

TO: James L. App, City Manager

FROM: Robert A. Lata, Community Development Director

SUBJECT: Chandler Ranch Area Specific Plan: Request to Select Alternative for Study in the Environmental Impact Report and Determination of Adequacy of Grading and Landform Alteration Modeling

DATE: November 18, 2003

Needs: For the City Council to consider the Planning Commission's recommendation regarding selection of the "study alternative" for the Chandler Ranch Area Specific Plan Draft Environmental Impact Report (DEIR) and to provide feedback on the adequacy of available modeling information.

Facts:

1. At their meeting of October 28, 2003, the Planning Commission conducted a public workshop regarding the Chandler Ranch Area Specific Plan.
2. The purpose of the workshop was to receive a presentation from John Rickenbach of Rincon, provide an opportunity for public input, and to formulate two recommendations for City Council consideration.
3. The Planning Commission was asked to select one of four (4) different Land Use Alternatives (or a combination thereof) for study in the DEIR.
4. The Commission was also requested to recommend whether or not grading and landform alteration modeling information that has been provided is adequate, or if more needs to be provided in the context of the DEIR.
5. Attached is a copy of the staff report and related materials that were presented for the Planning Commission's consideration. Included is a letter from one of the applicant representatives to the City that the representative requested to have as part of the staff report.
6. The major property owner also submitted a book containing illustrations of their development concepts and a CD showing the same information. Copies were distributed to the Planning Commission and City Council; a copy has been made available for public review in both City Hall and in the City Library. With the materials is a cover memo from staff pointing out that the booklet and CD contain illustrations where developments of different densities are being presented which do not provide for an accurate basis for comparison.
7. A copy of the PowerPoint presentation prepared by John Rickenbach is attached and also posted on the City web site.
8. A synopsis of the Planning Commission recommendations, along with related information on the Specific Plan process, is attached.
9. Also attached is a letter from Penfield Smith dated October 31, 2003 that addresses some of the implications of the Planning Commission's recommendation.

**Analysis and
Conclusion:**

The Planning Commission's recommendation is two-fold:

1. That the City focus the DEIR study on a variation of Alternative 3 (the property owners' alternative) with a limitation on grading to be consistent with the City's current Hillside Ordinance; and
2. That the City call for additional modeling of landform impacts for a sample area that reflects the most topographic challenges. This modeling would show development in accordance with the City's Hillside grading limitations and also the option of mass grading as proposed by the major property owner. The modeling would be prepared in the context of the DEIR.

The Commission's action was 6/1. The dissenting vote was to retain the current General Plan designation (Alternative 1), which would have a minimum number of dwelling units and be in conformance with current Hillside grading limits.

The attached staff report details the comparisons between the four Alternatives that were presented to the Planning Commission, and the PowerPoint presentation by John Rickenbach supplements the staff report. The advantages and disadvantages of the Alternatives are provided.

It should be noted that the City Council has the option to stay with the existing General Plan densities, or to consider any of the other three alternatives that were presented to the Planning Commission, or to select some combination of components for study in the DEIR. The four alternatives that were presented to the Planning Commission were:

- Alt. # 1: Current General Plan; up to 522 dwelling units
- Alt. # 2: Moderate Growth; up to 1,012 dwelling units
- Alt. # 3: Property Owners' Proposal, up to 1,439 dwelling units
- Alt. # 4: Compact Higher Density, up to 1,439 dwelling units

Most of the Planning Commission members favored a limitation on grading in the hillside areas, and there was a recognition that the grading restriction could bring down the number of potential units in Alt. # 3. However, there were also Commissioners who were not opposed to mass grading. The approved motion included a call for modeling that would show both alternatives (grading with the current Hillside limits and mass grading) for a sample area.

Attached is a summary of the Planning Commission's recommendation and related implications. As noted therein, it is suggested that 1,300 dwelling units be assumed as the number of homes that could be developed in conformance with the City's current Hillside Ordinance (even if this number is higher than what can be achieved, it would be valid for environmental review purposes).

The options before the City Council are to:

- a. Concur with the Planning Commission recommendation regarding the land use alternative to be studied in the DEIR, which would accommodate up to approximately 1,300 dwelling units in a manner consistent with the Hillside grading limitations; or
- b. Select one of the other four land use alternatives (or a combination of the four) to be studied in the DEIR.

The key consideration is whether or not the City Council is willing to entertain a departure from the current Hillside grading limitations. As the attached staff report to the Planning Commission points out, there are factors to consider, both “pro” and “con”.

If there is a sense that the City Council is not willing to consider departure from the current Hillside Ordinance, the Planning Commission's recommendation would seem reasonable (and modeling could perhaps be limited to how development would appear under the Hillside Ordinance).

If, however, it is possible that the City Council might be willing to consider the mass grading proposed by the primary property owner (and the accompanying higher number of dwelling units), it would seem more appropriate to select Alternative No. 3 with mass grading as the basis for environmental study. (The Planning Commission and City Council can always back off from the more intensive grading and land use option, but if the analysis is done on a more limited scope the EIR will not be valid for a more intensive plan.)

It is important for the City to study the land use alternative with the most impacts in order to have the flexibility to select another alternative with fewer impacts. Selecting a lower impact alternative for study in the Draft EIR restricts the City Council's options.

