

**To:** James L. App, City Manager  
**From:** Robert Lata, Community Development Director  
**Subject:** Chandler Ranch Area Specific Plan Contract Services  
**Date:** January 21, 2003

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**Needs:** For the City Council to consider authorizing a contract with Rincon Consultants for completion of the Chandler Ranch Area Specific Plan and Environmental Impact Report.

**Facts:**

1. In November 2002 the City of Paso Robles ordered Cannon Associates to suspend work on the Chandler Ranch Area Specific Plan and Environmental Impact Report (EIR). The City subsequently advised Cannon that the City would be terminating their services agreement.
2. In order to proceed with preparation of the Chandler Ranch Area Specific Plan and EIR in a timely manner, it will be necessary to select a replacement for Cannon's contract services.
3. Rincon Consultants was one of the four firms who had submitted proposals and who were considered for the original contract services agreement for the Chandler Ranch Area Specific Plan and EIR. Rincon is also the lead firm working with the City on the General Plan update Program.
4. It is proposed that the City enter into a contract services agreement with Rincon to complete the Chandler Ranch Area Specific Plan and EIR. Funding is proposed to be taken from uncommitted budget allocations for the Specific Plan and the General Plan update program.
5. The scope Rincon of work would include utilization of any acceptable work products produced by Cannon. It is proposed that Rincon review and refine the land use alternatives and present their implications, to the Planning Commission, with the goal of formulating a refined "preferred plan". That refined "preferred plan" will be presented to the City Council for its endorsement.
6. The goal remains to complete the Chandler Ranch Area Specific Plan and EIR as soon as feasible, coordinating the work product with the City's General Plan and the up-date of the City's Airport Master Plan and Airport Land Use Plan. The Rincon proposal anticipates completion of the Specific Plan and EIR by December 2003.

**Analysis  
and**

**Conclusion:** Rincon is well qualified to assist the City in completing the Chandler Ranch Area Specific Plan and EIR. They have demonstrated their ability to provide timely, objective, and professional quality support to the City's General Plan update program.

Rincon's knowledge of the City resulting from their work on the General Plan and other studies in the immediate area (Paso Robles AG Cluster project; Vina Robles project, Rancho Santa Ysabel) puts them in a strong position to insure successful completion of the Chandler Ranch Area Specific Plan and EIR.

Rincon's demonstrated project management skills helps insure that the planning and environmental review process for the Chandler Ranch area will be an interactive one. Ample opportunities are to provided for public input from City Council, the Planning Commission, City staff, Property-Owners, and the public to be an integral element of the process.

**Policy**

**Reference:**

Chandler Ranch Area Specific Plan

**Fiscal**

**Impact:**

Funding for the contract services agreement with Rincon is proposed to come from unspent funds allocated to the Chandler Ranch Area Specific Plan and EIR program, plus some of the reserves that had been set aside for the General Plan up-date program. As a result, there is not a need to allocate additional funds at this time. Consistent with the approach taken with the Union/46 and Borkey Area Specific Plans, the City's investment in the Specific Plan process is an advance that will be repaid by the benefiting property owners at the time of development.

**Options:**

- a. That the City Council authorize the Mayor and City Clerk to enter into a Contract Services Agreement with Rincon Consultants for completion of the Chandler Ranch Area Specific Plan and EIR at a cost of not to exceed \$311,000, based on the attached proposal, and authorize use of the balance of the funds allocated to the Chandler Ranch Area Specific Plan and EIR project along with a portion of the reserves set aside for the General Plan update program for the purposes of paying for the Chandler Ranch Area Specific Plan and EIR.
- b. Amend, modify or reject the foregoing option.

January 14, 2003

Robert A. Lata, Community Development Director  
City of Paso Robles  
1000 Spring Street  
Paso Robles, California 93446

**Subject:            Scope of Work to Complete the Chandler Ranch Area Specific Plan and  
Environmental Impact Report**

Dear Mr. Lata:

On behalf of the Rincon Consultants team, we are pleased to submit this scope of work to complete the Chandler Ranch Area Specific Plan and EIR. This letter conveys our understanding of the work that has been already completed to date, and the key directives from the City that need to be addressed.

**Management Approach.** The City has expressed the concern that clear lines of communication be established, and that the project be managed in an open, objective manner. John Rickenbach, AICP, will manage the project. Although the City is our client, we understand there are many other important players in the process, including property owners, development interests, and the general public. Our primary function will be to facilitate the process in an objective manner, with all parties apprised of the process in an open manner. We intend to regularly communicate with City staff via e-mail or phone at least weekly, with face-to-face meetings as needed. We also intend to keep a mailing list and e-mail list of all key players in the process, such that we copy them concerning the development of key components of the Specific Plan. We openly welcome input from all parties through this medium, and will consider all information in an objective professional manner. We welcome technical data provided by the development team that may be useful for minimizing the costs associated with our effort, and the schedule for the process as a whole. As appropriate, we will hold update meetings with the key players, to discuss project goals, direction or schedule. However, it should be clear that our primary responsibility is to our client, the City of Paso Robles.

**Work Performed to Date.** The current planning process was commenced by Cannon Associates in February 2002. Their effort has taken the process up to development of four alternatives for possible inclusion in the Specific Plan. This has included meetings and workshops, data collection and analysis, and the formulation of the alternatives themselves. Conceptual traffic modeling has also been conducted for the four alternatives, which were presented in August 2002 before the Planning Commission. The alternatives were conceptual in nature, and did not include summary information nor appropriate detailed information regarding grading, land form alterations, visual impacts or infrastructure analysis. Ultimately, a variation of the alternative presented by an independent development team was endorsed by the Planning Commission (Alternative Five was created by the Planning Commission and it is a composite Plan containing a majority of the elements of the independent development team in addition to inclusion of some of the components of the other Alternatives). This recommendation is to be reviewed and considered by the City Council. Once the Council selects a preferred alternative, it will serve as the basis of examination in the EIR for the Specific Plan.

The Commission's endorsement was based to some extent on the comparatively greater level of detail presented as part of that alternative, and the difficulty in understanding the advantages and disadvantages of the others.

Some preliminary baseline data has been gathered for the site, but the EIR process has not begun, nor has the preparation of the Specific Plan itself. The City Council has not yet considered or endorsed a land use alternative.

