

TO: JAMES L. APP, CITY MANAGER

FROM: BOB LATA, COMMUNITY DEVELOPMENT DIRECTOR

SUBJECT: SUPPLEMENTAL BUDGET REQUEST, CHANDLER RANCH AREA SPECIFIC PLAN AND ENVIRONMENTAL DOCUMENTATION

DATE: MAY 17, 2005

Needs: For the City Council to consider a revised budget for the Chandler Ranch Area Specific Plan.

Facts:

1. The City has a contract services agreement with Rincon and its sub-consultants to prepare the Chandler Ranch Area Specific Plan and related environmental documentation.
2. From September 1, 2004, through November 24, 2004, the City circulated a Draft Specific Plan and Draft Environmental Impact Report (EIR) for public review and comment. The City received numerous comments and requests for revisions to both documents.
3. Concurrent with circulation of the draft documents, there were traffic impact related discussions with both Caltrans and representatives of the Wurth family (the major property owner within the Specific Plan area). Caltrans was seeking an expanded scope of traffic analysis. The focus of discussion with the property owner was the potential impacts of traffic generated from commercial land uses.
4. As a result of the Caltrans request for expanded traffic analysis, the determination of the major property owner to revise their request for land uses around Barney Schwartz Park and the need to address the range of comments on the prior Draft Specific Plan and Draft EIR, it has been concluded that it would be appropriate to prepare and recirculate a new Draft Specific Plan and Draft EIR.
5. The attached revised Scope of Work and budget incorporates the expanded Caltrans traffic analysis, additional land use options, and related studies intended to address comments on the prior draft documents. The revised budget also reimburses Rincon and its sub-contractors for efforts that were beyond the earlier contract agreement.
6. The revised budget will be added to prior advances authorized by the City Council. City reimbursement, with interest, will be provided for through a promissory note and payment of Specific Plan fees at the time of development.

Analysis  
and  
Conclusion:

The scope of traffic analysis sought by Caltrans, combined with the property owner's request for revisions to land use surrounding Barney Schwartz Park (deleting a request for about 300,000 square feet of commercial and substituting residential land uses) results in a significant change to the scope of work for the Chandler Ranch Area Specific Plan.

In addition, comments on the prior Draft Specific Plan and Draft EIR called for studies (wetland delineation, historic resources) that were beyond the scope of work in the current contract services agreement.

Revising the Draft Specific Plan and Draft EIR appears to be the most prudent course of action in terms of presenting an appropriately complete set of documents. The revised Draft Specific Plan and Draft EIR would be re-circulated for public review and comment.

Based on the revised Scope of Work (copy attached), and assuming receipt of a new Property Owner land use plan by May 23, 2005, Rincon is projecting a policy decision on the Chandler Ranch Area Specific Plan and environmental documentation could occur by March 2006.

It should be noted that the attached proposal is based on actual "time and materials". If it is determined that one of the alternatives is not needed and/or if the level of analysis is not as complex as anticipated by Rincon or its sub-consultants, then the actual expenditures would be proportionately reduced.

Policy  
Reference:

General Plan requirement for the Chandler Ranch Area Specific Plan; California Environmental Quality Act

Fiscal  
Impact:

The proposed budget amendment would increase the amount of advance being provided by the City; it is proposed that the City be reimbursed, with interest on the entire balance, through Specific Plan fees that would be payable at the time of development. Execution of a promissory note would document the advance.

Options:

- a.** Authorize the contract Amendment with Rincon and their sub-consultants, based on the attached Scope of Work (Exhibit A"), including payment for services beyond the original scope of work, and adopt Resolution No. 05-xx appropriating an advance in the amount of \$236,000 from the City's General Fund Reserves for this purpose.
- b.** Amend, modify, or reject the foregoing option.



**Rincon Consultants, Inc.**

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May 9, 2005  
Job No. 03-54000

Bob Lata, Community Development Director  
City of Paso Robles  
1000 Spring Street  
Paso Robles, California 93446

**Subject: Chandler Ranch Area Specific Plan Additional Scope and Budget Request**

Dear Bob:

This letter develops further upon information provided in our April 22, 2005 scope and budget letter. At your request, we have examined letters from the Chandler Ranch Specific Plan Area property owner representatives.<sup>1</sup> These letters include recommendations in response to our proposed additional work scope and budget. Pursuant to our review of the letters and subsequent discussion with you, we have revised the scope and budget in four areas, and submit the revised cost and schedule herewith. The four changes include:

1. *Providing a different historic resource consultant to examine structure in Areas 17 and 19;*
2. *Eliminating the wetland delineation from the scope of work for the Specific Plan;*
3. *Reorganizing the contract such that Omni-Means and Penfield & Smith would contract directly with the City, reducing Rincon's G&A expenses; and*
4. *Reducing our budget request intended to recompense Rincon for expended project management hours.*

**1. Historic Resources.** We have contacted Clay Singer and verified that he is able to prepare the historic resources analysis for subareas 17 and 19. This will reduce the subconsultants cost for this task by \$11,500.


**2. Wetland Delineation.** We have eliminated the wetland delineation from the proposed Specific Plan content. This will reduce the cost by \$12,200. These delineations will be required at such time that current or future land owners seek development permits in wetland-sensitive areas.

**3. Infrastructure Subconsultants.** We have restructured the budget to assume that Omni-Means and Penfield & Smith would contract directly with the City. This will reduce this cost by \$12,640. We will ask that contracts with these firms include clauses that bind them to the overall work program.

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<sup>1</sup> Letters from Daniel A. Nahbedian (May 5, 2005) and Steven C. Meixner (May 4, 2005)

**Exhibit "A"**



4. As a gesture of good will and cooperation, we will absorb 50% of the cost of project management cost through 2004. This will reduce the overall cost by \$9,975.

**Revised Specific Plan and EIR Scope.** This revised effort will require the following general tasks:

1. Assess the major issues of concern arising from the comments submitted as a result of the original Draft Specific Plan and Draft EIR, dated August and September 2004, respectively;
2. Meet with City staff and property owner representatives to provide direction regarding the contents of the Revised Draft Specific Plan;
3. Conduct Historic Resources Evaluation for site;
4. Revise the maps and text of the Draft Specific Plan to address the key concerns;
5. Perform a new analysis of the traffic characteristics of the Revised Draft Specific Plan;
6. Perform a new analysis of the sewer, water, and drainage requirements of the Revised Draft Specific Plan;
7. Include the recommendations of the traffic and infrastructure analysis in the Revised Draft Specific Plan and EIR;
8. Provide cost estimates of the required infrastructure and traffic improvements needed to implement the Revised Draft Specific Plan;
9. Perform cost allocation for the needed improvements under the Revised Draft Specific Plan;
10. Prepare Revised Phasing Plan for inclusion in Specific Plan;
11. Participate in ongoing meetings with City staff and property owners during the preparation and analysis phase of the Revised Draft Specific Plan;
12. Prepare Revised Draft Environmental Impact Report that addresses the Revised Draft Specific Plan;
13. Conduct public workshops to address the Revised Draft Specific Plan and Revised Draft EIR;
14. Respond to public comments on the Revised Draft EIR;
15. Attend hearings on the Revised Specific Plan and EIR, both at the Draft and Final stages; and
16. Make minor revisions to the Revised Draft Specific Plan to address City Council direction during public hearings.