Along with the determination of the study alternative for the DEIR, the Planning Commission is recommending that additional modeling of grading be provided for a particular area where there is the most severe topography (such as Area 7). As recommended, the modeling would look at grading under the current Hillside Ordinance and in the mass grading proposed by the primary property owner. The Council should consider whether or not it would be worthwhile to model mass grading if there is a consensus that mass grading will not be acceptable.

As the attached letter from Penfield-Smith indicates, at a minimum it will be about \$15,000 to do additional analysis to provide a grading plan that is consistent with the Hillside Ordinance for Sub area 7. That is information that would be needed for any modeling for that area.

Any subsequent modeling of the options would be an additional cost (beyond the \$15,000) that would be presented once a written proposal has been obtained. Once written proposals are received, they would be presented for formal consideration.

It should be stressed that the City is not making a decision regarding the content of the Specific Plan but rather selecting the Alternative that will be studied in the greatest detail in the DEIR. When the DEIR is complete, both the Planning Commission and City Council will have more information with which to determine the impacts of not just grading but also traffic and other community-wide issues related to the land uses and number of dwelling units within the Specific Plan area.

Policy

Reference: General Plan, Zoning Ordinance, Chandler Ranch Area Specific Plan

Fiscal

Impact: Consistent with the approach taken with the Union/46 and the Borkey Area Specific Plans, the City's investment in the Specific Plan and EIR process is an advance that will be repaid by the benefiting property owners at the time of development. A portion of the scope of work for the Specific Plan is a Fiscal Impact Analysis to identify the extent to which implementation of the Specific options will be recommended for consideration.

Options:

- a. For the City Council to consider all relevant information and testimony, and take action on the following topics:
 - (1) Concur with the Planning Commission's recommendation to select the land uses in Alternative No. 3 for the purposes of study and analysis in the Draft EIR. One should keep in mind that a less intensive alternative or a combination of alternatives can still be selected for the final Specific Plan. As recommended by the Planning Commission, the limitations of the current Hillside Ordinance would apply and the number of dwelling units that could be developed is estimated to be at least about 140 dwelling units less than anticipated in the property owners' alternative (only once a grading plan that complies with the Hillside Ordinance is prepared will we know how many dwelling units can be developed); and
 - (2) Authorize utilization of \$15,000 in additional funding for the Chandler Ranch Area Specific Plan to develop a schematic grading plan for Area 7 in the Alternative recommended by the Planning Commission. These funds would be transferred from contingency funding in the General Plan update program; and
 - (3) Direct staff and Rincon to seek proposals for effective modeling of the grading and landform modifications that would be entailed in implementing the Hillside Ordinance. This modeling includes a comparison to mass grading (two different approaches); the focus of the modeling would be limited to Area 7 as illustrated on Alternative No. 3; and
 - (4) Identify any specific topics or issues that warrant particular consideration in the context of the Draft EIR and the Draft Specific Plan.

- b.** For the City council to consider all relevant information and testimony, and take action on the following topics:
- (1)** Determine that the City may wish to consider the option of mass grading within the Chandler Ranch Area Specific Plan and for that reason wishes to utilize a more intensive land use option (specifically Alternative No. 3 with mass grading) as the basis for study and analysis in the Draft EIR. Again, one should keep in mind that a less intensive alternative or a combination of alternatives can be selected for the final Specific Plan; and
 - (2)** Authorize utilization of \$15,000 in additional funding for the Chandler Ranch Area Specific Plan to develop a schematic grading plan for Area 7 in the Alternative recommended by the Planning Commission. The purpose of this analysis would be to show the comparison of mass grading versus custom lot grading in Area 7 of the Specific Plan. These funds would be transferred from contingency funding in the General Plan update program; and
 - (3)** Direct staff and Rincon to seek proposals for effective modeling of the grading and landform modifications that would be entailed in implementing the Hillside Ordinance and also mass grading (two different approaches); the focus of the modeling would be limited to Area 7 as illustrated on Alternative No. 3; and
 - (4)** Identify any specific topics or issues that warrant particular consideration in the context of the Draft EIR and the Draft Specific Plan.
- c.** Amend, modify, or reject the foregoing options.

Attachments:

- Illustrations of alternatives
- Summary of Planning Commission recommendation and related implications.

(NOTE: ALL OTHER REFERENCED ATTACHMENTS DISTRIBUTED PREVIOUSLY IN THE PLANNING COMMISSION AGENDA PACKETS FOR OCTOBER 28TH. DOCUMENTS MAY ALSO BE VIEWED ON-LINE AT WWW.PRCITY.COM, COMMUNITY DEVELOPMENT DEPARTMENT.)

210 EAST ENOS DRIVE
SUITE A
SANTA MARIA, CALIFORNIA 93454
805-925-2345 • 805-925-1539

CORPORATE OFFICE
101 EAST VICTORIA STREET
P.O. BOX 98
SANTA BARBARA, CALIFORNIA 93102
805-963-9532 • 805-966-9801

1327 DEL NORTE ROAD
SUITE 200
CAMARILLO, CALIFORNIA 93010
805-981-0706 • 805-981-0251

October 31, 2003

W.O. 15469.01

John Rickenbach
Rincon Consultants, Inc.
1530 Monterey Street, Ste. D
San Luis Obispo, CA 93401

SUBJECT: NEW OPTION GRADING ANALYSIS & MODELING

Dear Mr. Rickenbach;

Thank you for your call last Wednesday, October 29. As you know, Mr. Thomas Rowe, P.E. was also present at the Planning Commission meeting and as we discussed, the Commission has requested that a new alternative for a specific plan for Chandler Ranch be examined. This alternative ("Alternative 3b") would include the same designated development areas as Alternative 3 (the developer's suggested alternative), but with the Hillside Ordinance and all City grading Standards being strictly observed. This means that no mass grading would be permitted. To date, Alternatives 2, 3, and 4 were assumed to allow some mass grading.