Our attached scope of work provides a detailed analysis of what efforts will be required to integrate the existing baseline data and information into completion of the planning and environmental review process.

**Rincon's Proposed Scope.** Rincon submitted a proposal to prepare the Specific Plan and supporting technical studies, including the EIR for the plan, in November 2001. At this time, we propose to complete the job using the same team we assembled in 2001, which would be managed by Rincon's John Rickenbach, AICP, who is currently managing the City's General Plan update. The team also includes the following specialists, many of whom are also working on the General Plan update:

- **Patricia Smith**, ASLA, will provide technical consulting regarding development standards to achieve the desired goals;
- **William Orndorff**, a planning professional with extensive Specific Plan implementation experience will review land development options and fiscal plans;
- **Omni-Means, Ltd**, will plan and analyze the transportation system;
- **Penfield & Smith Engineers** will plan the infrastructure and address grading and drainage issues, including the preparation of a Specific Plan fee schedule reflecting costs to be borne by property owners at the time of development; and
- **Stanley R. Hoffman Associates**, will address the cost sharing plan for the Airport Road extension, and as needed, work with Taussig and Associates to complete an application of that firm's fiscal impact study.

Rincon will lead the preparation of the EIR, which will be streamlined by incorporating relevant baseline data from the previously certified EIR and from the other available sources. The integration of the CEQA process into the planning process will maximize the functionality of the environmental review requirements.

Our revised scope of work to address the City's goals for the Specific Plan, in consideration of work already completed to date, is attached to this letter.

### **Key Scope Issues**

Several key considerations in refining the scope are described below, and depending on how they are addressed, could substantially alter the cost and schedule associated with our scope of work. These issues are further articulated in our attached scope and cost spreadsheet.

**Alternatives Analysis.** Our understanding based on input from the City is that Rincon will revise the existing four alternatives plus the Commission's composite Land Use Plan (representing a minor modification of the third alternative) to address identified shortcomings.

City staff has developed a list of recommended refinements for the existing alternatives plus the Commission's composite Land Use Plan already developed. Rincon will implement these revisions, presenting the four alternatives (and the Commission's composite Land Use Plan) in a consistent mapped format. City staff indicates that an estimated level of effort of 24-40 staff hours would likely be required to address their concerns.

**Grading and Drainage.** It is the City's desire to show the effects of grading as part of the evaluation of the alternatives. While it would be appropriate to discuss the types of grading that could be used (possibly with typical illustrations), the preliminary land use plans would not have sufficient detail to definitively determine the amount of grading needed. These are not development plans, and cannot be evaluated as such. However, it is possible to conceptually discuss which alternative would likely require the most grading, and the key areas of concern where grading impacts would be most acute, based on the location of roadways and high density development with respect to existing topographic features. This would help by providing the Planning Commission and City Council with a comparative basis for selection of a preferred alternative for in-depth review and evaluation in the EIR. In addition, it would be useful to show the types of grading approaches that could occur, to allow the Planning Commission and City Council to provide direction regarding the grading standards, the development standards, and other standards that should be included in the Specific Plan. These are the approaches we intend to use in our discussion of alternatives. More detail regarding grading would be possible once we begin to develop the Specific Plan based on the preferred alternative.

Our scope would also critically evaluate the preliminary assumptions regarding drainage, sewer, and water facilities that have been previously presented. The purpose and intent of this step is to indicate any broad differences between the proposed alternatives, to allow the Planning Commission and City Council to make informed choices. This scope will not provide an analysis of alternatives at an engineering level of detail.

**Site Modeling.** It is the City's intent to physically convey how development could appear once the Specific Plan is built. There are several approaches to this issue, the relative advantages of which are described below. As directed by the City, we could use one or more of the following approaches:

1. **Topographic Modeling.** This approach has some utility as a site overview, but would not realistically portray long-term grading impacts because of the scale of the model. In addition, physical models cannot be easily modified without substantial cost. The cost per model is likely to be \$2,500 to \$5,000, depending on the intricacies involved. This approach is not recommended because of its high cost, difficulty in conveying the consequences of development, and general inflexibility.
2. **Computer Simulations.** This approach provides better flexibility, and can more easily convey detail at key locations, including some possible grading ramifications. Depending on the scale of the simulation, it is also possible to present an overview of the entire site. Each simulation would likely cost between \$2,500 and \$3,500. We recommend that if this approach is used, to choose no more than 4 to 6 locations, to limit the cost involved.
3. **Photo Montage.** We could take photographs at key locations on the site, particularly where there are sensitive issues, such as steep slopes, drainages, or oak woodlands. These could be affixed to a large scale site map for presentation, indicating the location at which each photo was taken. This would convey the nature of what is on the site, including potential constraints, but would not be particularly effective at showing what might occur in the future. This approach would be considerably less costly than the first two approaches,

approximately \$1,500 to \$2,000. This approach may could provide an effective tool in the in the development of the Specific Plan, at a reasonable cost.

4. **Drawing Simulations.** This approach would include hand-drawn simulations on a photographic background. This is similar in purpose and cost to the computer simulation, but is less flexible in the event revisions are needed. For this reason, this approach is not recommended

**Schedule.** The City seeks completion of the process by September 2003. While there may be difficulties in achieving this schedule, Rincon is committed to coordinating completion of the Chandler Ranch Area Specific Plan and EIR with the General Plan Up-Date. It is foreseeable that there may be minor adjustments in our schedule as a result of the extent to which the Alternatives as prepared require revision and reanalysis prior to their presentation to Planning Commission and City Council.

At this time, we intend to follow a schedule similar to that proposed by the City, as shown in our attached scope of work. However, it should be noted that this is an aggressive schedule; it assumes that unforeseen delays beyond Rincon's control do not occur and that all interested parties work effectively together. Delays in the schedule could result from one or more of the following reasons:

- Revisions to the alternatives require greater mapping, analysis and presentation effort than anticipated;
- Input from the public or property owners in the upcoming weeks requires additional unanticipated revision of the alternatives prior to presentation to the Planning Commission;
- Planning Commission and/or City Council may request additional changes to the alternatives prior to affirmation of one for in-depth study in the EIR;
- Analysis within the EIR may be more extensive based on input through the public review process;
- Additional level of detail in the Specific Plan is requested by the City as a result of concerns raised by the property owners, the general public, development interests, Planning Commission or City Council.

