

ARTICLE IX

Independent Consultant/Liability: Consultant is, and shall be at all times, deemed independent and shall be wholly responsible for the manner in which it performs services required by terms of this Agreement. Consultant exclusively assumes responsibility for acts of its employees, associates, and subcontractors, if any are authorized herein, as they relate to services to be provided under this Agreement during the course and scope of their employment.

Consultant shall be responsible for performing the work under this Agreement in a safe, professional, skillful and workmanlike manner and shall be liable for its own negligence and negligent acts of its employees. County shall have no right of control over the manner in which work is to be done and shall, therefore, not be charged with responsibility of preventing risk to Consultant or its employees.

ARTICLE X

Fiscal Considerations: The parties to this Agreement recognize and acknowledge that County is a political subdivision of the State of California. As such, County is subject to the provisions of Article XVI, Section 18 of the California Constitution and other similar fiscal and procurement laws and regulations and may not expend funds for products, equipment or services not budgeted in a given year. It is further understood that in the normal course of County business, County will adopt a proposed budget prior to a given fiscal year, but that the final adoption of a budget does not occur until after the beginning of the fiscal year.

Notwithstanding any other provision of the Agreement to the contrary, County shall give notice of cancellation of this Agreement in the event of adoption of a proposed budget that does not provide for funds for the services, products or equipment subject herein. Such notice shall become effective upon the adoption of a final budget, which does not provide funding for this Agreement. Upon the effective date of such notice, this Agreement shall be automatically terminated and County released from any further liability hereunder.

In addition to the above, should the Board of Supervisors during the course of a given year for financial reasons reduce, or order a reduction, in the budget for any County department for which services were contracted to be performed, pursuant to this paragraph in the sole discretion of the County, this Agreement may be deemed to be canceled in its entirety subject to payment for services performed prior to cancellation.

ARTICLE XI

Default, Termination, and Cancellation:

- A. **Default:** Upon the occurrence of any default of the provisions of this Agreement, a party shall give written notice of said default to the party in default (notice). If the party in default does not cure the default within ten (10) days of the date of notice (time to cure), then such party shall be in default. The time to cure may be extended in the discretion of the party giving notice. Any extension of time to cure must be in writing, prepared by the party in default for signature by the party giving notice and must specify the reason(s) for the extension and the date in which the extension of time of to cure expires.

Notice given under this section shall specify the alleged default and the applicable Agreement provision and shall demand that the party in default perform the provisions of this Agreement within the applicable period of time. No such notice shall be deemed a termination of this Agreement unless the party giving notice so elects in this notice, or the party giving notice so elects in a subsequent written notice after the time to cure has expired.

- B. **Bankruptcy:** This Agreement, at the option of the County, shall be terminable in the case of bankruptcy, voluntary or involuntary, or insolvency of Consultant.
- C. **Ceasing Performance:** County may terminate this Agreement in the event Consultant ceases to operate as a business, or otherwise becomes unable to substantially perform any term or condition of this Agreement.
- D. **Termination or Cancellation without Cause:** County may terminate this Agreement in whole or in part seven (7) calendar days upon written notice by County for any reason. If such prior termination is effected, County will pay for satisfactory services rendered prior to the effective dates as set forth in the Notice of Termination provided to Consultant, and for such other services, which County may agree to in writing as necessary for contract resolution. In no event, however, shall County be obligated to pay more than the total amount of the contract. Upon receipt of a Notice of Termination, Consultant shall promptly discontinue all services affected, as of the effective date of termination set forth in such Notice of Termination, unless the notice directs otherwise. In the event of termination for default, County reserves the right to take over and complete the work by contract or by any other means.

ARTICLE XII

Notice to Parties: All notices to be given by the parties hereto shall be in writing and served by depositing same in the United States Post Office, postage prepaid and return receipt requested. Notices to County shall be in duplicate and addressed as follows:

COUNTY OF EL DORADO
PLANNING SERVICES
2850 FAIRLANE COURT
PLACERVILLE, CA 95667
ATTN: Gregory L. Fuz

or to such other location as the County directs.