New Alternative Analysis

Although we agree that only a detailed study can fully explore if what this alternative means, you have asked that I summarize some of the potential implications of such an alternative. The following are the principal issues:

1. **Reduction in Developable Area.** Alternative 3 identified the areas of higher terrain within the specific plan area for possible development, and assumed that many of these areas would be mass graded to accommodate lots, streets, drainage and utilities. Residential densities were attributed to these areas assuming a traditional mass grading development approach in which a balanced grading cut and fill would occur to prepare the site. In short, all of the designated development area would be prepared and considered suitable for developable lots and infrastructure.

If mass grading is no longer assumed for these development areas, the area available for residential lots and infrastructure will be severely reduced. This is due to existing steep slopes, the upper portions of which will no longer be leveled or filled. (As a practical matter, natural slopes greater than 30% are not suitable for development, and the City restricts development to slopes less than 35%).

2. **Significant Increase In Complexity And Cost Of Drainage.** A principal rule in subdivision design is to prohibit cross-lot drainage. This is to avoid the all-too-frequent drainage lawsuit between neighbors. Mass grading allows for a structured lot configuration allowing all water to drain to the street, and from the street to natural drainage courses. Eliminating mass grading will require that each up-hill property owner capture run-off in a concrete v-ditch on the downhill side of the property, conveying the

water into the street, or into a collector system running through a drainage easement behind the properties. These easements cannot be obstructed or built on. This creates a maintenance burden for the property owner or the City, as well as potential liability if the lot drainage collection system fails. This need for drainage easements and additional drainage structures at roads will increase the cost for drainage infrastructure and result in the subsequent loss of developable property.

3. **Significant Increase In Complexity And Cost Of Sewerage.** Mass grading allows for a structured lot configuration allowing all wastewater to drain to sewer mains in the street. Eliminating mass grading may result in the placement of a number of sewer mains in sewer easements located behind and downstream of the properties. These easements cannot be obstructed or built on and create a maintenance burden for the property owner. The total amount of wastewater collection pipeline will increase. It is expected that the number of homes requiring individual grinder-pumps to lift sewage up to nearby sewer pipes will also increase. The need for sewer easements and additional sewer pipelines will result in the subsequent loss of developable property.
4. **Inability To Achieve The Stated Densities.** The information in items 1-3 above indicates that the densities identified in Alternative No. 3, likely cannot be achieved in many of the designated development areas if mass grading is prohibited.

Modeling

Additionally, the Commission indicated that they were interested in modeling a portion of Alternative 3 (Area 7) and applying the grading ordinance to see what it may look like. As you are aware, creating either a physical or computer simulation model requires an extremely detailed amount of preliminary engineering.

The following items would be needed to conduct modeling of the site:

1. Detailed topographic information, preferably in a CAD format;
2. A preliminary grading plan, showing the future topography of the site after grading;
3. Preliminary lot, street and landscaping layouts.

Although the existing topographic information exists, no grading plans have been prepared for Alternative 3b. If it is desired to show a model of the effects of individual lot grading, Penfield and Smith would have to prepare a grading plan, which would also require preparation of a preliminary lot layout.

If the modeling were also intended to show the effects of mass grading (Option 3), it may be appropriate for the Wurth family development team to prepare this, since they have already developed a preliminary lot layout concept that conform to this grading approach.

Estimated Costs

The estimated cost to study this new option in order to provide more meaningful data is as follows:

1. Study topographic features and compare to proposed site plan for Alternative 3 to determine approximate reduction in development area. (Assume that a digital survey file will be provided by the City) **\$1,500**

John Rickenbach
NEW OPTION GRADING ANALYSIS & MODELING

2. Develop preliminary grading plan for Modified Alternative 3 (Area 7). **\$5,000**
3. Develop possible lot, street and infrastructure layout (area 7). **\$4,800**
4. Estimate potential reduction in proposed number of developable lots. **\$800**
5. Estimate increase in cost as a percentage of the original Alternative 3 concept of the required drainage and sewer infrastructure. **\$1,700**
6. Attend additional meetings. **\$870**

This effort, summarized in a brief study report is expected to cost approximately **\$14,670**.

If modeling is performed, it is assumed that the Wurth Family engineers will supply a preliminary grading plan for the proposed Alternative 3 for comparison purposes.

The cost of modeling is significant, even if limited to area 7, which is approximately 40 acres. In order to supply the modeler with a "simplified" AutoCAD/LDD grading plan for the original alternative 3 as well as the modified Alternative 3 that could be used in a three dimensional computer simulation, preliminary grading plans are needed. The addition of lots, structure locations, landscaping, street lighting, signs, etc. would be an additional effort. The preliminary grading data supplied will only be a guess as to what the actual plans may be. The costs above do not include the modeler's effort, which could be an additional \$5,000-10,000.

If you have any questions, please feel free to contact me at (805) 925-2345, extension 101.