If one or more of these actions occurs, we would work with the City to revise the schedule as appropriate.

**Cost.** Our original November 2001 scope of work envisioned a cost of \$371,000 to complete the Specific Plan and EIR. Based on work that has been completed to date, there could be significant savings if, after completing an independent review, we are able to rely on a majority of the existing data already prepared toward this effort. Based on our understanding of the City's goals and expectations for the project and based on the above assumptions, the scope would be completed for a not-to-exceed cost of \$311,000, the derivation of which is discussed in detail in the supporting attachments.

We welcome opportunities to further reduce this cost, if possible and our goal is to actively manage this project so as to ensure that the most cost-effective approach is taken. Depending on the findings of Rincon's independent (and that of Rincon's sub-consultants) review and analysis of the work already submitted, it may be possible to further reduce the time, effort, and cost to prepare and analyze the existing alternatives, including the level of detail associated with the infrastructure analysis.

The Rincon team prides itself on our ability to work with planning staffs, decision-makers and community groups to develop and implement visions. Thank you for your consideration of Rincon Consultants for this project. We look forward to the opportunity to work with the community to complete this important public process, and would welcome an opportunity to discuss the details of this proposal at your convenience.

Sincerely,  
**RINCON CONSULTANTS, INC.**

Stephen Svete, AICP  
President, Principal-in-Charge

John Rickenbach, AICP  
Project Manager

## 1.0 SCOPE OF WORK

***This proposed scope of work is revised from our original scope submitted to the City in November 2001.***

***It should be noted that this scope presents a worst-case scenario. There could be a reduction in the scope and a commensurate cost savings once Rincon has had the opportunity to thoroughly review the work prepared by the previous consultant team, and if it can be determined that certain tasks are not required.***

### SPECIFIC PLAN REQUIREMENTS

The State requirements for Specific Plans are codified in the Government Code, section 65450 et seq. They are a succinct set of rules and essential to adhere to given the quasi-legislative actions that will be requested of the City Council at the conclusion of the process.

The law is clear about the content requirements of a Specific Plan, which are as follows:

**65451.** (a) *A specific plan shall include a text and a diagram or diagrams which specify all of the following in detail:*

(1) *The distribution, location, and extent of the uses of land, including open space, within the area covered by the plan.*

(2) *The proposed distribution, location, and extent and intensity of major components of public and private transportation, sewage, water, drainage, solid waste disposal, energy, and other essential facilities proposed to be located within the area covered by the plan and needed to support the land uses described in the plan.*

(3) *Standards and criteria by which development will proceed, and standards for the conservation, development, and utilization of natural resources, where applicable.*

(4) *A program of implementation measures including regulations, programs, public works projects, and financing measures necessary to carry out paragraphs (1), (2), and (3).*

(b) *The specific plan shall include a statement of the relationship of the specific plan to the general plan.*

Further sections of the code describe requirements for plan amendments, fee reimbursement, and other administrative requirements.

### TASK 1. BASELINE DATA COLLECTION AND FIELD RECONNAISSANCE

**Kickoff Meeting.** Within one (1) week of authorization to proceed, Rincon will organize a comprehensive project coordination meeting between key members of the project team and City staff. At the City's discretion, the property owners may be invited to the Kickoff Meeting. Conversely, a separate meeting may be conducted soon afterward. This meeting will serve as a forum to conceptually map out the program. We will review and confirm study objectives and establish an operational protocol. Working schedules will be finalized, and details for scheduled tasks will be discussed. The consultant team will use this opportunity to collect any relevant studies and information not already transmitted.

**Data Review.** An independent review of all relevant documentation that is available will be performed, including the following:

- 1991 General Plan and EIR,
- Citywide infrastructure master plans,
- Final, Certified EIR for the proposed 2001 Chandler Ranch Master Plan,
- Airport Master Plan and Airport Land Use Plan,
- Related technical studies, including but in no way limited to the Borkey Area Specific Plan noise analysis, the traffic study for the General Plan Update, and the noise analysis for the Airport Land Use Plan Update;
- the 1990 Administrative Draft of the Chandler Ranch Specific Plan and EIR;
- 2002 Materials released to Rincon by Cannon Associates relating to the Chandler Ranch Area Specific Plan and EIR; and
- Background information, materials, and exhibits released to Rincon by North Coast Engineering.

As part of the baseline conditions assessment, Omni-Means will verify the listed study locations to be included in the analysis (see above) with City and State staff, prior to commencement of work. The following are the anticipated study intersections:

***Intersections in State ROW:***

- US 101 SB Ramps/24<sup>th</sup> St./SR 46
- US 101 NB Ramps/24<sup>th</sup> St./SR 46
- Buena Vista Drive/SR 46
- Golden Hill Road/SR 46
- Union Road/SR 46
- Airport Road/SR 46

***Intersections within the City of Paso Robles***

- Union Road/Union Road Extension
- Union Road/Golden Hill Road
- Union Road/North River Road
- Riverside Avenue/13<sup>th</sup> Street
- Paso Robles Street/13<sup>th</sup> Street
- North River Road/Creston Road
- Creston Road/Rolling Hills Road
- Golden Hill Road/Rolling Hills Road
- Creston Road/Golden Hill Road
- Spring Street/1<sup>st</sup> Street/Niblick Road
- Niblick Road/South River Road
- Niblick Road/Creston Road/Sherwood Road

The traffic counts obtained in February and March 2000 for the original Chandler Ranch development proposal will be used unless otherwise directed. Existing traffic count data from the recently completed City of Paso Robles Circulation Element Update Technical Appendix document will also be used as needed. No new traffic counts have been budgeted as a part of this traffic analysis. Additionally, other available relevant data will be obtained from the City and Caltrans. This other data would include existing development, planned development proposals, improvement plans and scheduling, etc. In addition to the average daily, AM and PM peak hour counts for typical weekday conditions, as in the

original Chandler Ranch traffic analysis, a Friday PM peak hour analysis will also be conducted at the US 101/State Route 46 East ramps.