Notices to Consultant shall be addressed as follows:

or to such other location as the Consultant directs.

ARTICLE XIII

Indemnity: The Consultant shall defend, indemnify, and hold the County harmless against and from any and all claims, suits, losses, damages and liability for damages of every name, kind and description, including attorneys fees and costs incurred, brought for, or on account of, injuries to or death of any person, including but not limited to workers, County employees, and the public, or damage to property, or any economic or consequential losses, which are claimed to or in any way arise out of or are connected with Consultant's services, operations or performance hereunder, **and due to negligent acts or omissions or willful misconduct**, regardless of the existence or degree of fault or negligence on the part of the County, the Consultant, subcontractor(s) and employee(s) of any of these, except for the sole, or active negligence of the County, its officers and employees, or as expressly prohibited by statute. This duty of Consultant to indemnify and save County harmless includes the duties to defend set forth in California Civil Code Section 2778.

ARTICLE XIV

Insurance: Consultant shall provide proof of a policy of insurance satisfactory to the El Dorado County Risk Manager and documentation evidencing that Consultant maintains insurance that meets the following requirements:

- A. Full Workers' Compensation and Employers' Liability Insurance covering all employees of Consultant as required by law in the State of California.

- B. Commercial General Liability Insurance of not less than \$1,000,000 combined single limit per occurrence for bodily injury and property damage.
- C. Automobile liability insurance of not less than \$500,000 is required in the event motor vehicles are used by the Consultant in performance of the contract.
- D. In the event Consultant is a licensed professional, and is performing professional services under this contract, professional liability (for example, malpractice insurance) is required with a limit of liability not less than \$1,000,000 per occurrence.
- E. Consultant shall furnish a certificate of insurance satisfactory to the El Dorado County Risk Manager as evidence that the insurance required above is being maintained.
- F. The insurance will be issued by an insurance company acceptable to the Risk Management Division, or be provided through partial or total self-insurance likewise acceptable to the Risk Management Division.
- G. Consultant agrees that the insurance required above shall be in effect at all times during the term of this contract. In the event said insurance coverage expires at any time or times during the term of this contract, Consultant agrees to provide at least 30 days prior to said expiration date, a new certificate of insurance evidencing insurance coverage as provided for herein for not less than the remainder of the term of the contract, or for a period of not less than one year. New certificates of insurance are subject to the approval of the Risk Management Division and Consultant agrees that no work or services shall be performed prior to the giving of such approval. In the event the Consultant fails to keep in effect at all times insurance coverage as herein provided, County may, in addition to any other remedies it may have, terminate this contract upon the occurrence of such event.
- H. The certificate of insurance must include the following provisions stating that:
 - 1. The insurer will not cancel the insured's coverage without 30 day prior written notice to the County; and
 - 2. The County of El Dorado, its officers, officials, employees, and volunteers are included as additional insured, but only insofar as the operations under this contract are concerned. This provision shall apply to all liability policies except workers' compensation and professional liability insurance policies.
- I. The Consultant's insurance coverage shall be primary insurance as respects the County, its officers, officials, employees and volunteers. Any insurance or self-

insurance maintained by the County, its officers, officials, employees or volunteers shall be excess of the Consultant's insurance and shall not contribute with it.

- J. Any deductibles or self-insured retentions must be declared to and approved by the County. At the option of the County, either: the insurer shall reduce or eliminate such deductibles or self-insured retentions as respects the County, its officers, officials, employees, and volunteers; or the Consultant shall procure a bond guaranteeing payment of losses and related investigations, claim administration and defense expenses.
- K. Any failure to comply with the reporting provisions of the policies shall not affect coverage provided to the County, its officers, officials, employees or volunteers.
- L. The insurance companies shall have no recourse against the County of El Dorado, its officers and employees or any of them for payment of any premiums or assessments under any policy issued by any insurance company.
- M. Consultant's obligations shall not be limited by the foregoing insurance requirements and shall survive the expiration of this agreement.
- N. In the event Consultant cannot provide an occurrence policy, Consultant shall provide insurance covering claims made as a result of performance of this contract for not less than three years following completion of performance of this agreement.
- O. The certificate of insurance shall meet such additional standards as may be determined by the contracting County department either independently or in consultation with the Risk Management Division, as essential for protection of the County.