Sincerely,
PENFIELD & SMITH



Douglas S. Pike, P.E.
Principal Engineer

Chandler Ranch Area Specific Plan

Alternative 4: Higher Density

Legend

Land Use

Non-Residential

- Business
- Commercial/Business/Tourist
- Commercial
- Commercial/Business
- Commercial/Recreational
- Open Space

Land Use

Residential

- 2 DU/acre
- 3 DU/acre
- 4 DU/acre
- 5 DU/acre
- 6 DU/acre
- 7 DU/acre
- 8 DU/acre
- 14-16 DU/acre

Circulation

- Backbone Circulation
- Minor Roads
- Trail
- Potential Airport Road Alignment
- Boundary

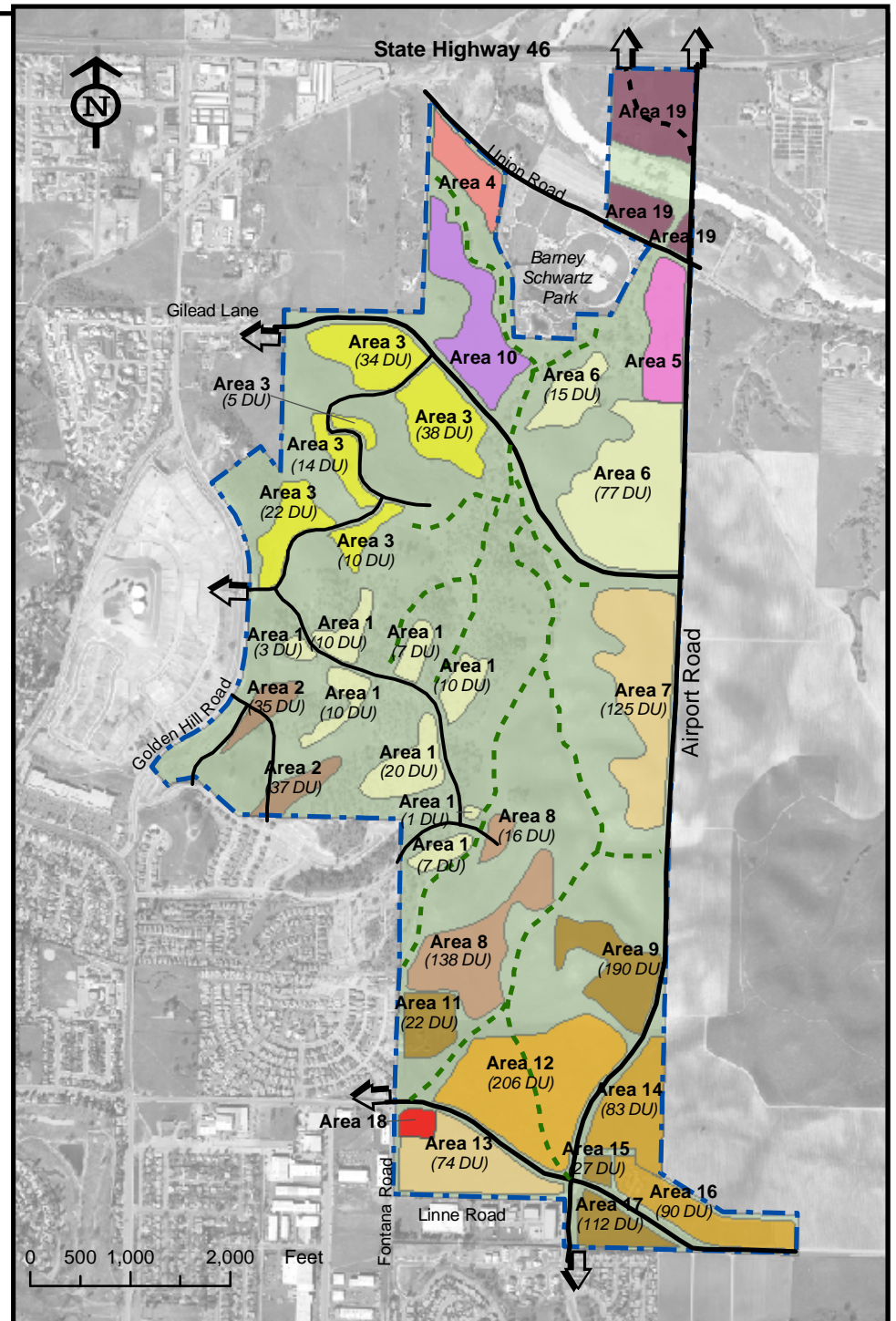
Land Use	Acreage
Business	18.8
Commercial/Business/Tourist	11.9
Commercial	25.4
Commercial/Business	7.8
Residential	289.3
Open Space	484.0
Total Acreage	837.2

Area Number	Acreage	Density Class	Density	Units	Land Use
Area 1	29.2	2	2.33	68	Residential
Area 2	8.6	8	8.39	72	Residential
Area 3	44.2	3	2.80	124	Residential
Area 4	7.8				Commercial/Business
Area 5	11.9				Comm/Business/Tourist
Area 6	42.4	2	2.17	92	Residential
Area 7	28.9	4	4.33	125	Residential
Area 8	21.8	7	7.05	154	Residential
Area 9	14.3	14	13.27	190	Residential
Area 10	18.8				Business
Area 11	7.2	3	3.04	22	Residential
Area 12	37.6	5	5.47	206	Residential
*Area 13	17.6	4	4.20	74	Residential
Area 14	14.6	6	5.68	83	Residential
Area 15	1.7	16	15.97	27	Residential
Area 16	14.0	6	6.43	90	Residential
Area 17	7.0	16	15.97	112	Residential
Area 18	2.3				Commercial
Area 19	23.2				Commercial/Recreational
TOTAL				1439	

* Potential school site.