The following are reiterated assumptions remain:

1. **Fire Protection Services Plan.** This task has been eliminated, as it will be handled by City staff.
2. **EIR Format.** The EIR will constitute a *Revised Draft EIR*. The Proposed Project for the Revised Draft EIR would reflect that submitted by the major property ownership team. The revised Draft EIR would include an explanation of the relationship to the 2004 document, noting that the new project description is the result of the comments received as a result of the former document. *Note: We would not respond to the*



*comments submitted after circulation of the 2004 Draft EIR, but would instead use the budget allocated to this task from the original scope toward the responses to the comments received as part of the process for the Revised Draft EIR.*

3. **EIR Alternatives.** The scope will examine three alternatives at a lesser level of detail than the proposed project. The alternatives would include 1) the land use pattern currently under development by the City; 2) the proposed project from the original August 2004 Draft EIR; and 3) the no project alternative. The other alternatives examined in the August 2004 EIR will not be revisited in this new document.


We anticipate the following steps will be necessary before beginning work on this revised assignment:

- A. Omni-Means must complete a service thresholds analysis (under separate contract) to determine the amount of commercial development that can be included in the plan without triggering key traffic thresholds relative to Caltrans concerns. Our understanding is that this task has been completed to the City's satisfaction.
- B. The traffic thresholds will be used by the property ownership team to inform their efforts regarding potential changes to the mix of land uses to be included in the Revised Draft Specific Plan. This step is currently in progress.
- C. The property owner team will submit land use, phasing, infrastructure and fee allocation concepts to the City, which will be used as the basis for the Revised Draft Specific Plan and be identified as the proposed project for the Revised Draft EIR.
- D. The City will develop a revised land use plan that reflects a pattern that will be analyzed as part of the Revised Draft EIR alternatives analysis.

Because these steps are dependent on one another, and because steps C and D are not complete, we cannot reliably forecast when the Rincon team's work efforts will commence to complete the Revised Draft Specific Plan and Revised Draft EIR. However, we can provide a general timeframe [emphasis added] for project completion from the time the Rincon team receives the final version of the property owner team plan concept as described in Item C above, and City staff input as shown in Item D above. Our attached schedule describes the critical path items that would lead to project completion. If items C and D above are completed by May 23, 2005, we estimate that City Council consideration of the Specific Plan could occur in March 2006.

Our cost estimate to provide the above services is \$209,526. This cost is a time and materials estimate. If fewer hours are expended, than the cost would be correspondingly lessened.

The estimate includes all work associated with direct labor from Rincon, Omni-Means, Penfield & Smith, an historical resources consultant (Clay Singer), as well as meetings, printing costs and other items as shown in Table 2 (attached). It should be noted that this budget includes up to 10 meetings with city staff and/or property owner representatives, as well as up to 2 workshops during the consideration of the draft documents. It also includes attendance at up to 3 Planning Commission and/or City Council meetings. In addition, this budget assumes that our project management time is limited to 68 hours over the estimated 9 month course of the project, or an average of about 2 hours per week. Finally, it should be



noted that printing costs are estimates, and may be more or less depending on number of color graphics, the number of fold-out graphics, and volume of comments and responses.

The scope and budget revision recognizes that certain tasks in our original scope have not yet been completed, and would be covered under our current contract. These include:

- *EIR Response to Comments*
- *Final EIR Publication*
- *Mitigation Monitoring Plan*
- *CEQA Findings*

**Previously Incurred Costs.** We understand that completion of the Specific Plan and EIR has resulted in many unanticipated turns since its inception, and we recognize the City's efforts to cooperate with us in reducing potential costs where possible. At this time, since we are near the completion of the original scope of work, it is possible to more clearly identify the un-budgeted work efforts that were expended. Much of this extra work involved informal meetings, ongoing project management, and revisions to graphics. As you suggested in our December 3, 2004 meeting, we are documenting past overruns to recover costs for items that were not originally in our scope, but were necessary to ensure the project proceeded as smoothly as possible within an intensive scheduling period.

Our work to date has required considerable effort not anticipated in our original scope. To date, Rincon has incurred costs thus far totaling \$383,013, outlined in our invoices dated through October 2004. This exceeds our authorized budget of \$356,910 by \$26,103. In addition, our authorized scope includes additional tasks projected to cost \$13,380. Such tasks include responding to the Draft EIR comments received to date, the mitigation monitoring program, and the writing of CEQA Findings and a Statement of Overriding Considerations. Therefore, by the time we complete the authorized scope, we will have expended \$39,483 more than we can currently recover under the contract.

In reviewing the costs assigned to the job, we are prepared to absorb the cost of labor above that budgeted for the EIR analysis. However, we request \$21,375 to cover the remaining cost incurred, which we consider a direct result of requests of work efforts from the City that were not anticipated in the contract. Table 1 shows unanticipated tasks for which we have not recovered our costs.

**Summary.** With the changes outlined above, our revised cost to complete the Specific Plan and EIR would be \$209,526. We are further requesting \$21,375 to cover unanticipated costs associated with managing the process through 2004. Thus, our total budget request is for \$230,901.

**Contingency.** Given the nature of this project, the City may wish to allocate a contingency fund accompanying this budget request. A 10% contingency would add an additional \$23,090 to the budget, which would be billable only upon approval of the City's Community Development Director.

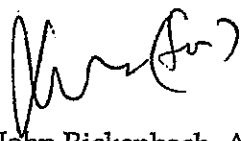


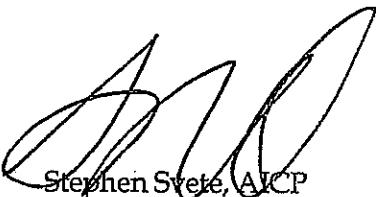
**Table 1. Unanticipated Tasks in the CRASP Process**

| <b>Unanticipated Task</b>  | <b>Estimated Excess Hours Expended</b>                           | <b>Estimated Cost (at \$95/hr)</b> |
|--|--|------------------------------------|
| 1. <b>Development of Alternatives.</b> Original budget allocated 68 hours to this task. Actual effort included preliminary discussion of Cannon alternatives, development of new alternatives, revision of alternative concepts to respond to ongoing Planning Commission, City Council, and Property Owner concerns, and various iterations before presentation. (March-Nov 2003)   | 60 hours   | \$5,700                            |
| 2. <b>Additional PC and CC Workshops.</b> Original scope anticipated one presentation of alternatives to Planning Commission and City Council. Two such workshops occurred. (mid to late 2003)   | 20 hours (two extra workshops, plus preparation)                 | \$1,900                            |
| 3. <b>Unscheduled Meetings.</b> Informal Property Owner and Staff Meetings; conference calls (in 2004)   | 40 hours (8 meetings, plus 6 conference calls, plus preparation) | \$3,800                            |
| 4. <b>Project Management.</b> Our original budget assumed 90 hours of management time. In actuality, the time needed for coordination of the City, subconsultants, document preparation, City staff, property owners, and the general public has far exceeded this figure. One major task was the development of weekly status reports and related coordination in mid-2004. Based on our records, we estimate actual project management time to be about 300 hours. This is the equivalent of about 3 hours per week from January 2003 through December 2004. | 210 hours  | \$19,950                           |
| <b>Project Management Credit</b>   |  | -\$9,975                           |
| <b>TOTAL</b>   | <b>330 hours</b>   | <b>\$21,375</b>                    |

We look forward to completing the process in the spirit of fairness, cooperation, and a collective desire to see that the Chandler Ranch is planned in a way that has long-term benefits for both the community in general and the affected property owners.