Based on the data collected, the existing traffic conditions will be described. All roadways in the vicinity of the proposed project will be described in terms of number of lanes, current counts, and resulting Levels of Service. Intersection and roadway geometries, controls, signal warrants, and Level of Service values will also be quantified for all critical traffic locations identified. This analysis is intended to be an update from the Existing Conditions analysis contained in the original Chandler Ranch traffic analysis. This updated analysis will be fully incorporated into this new study and not merely referenced. This updated analysis will also include the Friday PM peak hour analysis specifically requested by Caltrans on State Route 46 at the US 101 interchange ramps.

The infrastructure portion of the baseline review will be prepared by Penfield & Smith Engineers, who will establish baseline conditions for hydrology, water supply and demand, and sewer capacity and demand.

Rincon staff will prepare a detailed baseline report of the range of land use, infrastructure, and environmental conditions currently affecting the Chandler Ranch planning area. A baseline report will be prepared which will establish physical planning parameters and opportunities and constraints. This report will provide the technical information necessary for the community and decision-makers to provide constructive input during the growth scenario development. It will also provide the important function of developing the setting information for the environmental impact report.

**Work Performed to Date:**

*The previous consultant performed this task as part of its planning effort. As a result, some baseline data is available in the form of maps and text.*

**Revised Scope of Work:**

*Rincon will still need to conduct a kickoff meeting. It will also be necessary to familiarize ourselves, analyze, update, compile and present the data in a useable form. We are assuming at this point that Omni-Means baseline traffic data can be used, and that no new counts are anticipated. However, Omni-Means would closely examine potential thresholds for when key offsite improvements would be required as a result of the land use alternatives being considered.*

**Cost Ramifications:**

*Because some useable data has been compiled, we anticipate a 50% reduction of Rincon labor cost associated with our original proposal for this task.*

**TASK 2. CONDUCT PROPERTY OWNER/PUBLIC WORKSHOP**

Rincon will conduct a noticed property owner/public workshop. The primary purpose is for the Planning Team to convey:

- the history of the planning for the Chandler Ranch area,
- the current Specific Plan and EIR process,



- *the relationship between the Chandler Ranch Specific Plan effort and the concurrent Paso Robles General Plan effort, and*
- *the physical and environmental data collected and presented in the background report (developed in Task 1).*

The workshop will provide an opportunity for the community to offer their vision of future development of the Chandler Ranch area.

**Work Performed to Date:**

*The previous consultant performed this task, as part of its planning effort.*

**Revised Scope of Work:**

*Rincon will need to meet with property owners, so this task will be necessary to repeat. However, we do not envision this as an elaborate workshop task as we had in our original scope, and anticipate the need for fewer graphics.*

**Cost Ramifications:**

*Because the effort would be reduced from the original concept described in our November 2001 proposal, a 40% cost reduction from the original scope is anticipated.*

### **TASK 3. FORMULATE FOUR LAND DEVELOPMENT SCENARIOS**

The Rincon Team will prepare four schematic land development scenarios (and the Planning Commission composite scenario—known as Alternative Five, which represents a composite of element from each of the four schematic land development scenarios) based on a variety of factors. These inputs include natural environmental opportunities and constraints, local planning inputs (both adopted and planned City-wide systems), and input articulated by the property owners and community at the workshop. These scenarios will be developed based on the environmental constraints as documented in the background report. Penfield & Smith will assist Rincon in the preparation the alternative plans, including preliminary grading, drainage, utilities, and land use designations, with details, notes and other information as required to clearly depict each alternative.

**Work Performed to Date:**

*The previous consultant performed this task, as part of its planning effort. Four alternatives were developed, showing conceptual layouts of land uses, and some preliminary infrastructure ramifications that could result. These were supported by maps and tables to illustrate what could occur. No detailed grading analysis was conducted.*

**Revised Scope of Work:**

*Although some of this information will be useable, much will need to be modified based on input from the City, property owners and development interests. We anticipate needing to significantly revise at least two of the alternatives, and present all of them in an objective comparative form. We do not intend to provide detailed plans to the lot level during this task. Consequently, we would propose to present conceptual grading*

*comparisons. We will discuss the advantages (or disadvantages) of various grading techniques, which ultimately could be incorporated in the specific plan. We would also anticipate discussing alternative concepts for aligning Airport Road, so that it could be easily understood why the four land use alternatives use particular alignment of that roadway.*

*To help minimize costs, we anticipate assistance and input from City staff and the development team in guiding the revised alternatives, so that all parties can pursue realistic options. City staff has developed a list of recommended refinements for the existing alternatives already developed. Rincon will implement these revisions, presenting the four alternatives and the fifth Planning Commission composite alternative in a consistent mapped format. City staff indicates that an estimated level of effort of 24-40 staff hours would likely be required to address their concerns. Once we have an opportunity to review the proposed revisions, we will evaluate this assumption and work with the City to determine whether the work effort to complete this task would affect the schedule identified in this proposal.*

*This task will include one meeting with City staff to develop and refine the existing alternatives, a meeting with the property owners, research and revision of graphics already prepared by the previous consultant.*

**Cost Ramifications:**

*Because extensive revisions would likely be required, we anticipate a 50% reduction to our original scope of work for this item. Omni-Means may need to remodel for these revised scenarios, depending on the magnitude of change that occurs.*

**TASK 4. EVALUATE PHYSICAL OPPORTUNITIES AND CONSTRAINTS**

Each alternative will consider the range of physical and environmental constraints that apply to the subject property.