ARTICLE XV

Interest of Public Official: No official or employee of County who exercises any functions or responsibilities in review or approval of services to be provided by Consultant under this Agreement shall participate in or attempt to influence any decision relating to this Agreement which affects personal interest or interest of any corporation, partnership, or association in which he/she is directly or indirectly interested; nor shall any such official or employee of County have any interest, direct or indirect, in this Agreement or the proceeds thereof.

ARTICLE XVI

Interest of Consultant: Consultant covenants that Consultant presently has no personal interest or financial interest, and shall not acquire same in any manner or degree, in either: 1) any other contract connected with or directly affected by the services to be performed by this Agreement; or, 2) any other entities connected with or

directly affected by the services to be performed by this Agreement. Consultant further covenants that in the performance of this Agreement no person having any such interest shall be employed by Consultant.

ARTICLE XVII

California Residency (Form 590): All independent Consultants providing services to the County must file a State of California Form 590, certifying their California residency or, in the case of a corporation, certifying that they have a permanent place of business in California. The Consultant will be required to submit a Form 590 prior to execution of an Agreement or County shall withhold seven (7) percent of each payment made to the Consultant during term of the Agreement. This requirement applies to any Agreement/contract exceeding \$1,500.00.

ARTICLE XVIII

Consultant Taxpayer Identification: The Consultant's Taxpayer Identification Number is .

ARTICLE XIX

California Forum and Law: Any dispute resolution action arising out of this Agreement, including, but not limited to, litigation, mediation, or arbitration, shall be brought in El Dorado County, California, and shall be resolved in accordance with the laws of the State of California. Consultant waives any removal rights it might have under Code of Civil Procedure Section 394.

ARTICLE XX

Administrator: The County Officer or employee with responsibility for administering this Agreement is , Planning Director, El Dorado County Planning Services, or successor.

ARTICLE XXI

Authorized Signatures: The parties to this Agreement represent that the undersigned individuals executing this Agreement on their respective behalf are fully authorized to do so by law or other appropriate instrument and to bind upon said parties to the obligations set forth herein.

ARTICLE XXII

Partial Invalidity: If any provision of the Agreement is held by a court of competent jurisdiction to be invalid, void or unenforceable, the remaining provisions will continue in full force and effect without being impaired or invalidated in any way.

ARTICLE XXIII

Entire Agreement: This document and the documents referred to herein or exhibits hereto are the entire Agreement between the parties and they incorporate or supersede all prior written or oral Agreements or understandings.

REQUESTING DEPARTMENT CONCURRENCE:

By: _____ Dated: _____

Gregory L. Fuz
Development Services Director
El Dorado County Planning Services

IN WITNESS WHEREOF, the parties hereto have executed this Agreement the day and year first below written.

-- COUNTY OF EL DORADO --

Dated: _____

By: _____

**Chair
Board of Supervisors "County"**

Dated: _____

By: _____

**, Director
General Services "County"**

ATTEST: _____

**Cindy Keck
Clerk of the Board of Supervisors**

-- CONSULTANT --

Dated: _____

By: _____

"Consultant"

By: _____

, Corporate Secretary

Exhibit "A"

Scope of Services

Exhibit “B”

Cost Estimate and Schedule of Work

Attachment 2

INRMP/General Plan References

ATTACHMENT 2 GENERAL PLAN REFERENCES

INTEGRATED NATURAL RESOURCES MANAGEMENT PLAN

Policy 7.4.2.8 Develop within five years and implement an Integrated Natural Resources Management Plan (INRMP) that identifies important habitat in the County and establishes a program for effective habitat preservation and management. The INRMP shall include the following components:

A. Habitat Inventory. This part of the INRMP shall inventory and map the following important habitats in El Dorado County:

1. Habitats that support special status species;
2. Aquatic environments including streams, rivers, and lakes;
3. Wetland and riparian habitat;
4. Important habitat for migratory deer herds; and
5. Large expanses of native vegetation.