Sincerely,  
**RINCON CONSULTANTS, INC.**

  
John Rickenbach, AICP  
Project Manager

  
Stephen Svete, AICP  
President, Principal-in-Charge

Attachments:

- Tables 2 and 2a. Overall Cost Estimate (Table 2); detail of EIR cost (Table 2a)*
- Omni-Means Scope and Cost*
- Penfield & Smith Scope and Cost*
- Chandler Ranch Area Specific Plan Schedule/ Critical Path Components*

**Table 2.**  
**City of Paso Robles**  
**Chandler Ranch Area Specific Plan**  
**Cost Estimate for Revised Draft Specific Plan and EIR (May 5, 2005)**

| Tasks  | Cost             | Hours | Rincon Consultants      |                          |                      |                       |                       |
|--|------------------|-------|-------------------------|--------------------------|----------------------|-----------------------|-----------------------|
|  |                  |       | Principal<br>\$135/hour | Sr. Assoc.<br>\$115/hour | Analyst<br>\$95/hour | Graphics<br>\$65/hour | Clerical<br>\$45/hour |
| 1. Assessment of Major Issues                        | \$730            | 6     | 2                       | 4                        |                      |                       |                       |
| 2. Property Owner/City Staff Meeting                 | \$1,000          | 8     | 4                       | 4                        |                      |                       |                       |
| 3. Wetland Delineation [CANCELLED]                   |                  |       |                         |                          |                      |                       |                       |
| 4. Historic Resources Evaluation                     | (see below)      |       |                         |                          |                      |                       |                       |
| 5. Draft Specific Plan Text and Map Revisions        | \$8,710          | 98    | 8                       | 14                       | 36                   | 40                    |                       |
| 6. Perform Revised Traffic Analysis                  | (see O-M)        |       |                         |                          |                      |                       |                       |
| 7. Analyze Infrastructure and Service Capacities     | (see P&S)        |       |                         |                          |                      |                       |                       |
| 8. Incorporate Revised Traffic and Infrastructure    | \$3,870          | 50    | 2                       | 8                        | 12                   | 14                    | 14                    |
| 9. Provide Cost Estimates for Traffic/Infrastructure | (see below)      |       |                         |                          |                      |                       |                       |
| 10. Revised Cost Allocation Analysis                 | \$2,710          | 26    | 2                       | 8                        | 16                   |                       |                       |
| 11. Revised Development Phasing Plan                 | \$2,100          | 20    | 2                       | 6                        | 12                   |                       |                       |
| 12. Staff/Owner Meetings during analysis (up to 6)   | \$6,000          | 48    | 24                      | 24                       |                      |                       |                       |
| 13. Prepare Revised Environmental Impact Report      | \$55,745         |       |                         |                          |                      |                       |                       |
| 14. Workshops on Draft Plan and EIR (2)              | \$3,000          | 24    | 12                      | 12                       |                      |                       |                       |
| 15. Respond to EIR comments                          | (see Task 14)    |       |                         |                          |                      |                       |                       |
| 16. Present Specific Plan and EIR to PC & CC         | \$3,000          | 24    | 12                      | 12                       |                      |                       |                       |
| 17. Make Minor Revisions to Specific Plan            | \$2,220          | 20    | 4                       | 8                        | 8                    |                       |                       |
| Project Management                                   | \$6,740          | 68    | 16                      | 32                       |                      |                       | 20                    |
| Subtotal Labor:                                      | \$95,825         | 392   | 88                      | 132                      | 84                   | 54                    | 34                    |
| <b>Additional Costs</b>                              |                  |       |                         |                          |                      |                       |                       |
| <b>Subconsultants:</b>                               |                  |       |                         |                          |                      |                       |                       |
| Clay Singer (historic evaluation)                    | \$2,500          |       |                         |                          |                      |                       |                       |
| <b>Printing:</b>                                     |                  |       |                         |                          |                      |                       |                       |
| Specific Plan: 50 copies @ \$50*                     | \$2,500          |       |                         |                          |                      |                       |                       |
| <b>Graphics and Other:</b>                           |                  |       |                         |                          |                      |                       |                       |
| Visual Aids for Workshops                            | \$500            |       |                         |                          |                      |                       |                       |
| Supplies, Travel, Communications                     | \$1,200          |       |                         |                          |                      |                       |                       |
| General & Administrative                             | \$4,791          |       |                         |                          |                      |                       |                       |
| Total Additional Costs:                              | \$11,491         |       |                         |                          |                      |                       |                       |
| <b>Additional Consultants</b>                        |                  |       |                         |                          |                      |                       |                       |
| Omni-Means, Ltd. (transportation)                    | \$73,910         |       |                         |                          |                      |                       |                       |
| Penfield & Smith. (infrastructure)                   | \$28,300         |       |                         |                          |                      |                       |                       |
| Total Additional Consultants Costs:                  | \$102,210        |       |                         |                          |                      |                       |                       |
| <b>TOTAL COST</b>                                    | <b>\$209,526</b> |       |                         |                          |                      |                       |                       |

| <b>Other Optional Tasks</b>      |               |
|----------------------------------|---------------|
| Task                             |               |
| Additional Workshops or Meetings | \$1,500 / mtg |

\* Printing costs are estimates, actual cost may vary



**Table 2a.**  
**City of Paso Robles**  
**Chandler Ranch Specific Plan EIR**  
**Itemized Revised Draft EIR Cost Estimate (May 9, 2005)**

| Tasks   | Cost            | Hours      | Rincon Labor            |                          |                      |                       |                       |
|---|-----------------|------------|-------------------------|--------------------------|----------------------|-----------------------|-----------------------|
|   |                 |            | Principal<br>\$135/hour | Sr. Assoc.<br>\$115/hour | Analyst<br>\$95/hour | Graphics<br>\$65/hour | Clerical<br>\$45/hour |
| 1. Kickoff Meeting                                      | \$460           | 4          |                         | 4                        |                      |                       |                       |
| 2. Revised Project Description                          | \$3,530         | 38         | 4                       | 6                        | 16                   | 12                    |                       |
| 3. Revised Administrative Draft EIR                     |                 |            |                         |                          |                      |                       |                       |
| 4.1 Summary   | \$1,695         | 13         |                         | 2                        |                      | 1                     | 10                    |
| 4.2 Introduction and Environmental Setting              | \$190           | 2          |                         |                          | 2                    |                       |                       |
| 4.3 Revised Environmental Impact Analysis for Project   |                 |            |                         |                          |                      |                       |                       |
| <i>Land Use and Agriculture</i>                         | \$3,020         | 32         | 2                       | 4                        | 20                   | 6                     |                       |
| <i>Transportation</i>                                   | \$1,230         | 14         |                         | 4                        | 4                    | 6                     |                       |
| <i>Air Quality</i>                                      | \$2,400         | 24         | 2                       | 2                        | 20                   |                       |                       |
| <i>Noise</i>  | \$3,020         | 32         | 2                       | 4                        | 20                   | 6                     |                       |
| <i>Safety and Geologic Hazards</i>                      | \$2,760         | 28         | 2                       | 4                        | 20                   | 2                     |                       |
| <i>Cultural and Historic Resources</i>                  | \$1,640         | 16         | 2                       | 2                        | 12                   |                       |                       |
| <i>Aesthetics and Community Design</i>                  | \$2,660         | 28         | 2                       | 2                        | 20                   | 4                     |                       |
| <i>Flooding and Drainage</i>                            | \$3,020         | 32         | 2                       | 4                        | 20                   | 6                     |                       |
| <i>Biological Resources</i>                             | \$6,000         | 64         | 2                       | 10                       | 40                   | 12                    |                       |
| <i>Public Services and Infrastructure (with SB 610)</i> | \$2,400         | 24         | 2                       | 2                        | 20                   |                       |                       |
| 4.4 Alternatives (3; including no project)              | \$7,700         | 84         | 6                       | 10                       | 44                   | 24                    |                       |
| 4.5 Other CEQA-required Sections                        | \$230           | 2          |                         | 2                        |                      |                       |                       |
| 5. DEIR Report Preparation                              | \$3,360         | 44         | 2                       | 4                        | 16                   | 6                     | 16                    |
| 6. Staff Meetings                                       | \$2,070         | 18         | 6                       | 6                        | 6                    |                       |                       |
| 7. Final EIR  |                 |            |                         |                          |                      |                       |                       |
| 7.1 Response to Comments                                | *               |            |                         |                          |                      |                       |                       |
| 7.2 Final EIR Publication                               | *               | 26         |                         |                          | 8                    | 12                    | 6                     |
| 7.3 Mitigation Monitoring Plan                          | *               |            |                         |                          |                      |                       |                       |
| 7.4 Findings/Overriding Considerations                  | *               |            |                         |                          |                      |                       |                       |
| <b>Subtotal Labor:</b>                                  | <b>\$47,385</b> | <b>489</b> | <b>36</b>               | <b>72</b>                | <b>288</b>           | <b>97</b>             | <b>32</b>             |
| <b>Additional Costs</b>                                 |                 |            |                         |                          |                      |                       |                       |
| Subconsultant Omni-Means (see overall budget)           |                 |            |                         |                          |                      |                       |                       |
| Subconsultant Penfield & Smith (see overall budget)     |                 |            |                         |                          |                      |                       |                       |
| Printing: (Admin & Draft EIR \$50/copy x 70 Copies)**   | \$3,500         |            |                         |                          |                      |                       |                       |
| Printing (Final EIR \$50/copy x 63 copies)**            | \$3,150         |            |                         |                          |                      |                       |                       |
| Supplies and Miscellaneous Expenses                     | \$350           |            |                         |                          |                      |                       |                       |
| General & Administrative                                | \$1,050         |            |                         |                          |                      |                       |                       |
| <b>Total Additional Costs:</b>                          | <b>\$8,050</b>  |            |                         |                          |                      |                       |                       |
| <b>TOTAL EIR COSTS:</b>                                 | <b>\$55,435</b> |            |                         |                          |                      |                       |                       |