**Work Performed to Date:**

*The previous consultant performed this task, as part of its planning effort and the previously certified EIR also contains relevant information for use in the opportunity and constraints analysis.*

**Revised Scope of Work:**

*We anticipate the need to perform significant new analysis, because we will be revising the alternatives (see Task 3). We also would need to repackage the constraints and opportunities in such a way to clearly distinguish the advantages and disadvantages of each scenario, from the following perspectives: housing, open space preservation, airport land use compatibility, infrastructure needs, traffic and circulation, environmental protection (including biological resources and landform changes), and meeting city goals for the site. Although some of the original baseline information will be useable, other information will need to be modified.*



**Cost Ramifications:**

*Because extensive revisions would likely be required, and a cleaner presentation of these issues needed, we anticipate a 50% reduction to our original scope of work for this item.*

**TASK 5. ANALYZE INFRASTRUCTURE AND SERVICE CAPACITIES**

**Infrastructure.** The infrastructure investigation will be conducted by Penfield & Smith engineers. The drainage analysis will include the delineation of existing watersheds and watercourses using the best available topographic information. No additional survey is proposed. Watercourses will be delineated to the confluence with the first major creek or river. Existing watersheds will be delineated to the project boundary. Downstream flow constraints will be identified by field review, reference in related documents or by consultation with City officials. No detailed analysis of downstream facilities will be performed. Analysis of the watersheds (both existing and proposed) will be prepared according to the City of Paso Robles standards and our independent engineering judgment. Estimates of pre-construction and post-construction runoff flow-rates will be calculated. The size and location of on-site stormdrains and culverts will be provided. The need for detention basins will be discussed and approximate locations will be identified, if necessary. No detailed detention basin design will be provided. The analysis will include an assessment of best management practices likely to be necessary to address current and soon to be adopted regulations for storm water quality, which analysis will be augmented where needed in response to City comments.

The water study will discuss both water supply and water demand infrastructure and preliminary requirements for up to four (4) alternative land use plans based upon data provided by the City. Existing Data will be reviewed and utilized, as appropriate from the "Engineering Analyses, Chandler Ranch Master Plan" (dated April 5, 2000) prepared by Cannon Associates, and the "Chandler Ranch EIR" (June 2000). It is assumed that demand for alternative development plans will be calculated in a similar fashion: based on historical demand factors associated with the various land use designations as designated in the 1995 Water Master Plan Update, and that the City can provide network capacity data and information on system limitations. We will independently review and determine if the analysis of the existing studies are accurate, complete and appropriate for use; and we will augment the analysis, as needed to comply with industry standards regarding form and content of such studies.

The sewer study will discuss sewer flow and infrastructure requirements for up to four (4) alternative land use plans based upon the "Engineering Analyses, Chandler Ranch Master Plan" (dated April 5, 2000) prepared by Cannon Associates, and the "Chandler Ranch EIR" (June 2000), and data provided by the City. It is assumed that wastewater flows will be calculated as a percentage of water demand, or by factors based upon historic land-use. It is also assumed that analyses from these existing studies are accurate, complete and appropriate for use in studying additional alternatives.

Penfield & Smith will prepare rough order-of-magnitude cost estimates for infrastructure improvements and operational costs for each alternative. Ultimately, this would be used to determine the distribution of Specific Plan fees among the property owners at the time of development.

**Transportation.** Using the Citywide Traffic Model developed by Omni-Means for Paso Robles, up to four (4) alternative concepts will be studied and critiqued in terms of the circulation design and potential transportation impacts that could result. This analysis is not intended to be detailed, but one that is sufficient to determine the potential benefits and impacts of each alternative.



**Fiscal Impact Analysis.** The fiscal impact analysis will be performed under separate contract by David Taussig and Associates, and is no longer part of the proposed work scope.

~~This task will entail the preparation of a fiscal analysis for the four (4) land development scenarios. The fiscal analysis will be based on phased land use assumptions and fiscal factors developed from the City's latest budget and accepted fiscal methodologies. Interviews with City staff will be conducted in order to verify the assumptions and methodology. The fiscal analysis will project the public revenues and costs resulting from the proposed Chandler Ranch development.~~

~~The analysis will present the phased fiscal impacts in order to determine when and if the land uses will be fiscally balanced. The analysis will also examine the revenue/cost generating land uses in order to assist in the development of land use alternatives and the long range cumulative fiscal effects. Valuation assumptions will be made for use in the analysis based on current market data.~~

~~A set of fiscal balance criteria will be selected in consultation with the City staff, such as: net revenues or costs by phase; revenue/cost ratios; the mix of residential versus non-residential land use required for fiscal balance; the number of years to achieve fiscal balance; and the present discounted value of the cumulative surplus. Sensitivity tests will be performed to determine the implications of differing growth rates on key fiscal balance criteria, such as: a) shifts in market conditions; b) changes in City levels of service; and c) changes in State tax allocation formulas.~~

~~The fiscal analysis will be prepared for the General Fund, including the following services: general government, police and fire protection, public works and utilities, parks and recreation, community services, community development and libraries.~~

**Work Performed to Date:**

*Some preliminary infrastructure analysis was conducted, and Omni-Means had modeled the likely trip generation characteristics of the alternatives. However, the analysis did not include specific thresholds at which point substantial new infrastructure would be required. This is in part because these issues are also connected with the larger buildout issues associated with the General Plan update. A fiscal impact analysis would be prepared by Taussig and Associates using the City's Fiscal Impact Model created as part of the General Plan Up-Date Process, based on input from Rincon as to the land uses for the Chandler Ranch Area Specific Plan.*

**Revised Scope of Work:**

*Infrastructure. Penfield and Smith is scoped to perform the infrastructure analysis. We believe that this scope must be comprehensively followed as outlined in the existing proposal, in order to comprehensively address these issues. Existing work performed to date is insufficient to form the basis of analysis. The firm will work with the City to determine the distribution of Specific Plan fees for major infrastructure requirements.*

*Traffic. Omni-Means has already performed this task, but some augmentation of the existing conclusions will be needed to address the revised alternatives.*

*Fiscal Analysis. Because this is being conducted by Taussig, this item is removed from our original scope of work. David Taussig & Associates will summarize its findings in a Memorandum to the City, including, but not limited to, identifying the anticipated*

*revenue/cost ratios, the long-term fiscal effects associated with development of each alternative, and the specific balance of residential and non-residential land uses for the project site which mix of different land uses would be fiscally balanced.*

**Cost Ramifications:**

*Rincon's labor costs have been reduced by 10% from the original scope, because some of this information has already been generated. The effect on the cost of each subcontractor is discussed below.*

*Infrastructure. Penfield and Smith is scoped to perform the infrastructure analysis. We believe that this scope must be followed as outlined in the existing proposal, in order to comprehensively address these issues. Existing work performed to date is insufficient to form the basis of analysis.*

*Traffic. Omni-Means has already performed this task, but some augmentation of the existing conclusions will be needed to address the revised alternatives. Some cost savings may be possible.*

*Fiscal Analysis. Because this is being conducted by Taussig, this item can be removed from our original scope of work.*

## **TASK 6. PREPARE CONCEPTUAL MITIGATION PROGRAMS**

The team will develop conceptual mitigation programs for all environmental impact areas of concern, as well as provide summary cost information. These programs will be developed for the four land development scenarios (and the Planning Commission's composite land development scenario, aka alternative five). These programs will also include the potential Kit Fox mitigation plans. Examples of fiscal mitigation programs might include the phasing and mix of land uses and the imposition of property owner based assessments or special taxes.