Sources: City of El Paso De Robles General Plan, 2000;
Rincon Consultants, Inc., 2003.

Revised: 10/22/2003.



Chandler Ranch Area Specific Plan

Alternative 3: Property Owner's Alternative

Legend

Land Use

Non-Residential

- Business
- Commercial/Business/Tourist
- Commercial
- Commercial/Business
- Commercial/Recreational
- Revegetation Area
- Open Space

Land Use

Residential

- 1 DU/acre
- 2 DU/acre
- 3 DU/acre
- 4 DU/acre
- 5 DU/acre
- 6 DU/acre
- 8 DU/acre
- 16 DU/acre

Boundary

Circulation

- ~ Backbone Circulation
- ~ Minor Roads
- - - Trail

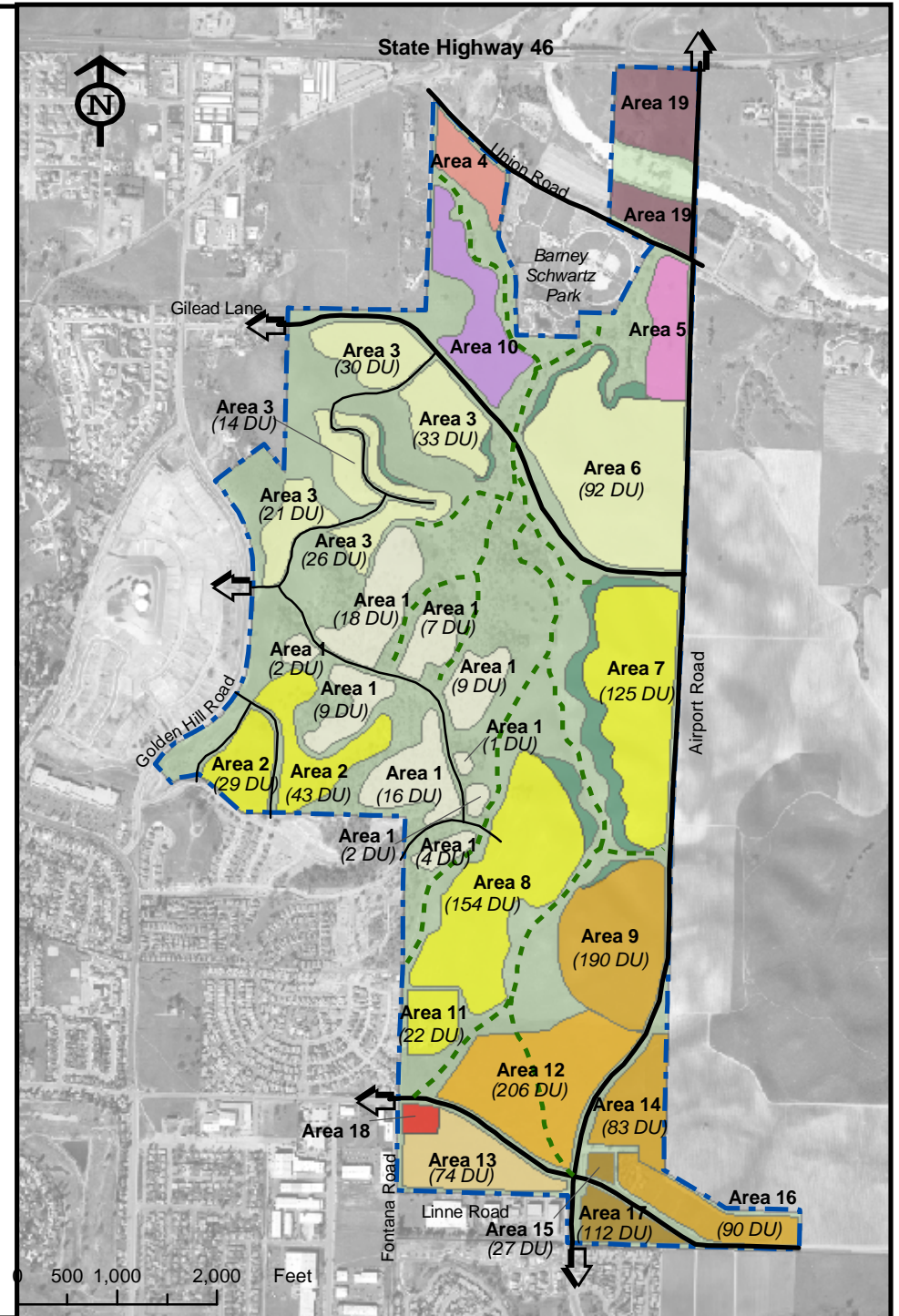
Land Use	Acres
Business	19.2
Commercial/Business/Tourist	12.1
Commercial	26.9
Commercial/Business	8.5
Residential	408.8
Revegetation Area	19.3
Open Space	342.4
Total Acres	837.2