\* Tasks that remain in original scope

\*\*Printing costs are estimates. Actual costs may vary.



March 2, 2005

John Rickenbach  
Rincon Consultants  
1530 Monterey Street, Suite D  
San Luis Obispo, California 93401

**RE: DRAFT Extra Work Authorization – Traffic Analysis for CRASP Reduced Commercial Project Alternative**

John:

In response to a your request, Omni-Means has completed the attached Scope of Work, budget and schedule, associated with updating the traffic impact study for the proposed Chandler Ranch Area Specific Plan (CRASP) in the City of Paso Robles. As understood, based on concern for the market ability and timing to absorb the proposed commercial land use in the CRASP, the City has requested this further study to consider a project with less commercial land use that could reduce projected traffic impacts and requirements for mitigation. The following scope as prepared, presumes that either the project proponents will submit a reduced commercial land use alternative or the City initiated threshold analysis (separate scope and budget) will yield a reduced commercial alternative for use in this analysis.

In addition to the preparation of a reduced commercial land use alternative to be included in a Revised Draft EIR, this scope also includes the update to the projected traffic mitigation costs, the cost allocation analysis to Chandler Ranch, response to comments for the Final EIR, including those of Caltrans and attendance at two (2) public hearings before Planning Commission and/or City Council. In regard to the comments submitted by Caltrans and subsequent meetings with them on January 12, 2005 and February 9, 2005, new count data and additional analysis along both State Route 46 East and on US 101 are included in this expanded Scope of Work. Attached with this letter are current draft detailed work plan, schedule and cost information.

As outlined in the following spreadsheet, a Draft Technical Memorandum will be completed and submitted to the client within ten (10) weeks of the authorization to proceed. Upon receipt of City and EIR consultant comments, a Final Technical Memorandum will be prepared which incorporates the comments and will be submitted within an additional two (2) week period of time. This memorandum on a reduced commercial land use alternative would then be incorporated into a Revised Draft EIR.

Our fee to perform this work will be \$73,910 as summarized in the attached Section B. We have included three (3) study meetings, and two (2) public hearings. Additional meetings that are required will be left to the City's discretion. We will be available to attend these meetings only with client prior authorization. These meetings would be billed on a Time and Materials basis.

We look forward to working with you on this project. Please feel free to give me a call if you have any questions.

Sincerely,

OMNI-MEANS, Ltd.  
Engineers & Planners

Martin R. Inouye  
Principal

MRI:mri (P3098SCP001.DOC)  
Attachments

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Section

**A SCOPE OF WORK**

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CHANDLER RANCH AREA SPECIFIC PLAN  
ADDITIONAL TRAFFIC IMPACT ANALYSIS  
City of Paso Robles

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PHASE I –PROJECT COORDINATION AND MANAGEMENT AND DATA COLLECTION

**Task 1** **Project Coordination, Management and Meetings.** Omni-Means will continue our project coordination and management with the City of Paso Robles and with Rincon Consultants, the Specific Plan/EIR consultant. Included within this task is attendance at two (2) meetings held with Caltrans and an additional meeting with City staff.

**Task 2** **Memorandum of Assumptions.** Prior to completion of the following work tasks, Omni-Means will prepare a detailed Memorandum of Assumptions that documents all technical assumptions that will be used to complete the study. These assumptions will include; trip generation rates, pass-by percentages, directional distribution estimates, capacity analysis methodologies, and traffic growth rates and/or future model projections for weekday AM and PM peak periods. The Memorandum will be submitted to the appropriate agencies for review and comment. If adjustments are required, a second draft will be resubmitted to these agencies for final approval.

**This memorandum will closely document the assumptions and understandings achieved with Caltrans.**

**Task 3** **Data Collection.** To address Caltrans concerns, new mid-weekday traffic counts will be taken along the State Route 46E corridor and at the Spring Street/1<sup>st</sup> Street/Niblick Road intersection. In addition, consistent with the understandings achieved with Caltrans, seasonal adjustments will be made based on available LR&I data to reflect peak summer time weekday and summertime Friday traffic conditions at the intersections along State Route 46 East. No change in the traffic counts is suggested at the other City intersections. Therefore, the following on the State Route 46 East intersections that will be modified to reflect the change in summertime weekday and summertime Friday conditions.

Study Intersections:

- US 101/SR 46 East southbound ramps (*available August, 2004 count*)
- US 101/SR 46 East northbound ramps (*available August, 2004 count*)
- SR 46 East/Buena Vista Road
- SR 46 East/Golden Hill Road
- SR 46 East/Union Road Extension
- SR 46 East/Airport Road
- SR 46 East/Mill Road
- SR 46 East/Jardine Road

In addition to the intersections along State Route 46East, the US 101 mainline freeway and the following ramps between the State Route 46 East/24<sup>th</sup> Street/US 101 interchange and the State Route 46 West/US 101 interchange will be evaluated using available traffic count information from Caltrans.

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Section

**A SCOPE OF WORK**

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CHANDLER RANCH AREA SPECIFIC PLAN  
ADDITIONAL TRAFFIC IMPACT ANALYSIS  
City of Paso Robles

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*US 101 Study Ramps*

- US 101/SR 46 East southbound on-ramp
- US 101/SR 46 East northbound off-ramp
- US 101/16<sup>th</sup> Street southbound off-ramp
- US 101/Spring Street southbound on-ramp
- US 101/Spring Street northbound off-ramp
- US 101/46 West southbound on and off-ramp
- US 101/46 West northbound on and off-ramp

**PHASE II – EXISTING CONDITIONS ANALYSIS**

**Task 4** **Existing Conditions Analysis.** Based on the data collected in Task 2, the existing traffic conditions will be updated for a summertime average weekday and summertime Friday. All critical roadways and intersections in the vicinity of the proposed project (as listed in Task 2) will be described in terms of functional classification, roadway geometries, number of travel lanes, current traffic volumes, and intersection spacing. Roadway and intersection summertime weekday AM and PM peak hour, as well as daily capacity analysis, will be completed for these conditions.