**Work Performed to Date:**

*This task has not been conducted.*

**Revised Scope of Work:**

*No revisions are anticipated. Rincon would conduct this task as originally scoped.*

**Cost Ramifications:**

*No changes to the original cost estimate are anticipated.*

## **TASK 7. CONDUCT TWO PUBLIC WORKSHOPS**

Rincon will assist in organizing and will participate in two noticed public workshops to present the land use alternatives and the scope of potential impact mitigation. Input will be recorded and organized for presentation to decision-makers.



**Work Performed to Date:**

*The previous consultant completed this task.*

**Revised Scope of Work:**

*Because the alternatives are being revised, we anticipate this task will be necessary to conduct for the new alternatives.*

**Cost Ramifications:**

*No changes to the original cost estimate are anticipated.*

**TASK 8. PRESENT LAND DEVELOPMENT SCENARIOS TO PLANNING COMMISSION AND CITY COUNCIL**

Rincon will present land use alternatives to the Planning Commission and City Council in sequential hearings with the intent of seeking a consensus on a preferred alternative.

**Work Performed to Date:**

*The previous consultant completed this task.*

**Revised Scope of Work:**

*Because the alternatives are being revised, we anticipate this task will be necessary to conduct for the new alternatives.*

**Cost Ramifications:**

*No changes to the original cost estimate are anticipated.*

**TASK 9. PREPARE DETAILED SPECIFIC PLAN**

**Illustrate Land Design Concepts.** Site specific community design concepts, development concepts, and development guidelines and standards (addressing architecture, set-backs, landform alteration, and related issues) will be provided for distinct and important geographic areas within the Chandler Ranch Specific Plan Area.

**Prepare Infrastructure Plans.** Rincon team engineers will develop detailed infrastructure design criteria, at a level of detail commensurate with that prepared for the Borkey Area Specific Plan. This will include a more detailed hydraulic study and analysis of the area, sizing and configuration of required drainage and detention structures, sizing of roadways, detailed coordination with various City and private utilities, the Fire Department, and other City departments and other public agencies. The detailed Specific Plan will include exhibits, as necessary to describe how each parcel within the plan area can develop independently from the other parcels, or to the extent that independent development is not feasible, exhibits showing the necessary sequence of orderly development.

**Prepare Finance Options.** Prepare an analyze of options available to finance the necessary infrastructure. The section will describe various options to identify and administer a justifiable cost sharing program which complies with the applicable laws of the “benefits received” philosophy spelled out in Proposition 218 and which also applies to the City’s “pay its own way” philosophy. The section will discuss options such as special fees, Assessment Districts, Mello-Roos Community Facilities Districts and other public financing options that could be applied to the properties within the specific plan. It is important that the discussion will include not only the public works infrastructure (roads, stormdrains, water and wastewater) but also the elements of parks, landscaping, street lighting, fire stations, schools, and planning studies costs. This analysis will cover the impacts of the onsite improvements as well as a contribution toward off-site or regional improvements, which also provide benefit to the lands within the proposed Chandler Ranch Specific Planning Area. Recommend appropriate conditions of approval for civil engineering and utility considerations, including recommended fees for cost recovery and infrastructure development.

**Airport Road Benefit Cost Allocation.** This task will examine the annexation agreement to determine the fair share responsibilities of the Airport Road improvement. The analysis will then develop an appropriate methodology and allocate the cost of Airport Road on a benefit-based analysis.

**Develop Text of Specific Plan.** Working with the existing goals and objectives, the team will develop comprehensive policy statements and appropriate implementing strategies for the Chandler Ranch. As Specific Plan law requires that the same topics covered in the General Plan be addressed, these will include:

- *Land Use*
- *Circulation*
- *Conservation and Open Space*
- *Safety*
- *Noise*
- *Housing*

***Work Performed to Date:***

*This task has not been conducted.*

***Revised Scope of Work:***

*No revisions are anticipated. Rincon would conduct this task as originally scoped.*

***Cost Ramifications:***

*No changes to the original cost estimate are anticipated.*

## **TASK 10. PREPARE DEVELOPMENT PHASING PLAN**

The Chandler Ranch Specific Plan will include a phasing plan. The phasing will take into account:

- *Parcel boundaries within the Specific Plan area;*
- *Availability of infrastructure;*



- Availability of mitigation agreements; and
- Logical expansion outward from existing urbanized areas.

**Work Performed to Date:**

*This task has not been conducted.*

**Revised Scope of Work:**

*No revisions are anticipated. Rincon would conduct this task as originally scoped.*

**Cost Ramifications:**

*No changes to the original cost estimate are anticipated.*

## **TASK 11. PREPARE ENVIRONMENTAL IMPACT REPORT**

The Environmental Impact Report will be presented as a project EIR that analyzes the long-term consequences of the adoption of the Chandler Ranch Specific Plan. It will draw from the Baseline Report for the environmental setting information. The Project Description will constitute a summary of the Draft Specific Plan. The Alternatives will be those examined in the planning process as alternative growth scenarios.

The following is a list of tasks anticipated to complete a project EIR:

Kickoff Meeting. An EIR kickoff meeting will be conducted within one week from identification of the preferred development scenario.

Project Description. The Project Description for the EIR will be developed and submitted to the City within one week of the EIR kickoff meeting.

Initial Study/NOP. The Initial Study/NOP will be submitted to the City within one week following the EIR kickoff meeting. Assuming a one-week City review, the NOP would be circulated within two weeks from project kickoff.