Area Number	Acres	Density Class	Density	Units	Land Use
Area 1	56.7	1	1.24	68	Residential
Area 2	26.6	3	2.70	72	Residential
Area 3	51.5	2	2.43	124	Residential
Area 4	8.5				Commercial/Business
Area 5	12.0				Comm./Business/Tourist
Area 6	53.9	2	1.71	92	Residential
Area 7	39.9	3	3.13	125	Residential
Area 8	46.2	3	3.33	154	Residential
Area 9	32.6	6	5.82	190	Residential
Area 10	19.0				Business
Area 11	7.2	3	3.04	22	Residential
Area 12	38.2	5	5.39	206	Residential
*Area 13	17.6	4	4.19	74	Residential
Area 14	14.7	6	5.64	83	Residential
Area 15	1.7	16	15.97	27	Residential
Area 16	14.1	6	6.43	90	Residential
Area 17	7.0	16	15.97	112	Residential
Area 18	2.3				Commercial
Area 19	23.2				Commercial/Recreational
TOTAL				1439	

* Potential school site.

Sources: City of El Paso De Robles General Plan, 2000;
Rincon Consultants, Inc., 2003.

Revised: 10/22/2003.



Chandler Ranch Area Specific Plan

Alternative 2: Moderate Density

Legend

Land Use

Non-Residential

- Commercial/Business/Tourist
- Commercial
- Commercial/Business
- Commercial/Recreational
- Open Space/Mitigation Area
- Open Space

Residential

- 1 DU/acre
- 2 DU/acre
- 3 DU/acre
- 4 DU/acre
- 5 DU/acre
- 6 DU/acre
- 16 DU/acre

□ Boundary

Circulation

- ~ Backbone Circulation
- ~ Minor Roads
- - - Trail
- - - Possible Airport Rd. Alignment

Land Use	Acreage
Commercial/Business/Tourist	11.9
Commercial	2.2
Commercial/Business	7.8
Commercial/Recreational	23.2
Residential	289.3
Open Space	502.8
Total Acreage	837.2

Area Number	Acreage	Density Class	Density	Units*	Land Use
Area 1	29.2	1	1.24	36	Residential
Area 2	8.6	3	2.70	23	Residential
Area 3	44.2	2	2.43	107	Residential
Area 4	7.8				Commercial/Business
Area 5	11.9				Comm/Business/Tourist
Area 6	42.4	2	1.71	73	Residential
Area 7	28.9	3	3.13	90	Residential
Area 8	21.8	3	3.33	73	Residential
Area 9	14.3	6	5.82	83	Residential
Area 10	18.8				Open Space/Mitigation Area
Area 11	7.2	3	3.04	22	Residential
Area 12	37.6	4	4.00	151	Residential
**Area 13	17.6	3	3.00	53	Residential
Area 14	14.6	5	5.00	73	Residential
Area 15	1.7	16	15.97	27	Residential
Area 16	14.0	6	6.43	90	Residential
Area 17	7.0	16	15.97	112	Residential
Area 18	2.3				Commercial
Area 19	23.2				Commercial/Recreational
TOTAL				1012	

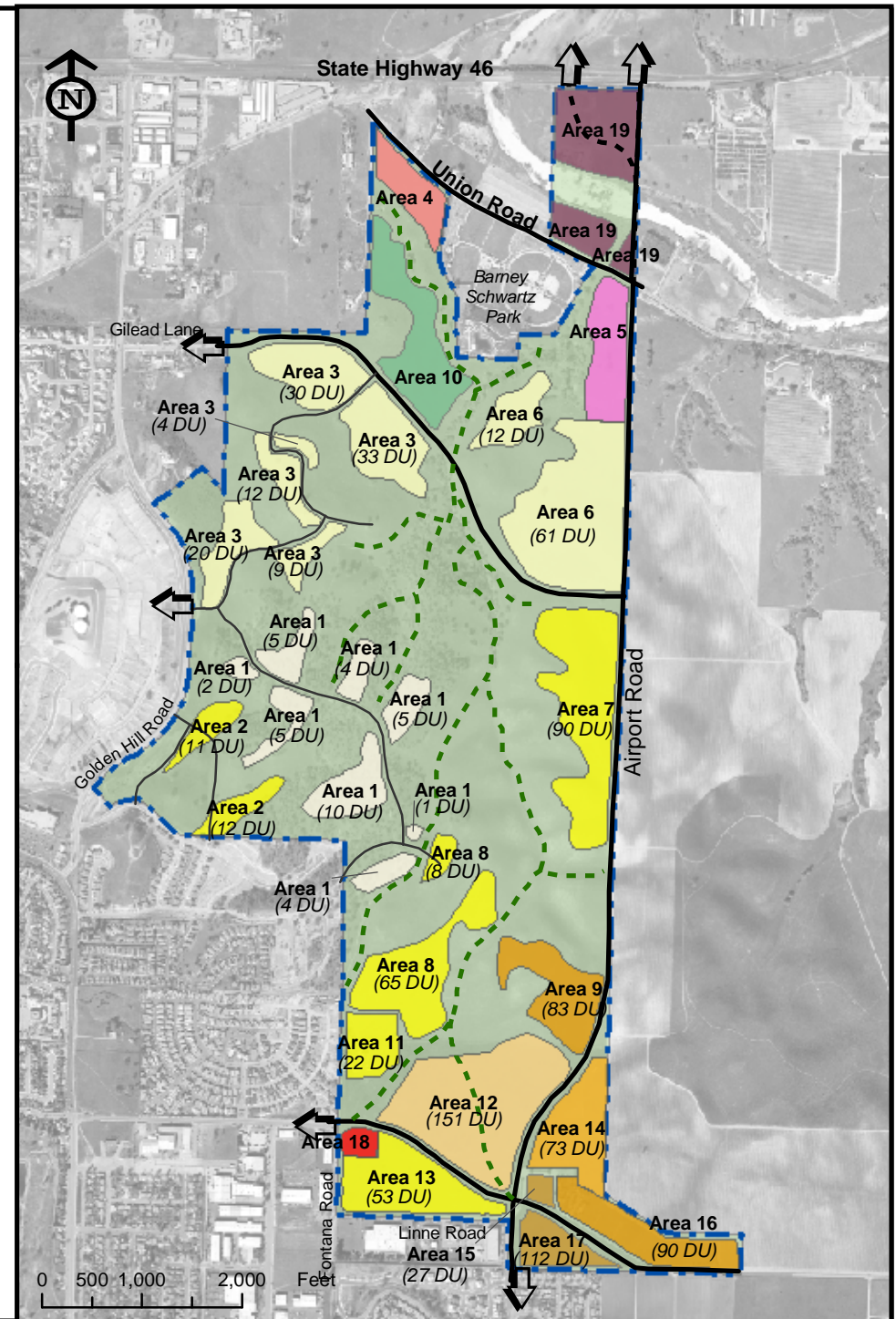
* Buildout potential for Areas 1-10 is based upon Alternative 2 density values and constrained by topographical features.