The County should update the inventory every three years to identify the amount of important habitat protected, by habitat type, through County programs and the amount of important habitat removed because of new development during that period. The inventory and mapping effort shall be developed with the assistance of the Plant and Wildlife Technical Advisory Committee, CDFG, and USFWS. The inventory shall be maintained and updated by the County Planning Department and shall be publicly accessible.

B. Habitat Protection Strategy. This component shall describe a strategy for protecting important habitats based on coordinated land acquisitions (see item D below) and management of acquired land. The goal of the strategy shall be to conserve and restore contiguous blocks of important habitat to offset the effects of increased habitat loss and fragmentation elsewhere in the county. The Habitat Protection Strategy should be updated at least once every five years based on the results of the habitat monitoring program (item F below). Consideration of wildlife movement will be given by the County on all future 4- and 6-lane roadway construction projects. When feasible, natural undercrossings along proposed roadway alignments that could be utilized by terrestrial wildlife for movement will be preserved and enhanced.

- C. Mitigation Assistance. This part of the INRMP shall establish a program to facilitate mitigation of impacts to biological resources resulting from projects approved by the County that are unable to avoid impacts on important habitats. The program may include development of mitigation banks, maintenance of lists of potential mitigation options, and incentives for developers and landowner participation in the habitat acquisition and management components of the INRMP.
- D. Habitat Acquisition. Based on the Habitat Protection Strategy and in coordination with the Mitigation Assistance program, the INRMP shall include a program for identifying habitat acquisition opportunities involving willing sellers. Acquisition may be by state or federal land management agencies, private land trusts or mitigation banks, the County, or other public or private organizations. Lands may be acquired in fee or protected through acquisition of a conservation easement designed to protect the core habitat values of the land while allowing other uses by the fee owner. The program should identify opportunities for partnerships between the County and other organizations for habitat acquisition and management. In evaluating proposed acquisitions, consideration will be given to site specific features (e.g., condition and threats to habitat, presence of special status species), transaction related features (e.g., level of protection gained, time frame for purchase completion, relative costs), and regional considerations (e.g., connectivity with adjacent protected lands and important habitat, achieves multiple agency and community benefits). Parcels that include important habitat and are located generally to the west of the Eldorado National Forest should be given priority for acquisition. Priority will also be given to parcels that would preserve natural wildlife movement corridors such as crossing under major roadways (e.g., U.S. Highway 50 and across canyons). All land acquired shall be added to the Ecological Preserve overlay area.
- E. Habitat Management. Each property or easement acquired through the INRMP should be evaluated to determine whether the biological resources would benefit from restoration or management actions. Examples of the many types of restoration or management actions that could be undertaken to improve current habitat conditions include: removal of non native plant species, planting native species, repair and rehabilitation of severely grazed riparian and upland habitats, removal of culverts and other structures that impede movement by native fishes, construction of roadway under and overcrossing that would facilitate movement by terrestrial wildlife, and installation of erosion control measures on land adjacent to sensitive wetland and riparian habitat.
- F. Monitoring. The INRMP shall include a habitat monitoring program that covers all areas under the Ecological Preserve overlay together with all lands acquired as part of the INRMP. Monitoring results shall be incorporated into future County planning efforts so as to more effectively conserve and restore important habitats. The results of all special status species monitoring shall

be reported to the CNDDDB. Monitoring results shall be compiled into an annual report to be presented to the Board of Supervisors.