Administrative Draft EIR (ADEIR). Six copies of the ADEIR will be submitted within five weeks from City distribution of the NOP, which is estimated to be about six to seven weeks from EIR kickoff.

Draft EIR. Assuming one week of City review and one week for publication, 50 copies of the Draft, EIR will be submitted to the City for distribution about nine weeks from the EIR kickoff.

Draft Response to Comments. Within two weeks from receipt of all comments on the Draft EIR Rincon will submit five copies of our Draft Response to Comments for City review. After receipt of City staff comments on the Draft Response to Comments report, we will prepare ten copies of the Draft Response to Comments Report, a reproducible master of the document, and an electronic copy on diskette, in an electronic format. This report will be carried through the final stages of public review and upon certification, will be incorporated as a separate chapter of the Final EIR.

Final EIR. Within ten working days following certification, Rincon will provide the City with 35 copies of the Final EIR along with a reproducible master and an electronic copy of the text on diskette, saved in

an electronic format. The Final EIR will be a single document that incorporates the Response to Comments Report as a separate chapter.

Mitigation Monitoring Plan and CEQA Findings and Overriding Considerations. These documents will be prepared and submitted to the City concurrent with the Response to Comments document.

**Work Performed to Date:**

*This task has not been conducted.*

**Revised Scope of Work:**

*No revisions are anticipated. Rincon would conduct this task as originally scoped.*

**Cost Ramifications:**

*No changes to the original cost estimate are anticipated.*

## **TASK 12. PRESENT SPECIFIC PLAN, EIR TO PLANNING COMMISSION AND CITY COUNCIL**

After completion of any desired adjustments to the plan and subsequent to the certification of the EIR, the City Council will be prepared to adopt a Specific Plan. Rincon's Principal in Charge and Principal Planner, Mr. Stephen Svete and Mr. John Rickenbach, will present the Chandler Ranch Specific Plan to the Planning Commission and City Council in sequential hearings. The final Specific Plan will include a fee schedule for each property area within the Chandler Ranch Area Specific Plan.

**Work Performed to Date:**

*This task has not been conducted.*

**Revised Scope of Work:**

*No revisions are anticipated. Rincon would conduct this task as originally scoped.*

**Cost Ramifications:**

*No changes to the original cost estimate are anticipated.*

## **TASK 13. PREPARE GPA, CEQA FINDINGS, STATEMENTS OF OVERRIDING CONSIDERATION**

Rincon planners will prepare any required General Plan Amendment documentation, as well as CEQA findings derived from Final EIR conclusions and any necessary Statement of Overriding Consideration.

**Work Performed to Date:**

*This task has not been conducted.*



**Revised Scope of Work:**

*No revisions are anticipated. Rincon would conduct this task as originally scoped.*

**Cost Ramifications:**

*No changes to the original cost estimate are anticipated.*



**Additional Potential Task: Technical Approach to Kit Fox Mitigation Plan**

Rincon Consultants will consult with the California Department of Fish and Game (DFG) and the United States Fish and Wildlife Service (USFWS) to confirm the adequacy of the current agreed upon San Joaquin kit fox (SJKF) mitigation program for the current Chandler Ranch Specific Plan project. The Recovery Plan for the SJKF has identified the project area and surrounding lands through the Highway 46 corridor as a key link between the Carrizo Plain core population and the Camp Roberts satellite population. Rincon will provide our independent evaluation of the adequacy and appropriateness of the current agreement in comparison to the previous proposed project and the current project impacts. Using our GIS data base, historic and existing SJKF occurrence data, and available historic and current aerial photographs, we will evaluate the existing plan and provide our recommendations for revisions to the plan to satisfy DFG and USFWS concerns. In addition, it is our understanding that The Nature Conservancy (TNC) is currently working with DFG in identifying a wildlife movement corridor in the north San Luis Obispo County.

We will consult with the TNC to link the mitigation program with those efforts as feasible and appropriate. We anticipate the key issues to be resolved for the SJKF mitigation program will be to define a plan that ensures for the long-term establishment of movement corridors, along with den, forage, and cover opportunities both on site and off site to support SJKF habitat to allow for the local population to expand and contract as it has in the recent past. The challenge will be to identify on site habitat and movement corridor opportunities that provide for linkage to off-site corridors and habitat that will avoid and minimize risks to the SJKF from developed areas, roads, and other potential hazards. It may also be appropriate at this time in the planning and development of Paso Robles and surrounding County lands to evaluate a mitigation alternative that focuses SJKF mitigation entirely off site on a regional perspective to establish a more viable movement corridor for the long term on currently undevelopable lands that could prove to be more cost effective and biologically sound. Rincon will present this alternative concept during the consultation process with the DFG and USFWS.

## 2.0 COST AND SCHEDULE

### 2.1 COST

Rincon Consultants will prepare and process the Chandler Ranch Specific Plan and EIR for the City of Paso Robles, in accordance with our proposed scope of services, for a cost not to exceed **\$311,032**. Table 1 provides a breakdown of the proposed budget by major work item, while Table 2 provides additional detail for the EIR portion of the project. *Note that the Chandler Ranch Specific Plan budget shown in Table 1 includes the cost of the Environmental Impact Report, detailed in Table 2.*

This proposal represents an effective Chandler Ranch Specific Plan and EIR program based on the information available to Rincon Consultants at this time. Additional work, not included within our proposed work program, will be completed only upon written City authorization on a time-and-materials basis in accordance with our attached Fee Schedule.

### 2.2 SCHEDULE

Rincon proposes to adhere to the City's proposed schedule, as shown below. However, it should be noted that this is an aggressive schedule, and further it assumes that unforeseen delays beyond our control do not occur and that all involved parties effectively work together. Delays in the schedule could result from one or more of the following reasons:

- Revisions to the alternatives require a greater mapping, analysis and presentation effort than anticipated;
- Input from the public or property owners in the upcoming weeks requires additional unanticipated revision of the alternatives prior to presentation to the Planning Commission;
- Planning Commission and/or City Council may request additional changes to the alternatives prior to affirmation of one for study in the EIR;
- Analysis within the EIR may be more extensive based on input through the public review process;
- Additional level of detail in the Specific Plan is requested by the City as a result of concerns raised by the property owners, the general public, development interests, Planning Commission or City Council.