For US 101, no recent traffic analysis has been prepared on the US 101 freeway corridor from SR 46 East to SR 46 West to the south. With the daily and peak hour traffic counts on the freeway mainline and at all ramps obtained from Caltrans, segment Level of Service analysis will be conducted at each location. **If such count data is not available, additional scope and budget beyond what has been budgeted within this scope will be necessary.**

**Task 5** **Review Reduced Commercial Project Alternative.** Omni-Means will review with the City a reduced commercial project alternative proposed by the Project Proponents. The review will be focused on the adequacy of the reduction to accomplish the desired overall reduction in traffic impacts mitigations and associated costs. If the Project Proponents do not provide a reduced commercial alternative, the reduced commercial alternative derived from the threshold analysis (separate scope and budget) will be utilized.

**Task 6** **Estimate Project Trip Generation for Reduced Commercial Alternative.** Based on the reduced commercial development alternative, the total number of vehicle trips expected to be generated by the proposed project alternative will be estimated. The primary source of trip generation rates will be data from the Trip Generation Manual (7th Edition) published by the Institute of Transportation Engineers. These rates will be adjusted accordingly for the specific site conditions, and reviewed with by the appropriate agencies, including pass-by trip reduction assumptions. Project trip generation volumes will be estimated for weekday and peak hour conditions.

**Task 7** **Trip Distribution and Assignment.** Based on an analysis of the trip making characteristics of the proposed project alternative, existing and future traffic flow patterns and the Citywide traffic model, the trip distribution of project generated traffic will be estimated. Traffic will be assigned to the existing street system based on logical travel patterns associated with this directional distribution.

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Section

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CHANDLER RANCH AREA SPECIFIC PLAN  
ADDITIONAL TRAFFIC IMPACT ANALYSIS  
City of Paso Robles

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**Task 8** **Existing Plus Project Conditions Analysis.** Based on the results of Tasks 8 and 9, the project alternative generated peak hour and daily trip volumes will be added to the existing volumes to obtain the *Existing Plus Project Traffic* conditions. The potential LOS impacts of the project will be quantified, by comparison of existing conditions to *Existing Plus Project* conditions at all study area critical intersections and roadways.

Under this condition, it will be assumed that the Chandler Ranch Specific Plan area is fully developed and will be studied under two (2) alternative circulation conditions as follows:

- **Without** a completed intersection of Airport Road and SR 46E and **no Charolais Road bridge** connection to SR 46 West at US 101, and
- **With** a completed intersection of Airport Road and SR 46E and **no Charolais Road bridge** connection to SR 46 West at US 101.

**Task 9** **Estimate Approved/Pending Project Trip Generation.** The location, and project descriptions for all currently approved/pending projects within the study area will be updated from the City of Paso Robles and San Luis Obispo County. The total number of vehicle trips expected to be generated by each of the identified approved/pending projects will be estimated for daily, and weekday AM and PM peak hour of adjacent street traffic conditions. The primary source of trip generation rates will be information from the Trip Generation Manual (7th Edition) published by the Institute of Transportation Engineers. These rates will be adjusted accordingly for specific site conditions, and reviewed with the City.

**Task 10** **Approved/Pending Project Trip Distribution and Assignment.** Trip distribution estimates for the updated approved/pending project traffic, will be based on existing and future traffic flow patterns and the Citywide traffic model. Traffic will be assigned to the existing street system based on logical travel patterns associated with this directional distribution.

**Task 11** **Existing Plus Approved/Pending Projects Conditions Analysis.** Based on the results of Tasks 4 and 5, the weekday AM and PM peak hour and daily approved/pending projects trips will be added to existing summertime weekday and summertime Friday volumes to obtain the *Existing Plus Approved/Pending Projects Traffic* conditions. The potential LOS impacts of the approved/pending projects will be quantified, by comparison of *Existing* condition to *Existing Plus Approved/Pending Projects* conditions at all study area critical intersections and roadways.

Under this condition, it will be studied under one (1) alternative circulation condition as follows:

- **Without** a completed intersection of Airport Road and SR 46E and **no Charolais Road bridge** connection to SR 46 West at US 101.

**Task 12** **Existing Plus Approved/Pending Projects plus Project Conditions Analysis.** Based on the results of Tasks 8 and 9, the project alternative generated peak hour and daily trip volumes will be added to the derived *Existing plus Approved/Pending Project* volumes, to obtain the *Existing Plus Approved/Pending Project Plus Project Traffic* conditions. The potential LOS impacts of the project will be quantified, by comparison of *Existing Plus Approved/Pending Project* conditions to *Existing Plus Approved/Pending Projects Plus Project* conditions at all study area critical intersections and roadways.

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Section

**A SCOPE OF WORK**

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CHANDLER RANCH AREA SPECIFIC PLAN  
ADDITIONAL TRAFFIC IMPACT ANALYSIS  
City of Paso Robles

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Under this condition, it will be assumed that the Chandler Ranch Specific Plan area is fully developed and will be studied under two (2) alternative circulation conditions as follows:

- **Without** a completed intersection of Airport Road and SR 46E and **no Charolais Road bridge** connection to SR 46 West at US 101, and
- **With** a completed intersection of Airport Road and SR 46E and **no Charolais Road bridge** connection to SR 46 West at US 101.

**PHASE III – FUTURE CONDITIONS ANALYSIS**

**Task 13** **Year 2025 No Project Conditions Analysis.** The current Year 2025 AM and PM peak hour and daily trip forecasts will be adjusted based upon the summertime adjustment made for the Existing Conditions traffic analysis to update the *Year 2025 No Project* to summertime traffic conditions. Planned roadway improvements for roadway and intersections within the study area for Year 2025 conditions, will be determined, and incorporated into these analyses. Intersection and roadway capacity analyses will be completed based upon these volumes at all critical intersection and roadways.

Under this condition, it will be studied under two (2) alternative circulation conditions as follows:

- **Without** a completed intersection of Airport Road and SR 46E and **no Charolais Road bridge** connection to SR 46 West at US 101, and
- **Without** a completed intersection of Airport Road and SR 46E and **with a Charolais Road bridge** connection to SR 46 West at US 101.

**Task 14** **Year 2025 Plus Project Conditions Analysis.** Based on the results of Tasks 8, 9 and 11, the summertime weekday AM and PM peak hour, and daily trip volumes associated with the project, will be added to *Year 2025 No Project* volumes to establish *Year 2025 Plus Project* traffic conditions. The potential LOS impacts of the project for these conditions will be quantified by comparison of *Year 2025 No Project* LOS conditions to *Year 2025 Plus Project* LOS conditions at all study area critical intersections and roadways.

Under this condition, it will be assumed that the Chandler Ranch Specific Plan area is fully developed and will be studied under four (4) alternative circulation conditions as follows:

- **Without** a completed intersection of Airport Road and SR 46E and **no Charolais Road bridge** connection to SR 46 West at US 101, and
- **With** a completed intersection of Airport Road and SR 46E and **no Charolais Road bridge** connection to SR 46 West at US 101, and
- **Without** a completed intersection of Airport Road and SR 46E and **with a Charolais Road bridge** connection to SR 46 West at US 101, and
- **With** a completed intersection of Airport Road and SR 46E and **with a Charolais Road bridge** connection to SR 46 West at US 101.