- G. Public Participation. The INRMP shall be developed with and include provisions for public participation and informal consultation with local, state, and federal agencies having jurisdiction over natural resources within the county.
- H. Funding. The County shall develop a conservation fund to ensure adequate funding of the INRMP, including habitat maintenance and restoration. Funding may be provided from grants, mitigation fees, and the County general fund. The INRMP annual report described under item F above shall include information on current funding levels and shall project anticipated funding needs and anticipated and potential funding sources for the following five years.

A. WOODLAND MANAGEMENT PLAN

MEASURE CO-P

Develop and adopt an Oak Resources Management Plan. The plan shall address the following:

- Mitigation standards outlined in Policy 7.4.4.4;
- Thresholds of significance for the loss of oak woodlands;
- Requirements for tree surveys and mitigation plans for discretionary projects;
- Replanting and replacement standards;
- Heritage/landmark tree protection standards; and
- An Oak Tree Preservation Ordinance as outlined in Policy 7.4.5.2.

[Policies 7.4.4.4 and 7.4.5.2]

Policy 7.4.4.4 For all new development projects (not including agricultural cultivation and actions pursuant to an approved Fire Safe Plan necessary to protect existing structures, both of which are exempt from this policy) that would result in soil disturbance on parcels that (1) are over an acre and have at least 1 percent total canopy cover or (2) are less than an acre and have at least 10 percent total canopy cover by woodlands habitats as defined in this General Plan and determined from base line aerial photography or by site survey performed by a qualified biologist

or licensed arborist, the County shall require one of two mitigation options: (1) the project applicant shall adhere to the tree canopy retention and replacement standards described below; or (2) the project applicant shall contribute to the County's Integrated Natural Resources Management Plan (INRMP) conservation fund described in Policy 7.4.2.8.

Option A

The County shall apply the following tree canopy retention standards:

Percent Existing Canopy Cover	Canopy Cover to be Retained
80–100	60% of existing canopy
60–79	70% of existing canopy
40–59	80% of existing canopy
20–39	85% of existing canopy
10-19	90% of existing canopy
1-9 for parcels > 1 acre	90% of existing canopy

Under Option A, the project applicant shall also replace woodland habitat removed at 1:1 ratio. Impacts on woodland habitat and mitigation requirements shall be addressed in a Biological Resources Study and Important Habitat Mitigation Plan as described in Policy 7.4.2.8. Woodland replacement shall be based on a formula, developed by the County, that accounts for the number of trees and acreage affected.

Option B

The project applicant shall provide sufficient funding to the County's INRMP conservation fund, described in Policy 7.4.2.8, to fully compensate for the impact to oak woodland habitat. To compensate for fragmentation as well as habitat loss, the preservation mitigation ratio shall be 2:1 and based on the total woodland acreage onsite directly impacted by habitat loss and indirectly impacted by habitat fragmentation. The costs associated with acquisition, restoration, and management of the habitat protected shall be included in the mitigation fee. Impacts on woodland habitat and mitigation requirements shall be

addressed in a Biological Resources Study and Important Habitat Mitigation Plan as described in Policy 7.4.2.8

Policy 7.4.5.2 It shall be the policy of the County to preserve native oaks wherever feasible, through the review of all proposed development activities where such trees are present on either public or private property, while at the same time recognizing individual rights to develop private property in a reasonable manner. To ensure that oak tree loss is reduced to reasonable acceptable levels, the County shall develop and implement an Oak Tree Preservation Ordinance that includes the following components:

- I. Oak Tree Removal Permit Process. Except under special exemptions, a tree removal permit shall be required by the County for removal of any native oak tree with a single main trunk of at least 6 inches diameter at breast height (dbh), or a multiple trunk with an aggregate of at least 10 inches dbh. Special exemptions when a tree removal permit is not needed shall include removal of trees less than 36 inches dbh on 1) lands in Williamson Act Contracts, Farmland Security Zone Programs, Timber Production Zones, Agricultural Districts, designated Agricultural Land (AL), and actions pursuant to a Fire Safe plan; 2) all single family residential lots of one acre or less that cannot be further subdivided; 3) when a native oak tree is cut down on the owner's property for the owner's personal use; and 4) when written approval has been received from the County Planning Department. In passing judgment upon tree removal permit applications, the County may impose such reasonable conditions of approval as are necessary to protect the health of existing oak trees, the public and the surrounding property, or sensitive habitats. The County Planning Department may condition any removal of native oaks upon the replacement of trees in kind. The replacement requirement shall be calculated based upon an inch for inch replacement of removed oaks. The total of replacement trees shall have a combined diameter of the tree(s) removed. Replacement trees may be planted onsite or in other areas to the satisfaction of the County Planning Department. The County may also condition any tree removal permit that would affect sensitive habitat (e.g., valley oak woodland), on preparation of a Biological Resources Study and an Important Habitat Mitigation Program as described in Policy 7.4.1.6. If an application is

denied, the County shall provide written notification, including the reasons for denial, to the applicant.

- J. Tree Removal Associated with Discretionary Project. Any person desiring to remove a native oak shall provide the County with the following as part of the project application:
- A written statement by the applicant or an arborist stating the justification for the development activity, identifying how trees in the vicinity of the project or construction site will be protected and stating that all construction activity will follow approved preservation methods;
 - A site map plan that identifies all native oaks on the project site; and
 - A report by a certified arborist that provides specific information for all native oak trees on the project site.
- K. Commercial Firewood Cutting. Fuel wood production is considered commercial when a party cuts firewood for sale or profit. An oak tree removal permit shall be required for commercial firewood cutting of any native oak tree. In reviewing a permit application, the Planning Department shall consider the following:
- Whether the trees to be removed would have a significant negative environmental impact;
 - Whether the proposed removal would not result in clear-cutting, but will result in thinning or stand improvement;
 - Whether replanting would be necessary to ensure adequate regeneration;
 - Whether the removal would create the potential for soil erosion;
 - Whether any other limitations or conditions should be imposed in accordance with sound tree management practices; and
 - What the extent of the resulting canopy cover would be.
- L. Penalties. Fines will be issued to any person, firm, or corporation that is not exempt from the ordinance who damages or destroys an oak tree without first obtaining an oak tree removal permit. Fines may be as high as three times the current market value of replacement trees as well as the cost of replacement, and/or replacement of up to three times the number of trees required by the ordinance. If

oak trees are removed without a tree removal permit, the County Planning Department may choose to deny or defer approval of any application for development of that property for a period of up to 5 years. All monies received for replacement of illegally removed or damaged trees shall be deposited in the County's Integrated Natural Resources Management Plan (INRMP) conservation fund.

B. INRMP CONSERVATION FUND FEE

MEASURE CO-M

Develop and implement an Integrated Natural Resources Management Plan consistent with Policy 7.4.2.8.

Policy 7.4.2.8

H. Funding. The County shall develop a conservation fund to ensure adequate funding of the INRMP, including habitat maintenance and restoration. Funding may be provided from grants, mitigation fees, and the County general fund. The INRMP annual report described under item F above shall include information on current funding levels and shall project anticipated funding needs and anticipated and potential funding sources for the following five years.

Policy 7.4.4.4

For all new development projects (not including agricultural cultivation and actions pursuant to an approved Fire Safe Plan necessary to protect existing structures, both of which are exempt from this policy) that would result in soil disturbance on parcels that (1) are over an acre and have at least 1 percent total canopy cover or (2) are less than an acre and have at least 10 percent total canopy cover by woodlands habitats as defined in this General Plan and determined from base line aerial photography or by site survey performed by a qualified biologist or licensed arborist, the County shall require one of two mitigation options: (1) the project applicant shall adhere to the tree canopy retention and replacement standards described below; or (2) the project applicant shall contribute to the County's Integrated Natural Resources Management Plan (INRMP) conservation fund described in Policy 7.4.2.8.