If one or more of these actions occurs, we would work with the City to revise the schedule as appropriate.

<b>SCHEDULE  FOR  Chandler Ranch Area Specific Plan and Environmental Impact Report  (SUBJECT TO CHANGE WITH CITY APPROVAL AS A RESULT OF UNFORESEEN CIRCUMSTANCES)</b>		
<b>Task</b>	<b>Purpose</b>	<b>Date</b>
Planning Commission Meeting	<ul style="list-style-type: none"> <li>Re-affirm Selection of Preferred Alternative for further study</li> <li>Provide comparative evaluation of Alternatives</li> <li>Introduce refined Preferred Alternative as refined based on City input and property-owner input</li> </ul>	02 25 03
City Council Meeting	<ul style="list-style-type: none"> <li>Select Preferred Alternative for further study</li> <li>Authorize Release of Notice of Preparation of an EIR</li> <li>Discuss the purpose of the process and the timeline for completion</li> </ul>	03 18 03
Release NOP	<ul style="list-style-type: none"> <li>Publish and circulate NOP for 30-day review/response period</li> <li>Review period = 03 26 03 to 04 25 03</li> </ul>	03 26 03
Hold EIR Public Scoping Meeting	<ul style="list-style-type: none"> <li>Conduct a public scoping meeting at the beginning or end of a regular Planning Commission meeting</li> </ul>	04 08 03
Prepare Draft EIR and Specific Plan	<ul style="list-style-type: none"> <li>Compile draft documents for public release</li> <li>Coordinate contents with City and property owners</li> </ul>	Feb to May 2003
Release DEIR and Specific Plan	<ul style="list-style-type: none"> <li>Provide 45-day public review from 05 21 03 to 07 04 03</li> <li>Obtain comments on both documents (EIR &amp; Specific Plan)</li> <li>Initiate public hearing process</li> </ul>	May/June 2003
Release FEIR And Notice	<ul style="list-style-type: none"> <li>Release FEIR for public review</li> <li>Release public hearing notices of PC and CC</li> </ul>	08 06 03
Public Hearing	<ul style="list-style-type: none"> <li>Planning Commission review and recommendations to Council</li> </ul>	08 26 03
Public Hearing	<ul style="list-style-type: none"> <li>City Council final action</li> </ul>	09 16 03





**Table 1.**  
**City of Paso Robles**  
**Chandler Ranch Specific Plan**  
**Preliminary Revised Cost Estimate**

15-Jan-03

Tasks	Original Cost (Nov 2001)	Hours	Rincon Consultants					P. Smith, ASLA \$115/hour	W. Orndorff \$115/hour	Cost Reduction Factor*	Revised Cost Estimate
			Principal \$115/hour	Sr. Assoc. \$95/hour	Analyst \$75/hour	Graphics \$55/hour	Clerical \$45/hour				
1. Baseline Reconnaissance	\$10,320	128	6	30	50	30		8	4	50%	\$5,160
<i>Kickoff Meeting</i>	\$2,295	21	6	6				6	3		\$2,295
2. Property Owner/Public Workshop	\$5,880	72	8	16	16	24		8		40%	\$3,528
3. Formulate Four Development Scenarios	\$11,960	136	20	24	20	40		20	12	50%	\$5,980
4. Evaluate Opportunities and Constraints	\$12,350	146	8	24	34	20	20	20	20	50%	\$6,175
5. Analyze Infrastructure and Service Capacities	\$8,610	94	4	10	20	20		20	20	10%	\$7,749
6. Prepare Conceptual Mitigation Programs	\$9,360	104	4	20	20		20	20	20		\$9,360
7. Conduct 2 Public Workshops	\$9,830	102	16	28	16		10	16	16		\$9,830
8. Present Development Scenarios to PC & CC	\$3,900	36	12	12				12			\$3,900
9. Prepare Detailed Specific Plan											
9.a Illustrate Land Design Concepts	\$10,920	120	8	24		40		40	8		\$10,920
9.b Prepare Infrastructure Plans.	\$5,250	62	4	16	12	18		6	6		\$5,250
9.c Prepare Finance Options	\$1,530	14	2	4					8		\$1,530
9.d. Airport Road Benefit Cost Allocation	\$990	10	2	8							\$990
9.e. Develop Text of Specific Plan	\$10,420	116	12	24	46	10		12	12		\$10,420
10. Prepare Development Phasing Plan	\$5,545	55	4	21		6			24		\$5,545
11. Prepare Environmental Impact Report	\$68,790										\$68,790
12. Present Specific Plan and EIR to PC & CC	\$10,560	96	24	24				24	24		\$10,560
13. Prepare GPA, CEQA Findings, SOC	\$2,830	34	4	6	24						\$2,830
Kit Fox Mitigation Plan (preliminary estimate)	\$6,870	82	6	24	52						\$6,870
Project Management	\$8,850	90	40	40			10				\$8,850
Subtotal Labor:	\$207,060	311	190	361	310	208	60	212	177		\$186,532
Additional Costs											
Subconsultants:											
Omni-Means, Ltd. (transportation)	\$46,936										
Penfield & Smith. (infrastructure)	\$61,575										
Hoffman and Associates (fiscal impact)	\$26,060										
Printing:											
Planning Baseline Report: 50 copies @ \$35	\$1,750										\$1,750
Specific Plan: 50 copies @ \$50	\$2,500										\$2,500
Graphics and Other:											
Visual Aids for Workshops	\$2,500										\$2,500
Supplies, Travel, Communications	\$3,000										\$3,000
Project Management, General & Administrative	\$20,186										\$20,186
Total Additional Costs:	\$164,507										\$124,500
TOTAL COST (NOVEMBER 2001)	\$371,567										\$311,032
Other Tasks Not Anticipated in Original Scope ***											
Task								Cost Estimate			
1. Photosimulations								\$2,500-3,500 per model			
2. Topographic Modeling								\$2,500-5,000 per model			
3. Photo Montage								\$1,500-2,000			
4. Additional Workshops or Meetings								\$1,500 per meeting			
											\$3,947

\* Based on work completed by previous consultant thorough Nov 2002

\*\* Estimate only. Must be confirmed with contractor prior to start.

\*\*\* Not included in revised cost estimate shown at right