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Section

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CHANDLER RANCH AREA SPECIFIC PLAN  
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- Task 15** Mitigation Measures. Intersection and roadway improvements required to mitigate the traffic impacts identified in Tasks 10 and 12 for the proposed project alternative will be documented. These improvements could include, but are not limited to, intersection, roadway widening, signalization, channelization, turning movement restrictions, road and access closure, additional facilities, or TDM measures. Levels of Service values will be reported for each of these mitigated conditions, along with the project's fair share of improvements.
- Task 16** Update Mitigation Costs. Omni-Means will update the mitigation costs based on the mitigation measures required for the Reduced Commercial Project Alternative.
- Task 17** Refine Year 2015 and 2020 Project Phasing. Upon identifying the mitigation measures for full development of the project alternative under 2025 traffic conditions, Omni-Means, working with the phased land use assumptions developed by the City and evaluated with the Citywide traffic model, would suggest a further refined development phasing strategy based on the 2025 Plus Project peak hour analysis and known circulation improvement thresholds. Therefore, for year 2015 and 2020, maximum CRASP development levels will be identified (based on refined peak hour analysis) before certain costly circulation improvements are required.
- Task 18** Update Cost Allocation. Based on the revised mitigation measures and their associated costs for the Reduced Commercial Project Alternative, Omni-Means will update the cost allocation to the CRASP area.

**PHASE V – REPORT PREPARATION & AGENCY REVIEW**

- Task 19** Technical Memorandum. The analysis conducted on the Reduced Commercial Project Alternative in Tasks 1 through 17 will be summarized in text, tables, and figures to explain the technical evaluation and recommendations. A draft memorandum will first be submitted for City and EIR consultant review and then finalized for inclusion into the Final EIR on the CRASP.
- Task 20** Response to Comments and Attendance Public Hearings. Following the close of the public review period, more comments than originally budgeted were received that require responses. This task, as currently budgeted, will respond to all comments received to date.

In addition, two public hearings will be attended before either the Planning Commission and/or City Council. If attendance at additional public hearings is required, additional authorization will be requested.



**Section**

**B PROJECT SCHEDULE AND COST ESTIMATE**

**CHANDLER RANCH AREA SPECIFIC PLAN  
ADDITIONAL TRAFFIC IMPACT ANALYSIS  
City of Paso Robles**

As outlined in the following spreadsheet, a Draft Technical Memorandum will be completed within ten (10) weeks of the authorization to proceed. Upon receipt of comments, the draft memorandum will be finalized, incorporating appropriate comments within an additional two (2) week period of time (depending on the nature and extent of the comments). Our fee to perform this work is \$73,910 as summarized below. We have included one (1) study meeting and no additional follow up meetings

| Task  | Task Description   | Project Schedule |            |            |            |        |            |        |          |                    |                           |                          | Total Hours | Total Cost |                    |                  |                                |
|---|--|------------------|------------|------------|------------|--------|------------|--------|----------|--------------------|---------------------------|--------------------------|-------------|------------|--------------------|------------------|--------------------------------|
|   |  | Week 1           | Week 2     | Week 3     | Week 4     | Week 5 | Week 6     | Week 7 | Week 8   | Principal<br>\$165 | Project Engineer<br>\$120 | Traffic Engineer<br>\$82 |             |            | Technician<br>\$77 | Clerical<br>\$50 | Traffic Counts/Direct Expenses |
| <b>Phase I - Initial Meetings, Data Collection, and Project Mangement</b> |  |                  |            |            |            |        |            |        |          |                    |                           |                          |             |            |                    |                  |                                |
| Task 1  | Project Management and 5 Meetings  | ██████████       |            |            |            |        |            |        |          | 48                 |                           |                          |             |            | \$900              | 48               | \$8,820                        |
| Task 2  | Data Collection  | ██████████       | ██████████ |            |            |        |            |        | 8        |                    | 8                         |                          |             | \$2,700    | 16                 | \$4,676          |                                |
| Task 3  | Memorandum of Assumptions  |                  |            |            |            |        |            |        | 8        |                    | 12                        |                          |             |            | 20                 | \$2,304          |                                |
| <b>Phase II - Existing Conditions Analysis</b>                            |  |                  |            |            |            |        |            |        |          |                    |                           |                          |             |            |                    |                  |                                |
| Task 4  | Existing Conditions Analysis   |                  | ██████████ | ██████████ | ██████████ |        |            |        | 10       |                    | 64                        |                          |             |            | 74                 | \$6,898          |                                |
| Task 5  | Review Reduced Commercial Project  |                  | ██████████ | ██████████ |            |        |            |        | 4        |                    | 6                         |                          |             |            | 10                 | \$1,152          |                                |
| Task 6  | Project Trip Generation  |                  | ██████████ | ██████████ |            |        |            |        | 1        |                    | 4                         |                          |             |            | 5                  | \$493            |                                |
| Task 7  | Trip Distribution & Assignment   |                  | ██████████ | ██████████ |            |        |            |        |          |                    | 4                         |                          |             |            | 4                  | \$328            |                                |
| Task 8  | Existing + Project Conditions Analysis   |                  | ██████████ | ██████████ | ██████████ |        |            |        | 10       |                    | 64                        |                          |             |            | 74                 | \$6,898          |                                |
| Task 9  | Approved/Pending Projects Trip Generation  |                  | ██████████ | ██████████ |            |        |            |        | 1        |                    | 6                         |                          |             |            | 7                  | \$657            |                                |
| Task 10   | Approved/Pending Projects Trip Distribution  |                  | ██████████ | ██████████ |            |        |            |        |          |                    | 6                         |                          |             |            | 6                  | \$492            |                                |
| Task 11   | Existing + App/Pend Projects Conditions  |                  | ██████████ | ██████████ | ██████████ |        |            |        | 2        |                    | 16                        |                          |             |            | 18                 | \$1,642          |                                |
| Task 12   | Existing + App/Pend Proj + Proj Cond with and without Airport Road Connection      |                  | ██████████ | ██████████ | ██████████ |        |            |        | 4        |                    | 28                        |                          |             |            | 32                 | \$2,956          |                                |
| <b>Phase III - Future Conditions Analysis</b>                             |  |                  |            |            |            |        |            |        |          |                    |                           |                          |             |            |                    |                  |                                |
| Task 13   | Year 2025 No Project Conditions Analysis   |                  | ██████████ | ██████████ |            |        |            |        | 4        |                    | 28                        |                          |             |            | 32                 | \$2,956          |                                |
| Task 14   | Year 2025 + Project Conditions Analysis w/o-w Airport Road, w/o-w Charolais Bridge |                  | ██████████ | ██████████ | ██████████ |        |            |        | 4        |                    | 40                        |                          |             |            | 44                 | \$3,940          |                                |
| Task 15   | Mitigation Measures  |                  | ██████████ | ██████████ |            |        |            |        | 4        |                    | 16                        |                          |             |            | 20                 | \$1,972          |                                |
| Task 16   | Update Mitigation Costs  |                  | ██████████ | ██████████ |            |        |            |        | 6        | 40                 | 4                         |                          |             |            | 50                 | \$6,118          |                                |
| Task 17   | 2015 and 2020 Project Phasing  |                  | ██████████ | ██████████ |            |        |            |        | 8        | 8                  | 40                        |                          |             |            | 56                 | \$5,560          |                                |
| Task 18   | Update Cost Allocation   |                  | ██████████ | ██████████ |            |        |            |        | 8        | 4                  | 24                        |                          |             |            | 36                 | \$3,768          |                                |
| <b>Phase IV - Report Preparation and Public Hearings</b>                  |  |                  |            |            |            |        |            |        |          |                    |                           |                          |             |            |                    |                  |                                |
| Task 19   | Technical Memorandum   |                  |            |            |            |        | ██████████ |        | 12       |                    | 26                        | 16                       | 8           |            | 62                 | \$5,744          |                                |
| Task 20   | Response to Comments and Public Hearings   |                  |            |            |            |        | variable   |        | 20       | 4                  | 20                        | 8                        | 4           | \$300      | 56                 | \$6,536          |                                |
|   |  |                  |            |            |            |        |            |        | 162      | 56                 | 416                       | 24                       | 12          | 670        | \$73,910           |                  |                                |
|   |  |                  |            |            |            |        |            |        | \$26,730 | \$6,720            | \$34,112                  | \$1,848                  | \$600       | \$3,900    | \$73,910           |                  |                                |