Option B

The project applicant shall provide sufficient funding to the County's INRMP conservation fund, described in Policy 7.4.2.8, to fully compensate for the impact to oak woodland habitat. To compensate for fragmentation as well as habitat loss, the preservation mitigation ratio shall be 2:1 and based on the total woodland acreage onsite directly impacted by habitat loss and indirectly impacted by habitat fragmentation. The costs associated with acquisition, restoration, and management of the habitat protected shall be included in the mitigation fee. Impacts on woodland habitat and mitigation requirements shall be addressed in a Biological Resources Study and Important Habitat Mitigation Plan as described in Policy 7.4.2.8.

MEASURE CO-U

Mitigation under Policy 7.4.1.6 shall include providing sufficient funding to the County's conservation fund to acquire and protect important habitat at a minimum 2:1 ratio. The cost associated with acquisition, restoration, and management of the habitat protected shall be included in the mitigation fee. For larger development projects (i.e., those that exceed a total of 10 acres), in addition to contributing to the conservation fund at a minimum 2:1 ratio, onsite preservation and/or restoration of important habitat shall be required at a 1:1 ratio. Impacts on important habitat and mitigation requirements shall be addressed in a Biological Resources Study and an Important Habitat Mitigation Program (described below).

- A. **Biological Resources Study.** The County shall adopt biological resource assessment standards that apply to all discretionary projects that would result in disturbance of soil and native vegetation in areas that include important habitat as defined in the INRMP. The assessment of the project site must be in the form of an independent Biological Resources Study, and must be completed by a qualified biologist. The evaluation shall quantify the amount of important habitat, by habitat type, as defined in the General Plan and delineated on maps included in the INRMP. The Biological Resources Study shall also address the potential for the project to adversely affect important habitat through conversion or fragmentation. This requirement shall not apply to projects that are on lands that either (1) have already been the subject of a study and for which all mitigation requirements are being implemented or (2) have been evaluated by the County and found to not possess any important habitat resources.
 - A. **Important Habitat Mitigation Program.** The Biological Resource Study shall include an Important Habitat Mitigation Program that identifies options that would avoid, minimize, or compensate for impacts on important habitats in compliance with the standards

of the INRMP and the General Plan. All mitigation programs shall include a monitoring and reporting component requiring reports to the County not less than once each year for a period of not less than 10 years. The report will include a description of the lands included in the mitigation program (including location and size), a summary of the evaluation criteria established at the time the mitigation program was approved, an evaluation of the mitigation program based on those criteria, and recommendations for action during the following year. The County shall adopt standards for evaluating mitigation programs proposed as part of the Biological Resources Study described above. The standards shall ensure that the mitigation reduces direct and cumulative impacts of proposed development on important habitats to less than significant levels in accordance with CEQA thresholds.

Policy 7.4.1.6

All development projects involving discretionary review shall be designed to avoid disturbance or fragmentation of important habitats to the extent reasonably feasible. Where avoidance is not possible, the development shall be required to fully mitigate the effects of important habitat loss and fragmentation. Mitigation shall be defined in the Integrated Natural Resources Management Plan (INRMP) (see Policy 7.4.2.8 and Implementation Measure CO-M).

The County Agricultural Commission, Plant and Wildlife Technical Advisory Committee, representatives of the agricultural community, academia, and other stakeholders shall be involved and consulted in defining the important habitats of the County and in the creation and implementation of the INRMP.

C. IMPORTANT BIOLOGICAL CORRIDOR

MEASURE CO-N

Review and update an Important Biological Corridor (-IBC) Overlay land use designation consistent with Policy 7.4.2.9.

Policy 7.4.2.9

The Important Biological Corridor (-IBC) overlay shall apply to lands identified as having high wildlife habitat values because of extent, habitat function, connectivity, and other factors. Lands located within the overlay district shall be subject to the following provisions except that where the overlay is applied

to lands that are also subject to the Agricultural District (-A) overlay or that are within the Agricultural Lands (AL) designation, the land use restrictions associated with the -IBC policies will not apply to the extent that the agricultural practices do not interfere with the purposes of the -IBC overlay.