Buildout for Areas 11-17 is based Alternative 3 acreage and constrained by lower density values.

** Potential school site.

Sources: City of El Paso De Robles General Plan, 2000;
Rincon Consultants, Inc., 2003.

Revised: 10/22/2003.



Chandler Ranch Area Specific Plan

Alternative 1: General Plan Alternative

Legend

- Boundary
- ~ Potential Airport Road Alignment

Land Use Designation

- BP, Business Park
- CS, Commercial Service
- NC, Neighborhood Commercial
- RS, Residential Suburban 0.33 DU/acre
- RSF-2, Residential Single Family 2 DU/acre
- RSF-4, Residential Single Family 4 DU/acre

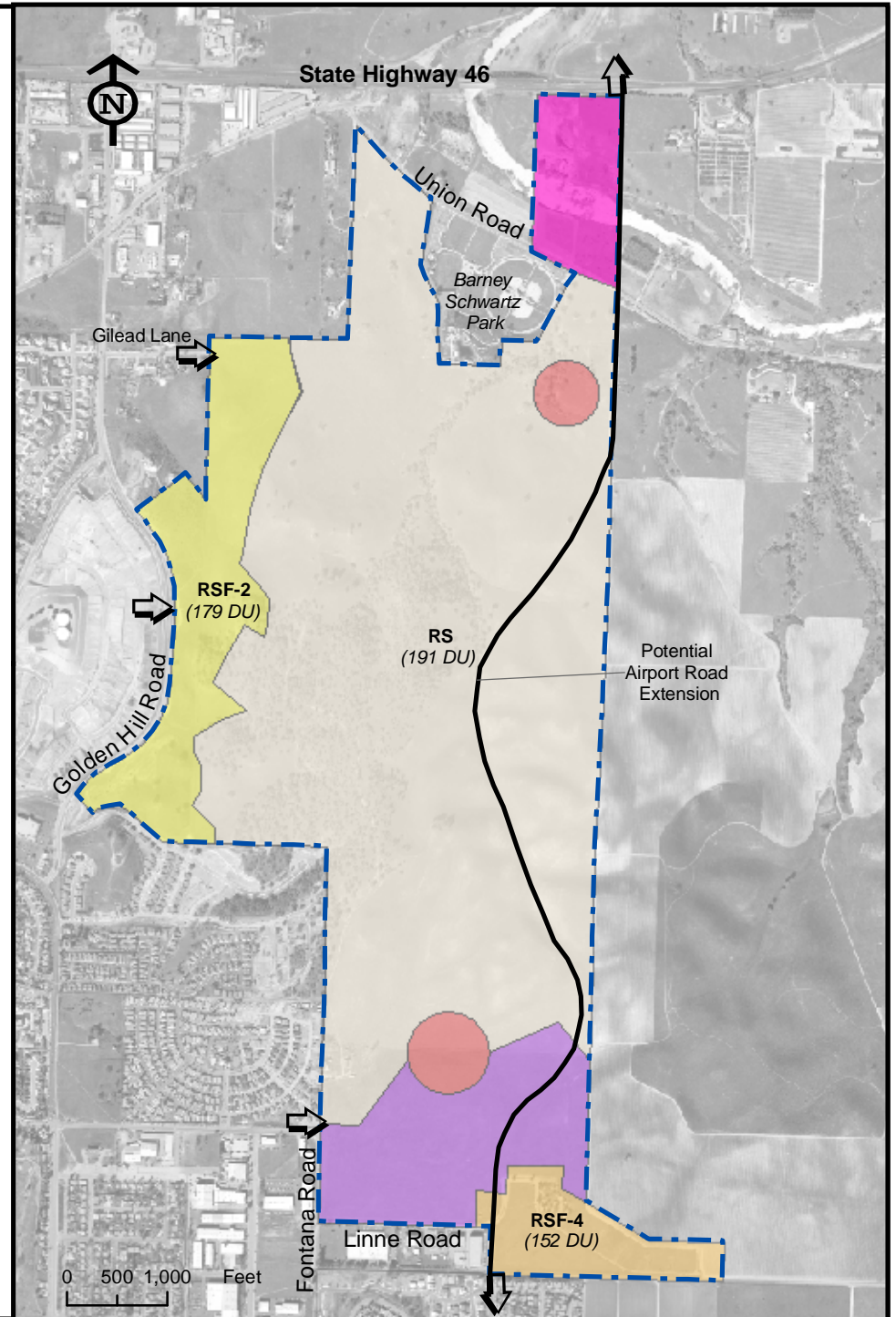
Land Use	Acreage
Business Park	82.1
Commercial Service	33.0
Neighborhood Commercial	19.2
Residential	702.9
Total Acreage	837.2