**Penfield & Smith**  
ENGINEERS • SURVEYORS • PLANNERS

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W.O. 15,469.04

April 21, 2005

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

**SUBJECT: UPDATED CHANDLER RANCH AREA EIR & SPECIFIC PLAN**

Dear Mr. Rickenbach:

Thank you for inviting us to provide this proposal to assist you with the successful completion of the Chandler Ranch EIR and Specific Plan. It is our understanding that the City of Paso Robles desires that the EIR/Specific Plan Team include two additional alternatives reflecting different land-use patterns, phasing and other assumptions as presented by the land owners in their comments to the Draft EIR and Draft Specific Plan.

Prior to starting work, all prior invoices from Penfield & Smith to Rincon and the City of Paso Robles shall be paid. Thank you for your understanding in this important matter.

**SCOPE OF WORK**

Per our discussion, the scope of work in addressing this additional alternatives include the following five Tasks:

1. Analyze two additional alternative land-use plan on Chandler Ranch for impacts on infrastructure. Revise the on-site and off-site discussions in the Draft EIR for Chandler Ranch.
2. Develop infrastructure guidelines for two additional alternative based on the analysis and revised Draft EIR. Revise exhibits and language in the Draft Specific Plan to reflect this additional alternative.
3. Prepare rough order-of-magnitude cost estimates for cost of infrastructure improvements, and operational costs for these two new alternatives.
4. Evaluate capacity adequacy of Meadowlark and Bolin sewer trunk mains in accordance with Boyle's recent flow monitoring. This work item assumes simple modeling based on flow quantities w/out researching other upstream potential

future development, or providing to Boyle Chandler Ranch WW loads for their analysis using their model.

5. Attend additional meetings (four total), including the preparation and presentation of exhibits and/or Power Point presentations at meetings. Coordinate effort with other team members and the City.

### **SERVICES NOT INCLUDED**

The following services and all other services not specifically listed herein are excluded:

1. Reimbursable expenses, such as photocopies, FAX transmissions, postage, shipping/delivery, long-distance phone calls, prints, maps/documents.
2. Governmental and public agency fees, cost of bonds and taxes.
3. Transportation or traffic review, study, or analysis.
4. Landscaping design.
5. Formatting or direct authorship of the Specific Plan or EIR. Penfield and Smith will provide detailed reports, narrative as requested, and review with comments of the documents as prepared by Rincon.
6. Primary responsibility for coordinating with environmental and permitting regulatory agencies such as the California Department of Fish and Game, U.S. Fish and Wildlife Service.
7. Survey, topographic mapping, title company reports, services and fees.
8. NPDES master planning.
9. Services by consultants other than P&S.
10. Services beyond the scope of this project as defined herein.

### **PROPOSED FEE AND METHOD OF PAYMENT**

Our proposed services will be performed on a time and materials basis up to a "not-to-exceed" amount in accordance with the provisions of our current contract.

The cost of the services by task is as follows:

|   |          |
|---|----------|
| Task 1 - Analysis of two new alternatives/update Draft EIR            | \$ 9,500 |
| Task 2 - Develop infrastructure guidelines/update Draft Specific Plan | \$ 9,500 |
| Task 3 - Prepare cost estimates                                       | \$ 3,000 |
| Task 4 - Meadowlark and Bolin sewer trunk main cap. Evaluation        | \$ 3,500 |
| Task 5 - Meetings/project coordination                                | \$ 2,800 |
| Total   | \$28,300 |

We have estimated the cost of our services based on our understanding at this time of the scope and complexity of the work. During the performance of our services, the need for additional or expanded services may be determined. We will make every reasonable effort to keep you informed of our progress and costs incurred.

John Rickenbach  
4/21/2005  
Page 3

**TIME OF PERFORMANCE**

It is understood that a fixed number of days for performance have not been set at this time. We will, however, accomplish all work in a timely fashion and support the team's delivery dates as mutually agreed upon or set by the City. Prior to starting work, all prior invoices to Rincon and the City of Paso Robles shall be paid.

**AUTHORIZATION**

Should you require any additional information or wish to discuss this proposal further, please contact me. If the proposal is satisfactory, please modify our existing contract as necessary for our execution.

Thank you again for the opportunity to assist you in this very important project.

Sincerely,

PENFIELD & SMITH

A handwritten signature in cursive script that reads "Douglas S. Pike".

Douglas S. Pike, P.E.  
Principal Engineer



5090 N. Fruit Avenue  
Suite 101  
Fresno, CA 93711-3064  
(559) 229-1856  
FAX (559) 229-2019

7 January 2005

Rincon Consultants, Inc.  
ATTN: Mr. John Rickenbach  
1530 Monterey Street, Suite D  
San Luis Obispo, CA 93401

RE: Historical Resources Study for the Chandler Ranch Specific Plan

Dear John:

Applied EarthWorks, Inc. is pleased to provide the following scope of work and cost estimate to perform a historical resources analysis for the project referenced above. Per our discussions and the information you provided, we recommend that the scope of work include a historical field survey of the property, recording the ranch buildings and subdivision, preparing the state inventory forms for each building, conducting the background archival research necessary to develop a context for evaluation of the buildings, and preparing a report to SHPO standards.

We assume that the ranch complex includes the main structure, three associated buildings, and three major landscape elements covering approximately 4 to 7 acres. We understand that the existing subdivision dates to the late 1950s or early 1960s and includes approximately ten lots, of which 3 or 4 contain standing structures requiring evaluation.

We estimate that AE's staff architectural historian would need about 192 hours to complete the work described above. Including travel expenses, technical and copy editing, graphics production, and other direct costs, the total project cost would be about \$14,000.00.

Sincerely,

*Barry A. Price*

Barry A. Price, M.A., RPA  
Vice President

## Chandler Ranch Area Specific Plan Schedule/ Critical Path Components

- Determine the amount of commercial development that can be accommodated on the Wurth property through a “threshold analysis” that examines the physical capacity of Highway 46 East at the future intersection of Airport Road – would be the subject of a request from staff to Council to redirect funds that have already been budgeted – *completed by Omni-Means*
- Obtain Wurth team input on Specific Plan area land use and Phasing – *pending from NCE (assume 5-23-05)*
- Wurth team contact with Paso Robles School District regarding possible relocation of school site northward to an area southwest of Barney Schwartz Park / north of Gilead Lane – *completed; revised plan to reflect potential school site in this area*
- Finalize scope of revised traffic analysis, contingent upon and considering:
  - Resolution of what Caltrans will demand in terms of traffic analysis
  - options for phasing of CRASP development;
  - the amount of commercial development on the Wurth property and based on refined projections for the Meixner & Branch properties
  - locating a school site at the north end (if feasible) (*completed by 4-10-05; this needs to be coordinated as part of Rincon’s scope as described above*)
- Obtain a cost estimate for revising the Draft Specific Plan and Draft EIR (input from both Rincon and Omni-Means), reflecting additional work called for by Caltrans and necessitated by refinements to the Draft Specific Plan and in response to comments on the earlier Draft Specific Plan and Draft EIR (*sent 4-22-05; forwarded to City Council for review*)
- Obtain Council approval for an additional appropriation to fund a revised Draft Specific Plan and Draft EIR (*assume 5-17-05*)
- Undertake traffic analysis which would be part of a revised Draft EIR. Part of the analysis would include determining how much development, from what geographic areas, can be accommodated prior to the completion of a physical connection between Highway 46 East and Airport Road, and under what mitigating circumstances such development could occur (e.g. right-in, right-out turn restrictions at Union Road/Hwy 46 E; improvement of intersection of Union/Golden Hill Road; improvements to intersection of Golden Hill Road/Hwy 46 E)