- Increased minimum parcel size;
- Higher canopy-retention standards and/or different mitigation standards/thresholds for oak woodlands;
- Lower thresholds for grading permits;
- Higher wetlands/riparian retention standards and/or more stringent mitigation requirements for wetland/riparian habitat loss;
- Increased riparian corridor and wetland setbacks;
- Greater protection for rare plants (e.g., no disturbance at all or disturbance only as recommended by U.S. Fish and Wildlife Service/California Department of Fish and Game);
- Standards for retention of contiguous areas/large expanses of other (non-oak or non-sensitive) plant communities;
- Building permits discretionary or some other type of “site review” to ensure that canopy is retained;
- More stringent standards for lot coverage, floor area ratio (FAR), and building height; and
- No hindrances to wildlife movement (e.g., no fences that would restrict wildlife movement).

The standards listed above shall be included in the Zoning Ordinance.

Wildland Fire Safe measures are exempt from this policy, except that Fire Safe measures will be designed insofar as possible to be consistent with the objectives of the Important Biological Corridor

Attachment 3

***El Dorado County INRMP RFP
Distribution List***

Attachment 3

EI Dorado County INRMP RFP Distribution List

Firm	Phone No.	Email
BonTerra Consulting Nicole Golden 151 Kalmus Drive Ste E-200 Costa Mesa CA 92626	714-444-9199	ngolden@bonterraconsulting.com
EDAW, Inc. 2022 J Street Sacramento CA 95814	916-414-5800	wooj@edaw.com
EIP Associates Onallee Elsberry-Crabtree 1200 Second Street Ste 200 Sacramento CA 95814	916-325-4800	oelsberry@eipassociates.com
EN2 Resources, Inc. Rick Lind 463 Main Street Ste A Placerville CA 95667	530-622-8740	rick@sierraecos.com
Environmental Stewardship & Planning Steve Peterson 1621 13th Street Sacramento CA 95814	916-455-1115	steve@esp.nu
ESA, Inc. Niall McCarten 8950 Cal Center Dr Bldg 3 Ste 300 Sacramento CA 95826	916-564-4500	nmcarten@esassoc.com
Foothill Associates Michael Farmer 655 Menlo Drive Ste 100 Rocklin CA 95765	916-435-1202	mike.farmer@foothill.com
Huffman Broadway Group Terry Huffman 828 Mission Avenue San Rafael CA 94901	415-925-2000	thuffman@h-bgroup.com

Firm	Phone No.	Email
Jones & Stokes Roberta Smith 2600 V Street Sacramento CA 95818	916-737-3000	rsmith@jsanet.com
LSA Associates Leeann Cullivan 4200 Rocklin Road Ste 11B Rocklin CA 95677	916-630-4600	leeann.cullivan@lsa-assoc.com
Michael Brandman Associates Tula Economou 2633 Camino Ramon Ste 460 San Ramon CA 94583	925-830-2733	teconomou@brandman.com
North Fork Associates Jeff Glazner 110 Maple Street Ste 100 Auburn CA 95603	530-887-8500	jeff@northforkassociates.com
North State Resources, Inc. Deborah Stout 1321 20th Street Sacramento CA 95814	916-446-2566	info@nsrnet.com
Pacific Municipal Consultants Ben Ritchie 10461 Old Placerville Road Ste 110 Sacramento CA 95827	916-361-8384	britchie@pacificmunicipal.com
RBF Consulting Fareed Pittalwala 2101 Arena Blvd Ste 250 Sacramento CA 95834	916-928-1113	fpittawala@rbf.com
SAIC Paul Cylinder 3800 Watt Avenue Sacramento CA 95821	916-979-3615	cylinderp@saic.com
Steve Holl Consulting Steve Holl 7049 Pine View Drive Folsom CA 95630	916-988-8043	steve@hollconsulting.com

Firm

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