Land Use	Acreage	Units*
Residential Suburban (0.33 DU/acre)	575.3	191
RSF-2 (2 DU/acre)	89.6	179
RSF-4 (4 DU/acre)	38.0	152
Total Number of Units		522

* Calculations assume 100% buildout potential for RS, RSF-2, and RSF-4 land uses, consistent with assumptions contained in the existing General Plan.

Sources: City of El Paso De Robles General Plan, 2000;
Rincon Consultants, Inc., 2003.

Revised: 10/21/2003



City of El Paso de Robles

Chandler Ranch Specific Plan Area



Planning Commission Recommendation
Chandler Ranch Area Specific Plan
28 October 2003

That the “preferred” or “study” alternative for the Draft Environmental Impact Report be a variation on Alternative No. 3, based on conformance with the City’s Hillside grading limitations. Along with the analysis of this alternative, the Commission requests that grading and landform alteration modeling be prepared for “Area 7”, illustrating development in two forms: in compliance with the City’s Hillside grading limits and in a manner that would permit mass grading.

The effect of the Planning Commission’s recommendation is summarized as follows:

- Land use patterns and areas for development would be consistent with the Property Owners’ Alternative No. 3;
- Development would occur only the locations shown on Alternative 3, preserving the open space as shown on that concept plan;
- The amount of residential development that would be permitted in each of the areas that are subject to the Hillside grading limitations (in particular Areas 6, 7, 8 and 9 *) would be a function of applying the maximum densities that would be consistent with the current City Zoning Code;
- For the purpose of environmental review, an estimate of 1300 dwelling units has been identified as a potential number of homes that could be development in a manner consistent with the Hillside grading limits. (By comparison, Alternative No. 3 with mass grading could yield up to about 1439 homes.);
- The precise number of home that could be created under the Commission’s recommendation would be determined in the future when a development plan is prepared by the property owner (to prepare a grading plan to reflect a theoretical build-out number at this time would be a substantial cost and time delay; it would seem prudent to avoid that cost and delay if at all possible; the estimate of up to 1300 homes would seem adequate for the purposes of the Draft Environmental Impact Report).
- Consistent with City policies, clustering of development can occur under a Development Plan as long as the overall dwelling unit count does not exceed what would be permitted by application of the Hillside grading limitations;
- Basic traffic circulation (arterial and collector streets) would remain as presented for Alternative No. 3 (including Airport Road alignment along the easterly City boundary).

Steps that will be taken to implement the Planning Commission’s recommendation if supported by the City Council on November 18, 2003:

- Explore the options for modeling the two development options for Area 7, and obtain proposals for modeling grading and landform modification. This evaluation would include consideration of the advantages and cost of constructing a bridge over the deepest canyon at the south end of Area 7 (in order to preclude the need for grading / fill in that canyon);
- Once the costs for modeling of Area 7 have been identified, present an amended Specific Plan budget to the City Council for its consideration;
- Upon approval of the revised Scope of Work, proceed with preparation of the modeling, the Draft EIR, and the Draft Specific Plan.
- The two alternative approaches to developing the Specific Plan (in compliance with the Hillside grading limits versus allowing mass grading) would be evaluated in the Draft EIR.
- The Draft Specific Plan will be designed to accommodate either grading alternative so that the Planning Commission and City Council can consider either option after they have had an opportunity to review the Final EIR.

Details of the yet-to-be-prepared Specific Plan will include but not be limited to:

- Fiscal Impact Analysis of alternative land use patterns;
- Infrastructure analysis of alternatives, including off-site improvement requirements;
- Preparation of development standards in conjunction with the input of the respective property owners;
- Design parameters, including but not limited to setbacks from arterial and collector streets, landscaping, and noise attenuation measures;
- Comparative analysis of the impacts and costs of a bridge versus fill with culvert crossing of riparian areas;
- Phasing of development, particularly in relation to accessing Highway 46 East;
- Specific Plan fees designed to mitigate off-site facility impacts;
- Financing options for on- and off-site infrastructure and facilities (including but not limited to School facilities);
- Measures to preserve oaks (in forest areas, groves and also individual trees).

* It is presumed that development in each of the other areas would occur either with minimal grading (e.g. in the Oak Forest area) or at least within the parameters of the City's Hillside grading limitations.