- Rincon and Omni-Means complete an Administrative Draft of a revised Draft Specific Plan and Draft EIR (*assume 6-1 through 8-1-05; if alternative plans for study are completed by City and property owner team by 5-23-05*)
- Dialogue between City Attorney, staff, CA Department of Fish & Game, and US Fish & Wildlife Service regarding the biology related comments on the Draft Specific Plan and Draft EIR that were received from Bill Devine (*assume 6-15 through 7-15-05*)
- City staff review and comment on the revised Draft Specific Plan and Draft EIR and provide feedback to Rincon to prepare a Public Review Draft of the two documents (*assume 8-1 through 9-1-05*)
- The revised documents are re-circulated for a 45-day review period (*assume 9-15 through 11-1-05*)
- Rincon and Omni-Means prepare Administrative Draft responses to comments on the Draft documents (*assume 11-1 through 11-15-05*)
- City staff review the Draft responses for completeness and authorize preparation of a Draft Final EIR (*assume 12-1-05*)
- Rincon and Omni-Means prepare a draft impact mitigation program, including a draft Specific Plan fee schedule. (*assume 12-1 through 12-15-05*)
- City and consultants confer with property owners, reviewing their infrastructure financing programs to factor out costs that will be handled outside of the Specific Plan fee schedule (*assume 12-15-05 through 1-10-06*)
- Draft documents and staff reports are prepared for public hearings before the Planning Commission and City Council (*assume 1-25-06*)
- Public Hearings are held before the PC and CC; policy issues / considerations will include but not be limited to:
  - a. the manner in which the property is proposed to be graded in relation to the current Hillside Development and grading regulations
  - b. oak tree preservation / avoidance related issues
  - c. the number of dwelling units and the amount of commercial land use being proposed and the relative locations
  - d. the extent of on- and off-site improvements that would be required
  - e. the extent of mitigation measures that would be required, in terms of specific plan fees and other off-site mitigation program participation,

particularly related to traffic, water, sewer, and storm drain infrastructure improvements

- f. resolution of biological mitigation requirements, based on consultation with the State Department of Fish & Game and the Federal Department of Fish & Wildlife Services
  - g. development phasing that may be required, particularly in relation to infrastructure capacities, including traffic, water, sewer, and storm drain infrastructure improvements
  - h. development standards / design parameters for all land use areas, including but not limited to incorporation of traffic calming
  - i. any proposals the property owners may have for use of CFDs for infrastructure or other project development costs
- Planning Commission formulating recommendations regarding all related policy issues (*assume 2-06*)
  - City Council making determinations regarding all related policy issues (*assume 3-06*)
  - Filing of requests for entitlements (subdivisions, Development Plans, etc.)
  - Complete the Project Study Report (PSR) for the intersection of Airport Road and Highway 46 East
  - Under take whatever steps are necessary after approval of the PSR to clear additional study / review hurdles, design the project, fund construction, and complete the required intersection improvements.



RESOLUTION NO. 05-

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PASO ROBLES  
APPROPRIATING FUNDS TO PREPARE THE CHANDLER RANCH AREA  
SPECIFIC PLAN AND ENVIRONMENTAL IMPACT REPORT

---

WHEREAS, on September 4, 2001, the City Council directed that the City proceed with preparation of a Chandler Ranch Area Specific Plan and related Environmental Impact Report (EIR); and

WHEREAS, based on that direction from the City Council, a consultant services agreement was entered into with Cannon Associates, and later with Rincon Consultants; and

WHEREAS, during the period of September 1 through November 24, 2004, the City circulated for public review and comment a Draft Chandler Ranch Area Specific Plan and Draft Environmental Impact Report (EIR); and

WHEREAS, among the comments received was a request from the California Department of Transportation (Caltrans) to significantly expand the scope of work related to traffic analysis for the Draft Specific Plan and Draft EIR; and

WHEREAS, the traffic analysis in the Draft EIR documented a significant and difficult to mitigate extent of traffic impacts that would result from carrying out the property owners's proposed commercial development in the areas surrounding Barney Schwartz Park on the west, south and east and, after considering this information, the property owner has revised their proposed land use plan to delete about 300,000 square feet of commercial land uses, necessitating formulation of a new property owner land use alternative and new traffic analysis for the Specific Plan; and

WHEREAS, when considering the Caltrans requests for traffic analysis, the land use plan changes, and the balance of comments on the prior Draft Specific Plan and Draft EIR, the most prudent course of action would seem to be to prepare a new Draft Specific Plan and Draft EIR; and

WHEREAS, Rincon and its subconsultants undertook work beyond the original scope of work envisioned under the existing consultant services contract, and the budget for that additional scope of work is included in the revised project budget; and

WHEREAS, Penfield-Smith also prepared an additional sewer / wastewater analysis for the Draft EIR that was beyond the scope of work for their efforts, resulting in an expense of \$5,000 that is in addition to what is presented in the Rincon scope of work; and

WHEREAS, the scope of work for completion of the Draft Specific Plan and Draft EIR, would also include a Wetland Delineation and Historic Resources Analysis, which were requested in comments on the prior Draft Specific Plan and Draft EIR; and

WHEREAS, the proposed revised budget for completion of the Chandler Ranch Area Specific Plan and EIR is proposed to be a total of \$236,000 (Rincon and subconsultants, including the separate reimbursement to Penfield-Smith); and

WHEREAS, the cost of preparing the Chandler Ranch Area Specific Plan and EIR would be an advance to be repaid from specific plan fees that would be paid, with interest, by benefiting property owners at the time of development and would be documented by a promissory note; and

WHEREAS, the expenditure of City funds, will impact the Department's operating budget making it necessary that the City Council approve a one time budget appropriation for this purpose.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of El Paso de Robles, based on the attached "Exhibit A", that a one time appropriation in the amount of \$236,000 from Chandler Ranch Specific Plan Fund to budget account 232-710-5224-209 is hereby approved, and the Director of Administrative Services is requested to provide the necessary documentation and procedures to insure that the City is reimbursed, with interest, from specific plan fees that would be collected at the time of development of the respective parcels within the Chandler Ranch Area Specific Plan.

BE IT FURTHER RESOLVED by the City Council of the City of El Paso de Robles that a budgetary "transfer" (cash advance) from General Fund reserves to the Chandler Ranch Specific Plan Fund in the amount of \$236,000 is hereby approved. Said transfer shall be made incrementally each month as actual costs are incurred in preparing the Chandler Ranch Specific Plan to the following budget accounts:

|                  |           |
|------------------|-----------|
| 100-000-5899-000 | \$236,000 |
| 232-000-4899-000 | (236,000) |

ADOPTED by the City Council of the City of El Paso de Robles at a regular meeting of said Council held on the 17<sup>th</sup> day of May 2005 by the following vote:

AYES:  
NOES:  
ABSTAIN:  
ABSENT:

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Frank R. Mecham, Mayor

ATTEST:

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Sharilyn M. Ryan, Deputy City Clerk