

TO: JAMES L. APP, CITY MANAGER

FROM: BOB LATA, COMMUNITY DEVELOPMENT DIRECTOR

SUBJECT: SELECTION OF CONTRACT SERVICES TEAM AND
ALLOCATION OF FUNDING FOR OLSEN-BEECHWOOD SPECIFIC
PLAN AND RELATED ENVIRONMENTAL DOCUMENTATION

DATE: MAY 17, 2005

Needs: For the City Council to consider selection of a contract services / consultant team to prepare the Olsen Ranch Beechwood Specific Plan and Environmental Impact Report (EIR), and to appropriate funds for this project (an advance to be repaid at the time of development).

Facts:

1. The 2003 General Plan update defines planned development boundaries for the City Limits, Sphere of Influence, and Expansion Areas. Attached are excerpts from the General Plan.
2. The City received approval from the Local Agency Formation Commission (LAFCO) for annexation of the Olsen Ranch and Beechwood properties last fall. A map of the areas are attached.
3. The 2003 General Plan also includes a policy that requires these properties to have a Specific Plan prepared to determine how they should be developed and to address community-wide issues on a comprehensive basis. See attached excerpt.
4. Consistent with the City Council's adopted policy, the City issued a Request for Proposals (RFP) to seek assistance from qualified consultants to work with the City to develop a Specific Plan and EIR for these areas. Attached is a copy of the RFP.
5. Five qualified consultant teams responded to the RFP; the City Council ad hoc Committee recommended that three of the five firms submitting proposals be interviewed and be given further consideration.
6. A panel with the following composition reviewed the three proposals and conducted oral interviews of the consultant teams:

- The City Council’s Specific Plan ad hoc Committee (Council members Nemeth and Strong);
 - Chuck Stevenson, County Department of Planning and Building
 - Susan Zaleschuk, Bob Lata, and John Falkenstien, City of Paso Robles
7. As a result of the review of the proposals and the interviews, the consensus of the panel is that the team consisting of Moule & Polyzoides, Crawford Multari & Clark Associates, CPS, Morro Group, Althouse and Mead, ERA, Nelson / Nygard, Omni Means, and PSOMAS, would be the best qualified to prepare the Specific Plan and EIR. Attached is a condensed summary of the Proposed Scope of Work.

Analysis
and
Conclusion:

All five of the firms submitting proposals to prepare the Specific Plan bring excellent qualifications, present a viable scope of work, and provide generally comparable cost and work schedules. They all have extensive experience. Any of the teams could effectively accomplish the task at hand.

Based on both the written proposals and the interviews, and consideration of work samples provided, the consensus of the panel was that the team consisting of Moule & Polyzoides, et al, would seem to provide a better fit in terms of their scope of work and team composition.

The proposal from Moule & Polyzoides, et al, presents a scope of work estimated to cost \$637,000. Their work program is in adequate detail to support this cost estimate.

In addition to the direct consultant cost, there will be a need for a budget to prepare written materials, mailings, and related City expenses. It is proposed that these costs be charged to the remaining budget for the General Plan update, the balance of which has been carried over from that project.

Policy
Reference:
areas.

General Plan policies regarding establishment of a Specific Plan for these areas.

Fiscal
Impact:

The proposed budget of \$637,000 would be an advance from the City, to be fully repaid, with interest, at the time of development. The City would establish a promissory note to document the obligation.

Options:

- a. (1) Approve selection of Moule & Polyzoides, et al, to work with the City to carry out preparation of the Olsen Ranch Beechwood Specific Plan and Environmental Impact Report, authorizing the City Manager and City Clerk to enter into an agreement to have the work done in a manner substantially consistent with the proposal dated February 10, 2005, with a consultant cost budget of \$637,000; and
 - (2) Approve Resolution No. 05-xx authorizing an advance of funds that are to be repaid with interest at the time of development. The Director of Administrative Services is authorized to prepare a promissory note to document the advance. The Planning Division is authorized to utilize funds remaining and carried over from the General Plan update project to cover the City's costs of publishing specific plan and environmental documents, mailings, and reimbursement of the City for related expenses.
- b. Amend, modify or reject the foregoing option.

Attachments:

1. General Plan Excerpts, providing policy framework
2. Location Map from the General Plan
3. Request for Proposal (Background Information)
4. Program Summary
5. Resolution for Funding, with Exhibit "A"

Phase One Deliverables:

1. Memorandum regarding the interviews conducted by the team,
2. Analysis Posters documenting the following:
 - a) Site/Community Context,
 - b) Ecological Context,
 - c) Urban Form (building and space positive),
 - d) Existing Regulatory Context with memo identifying potential General Plan conflicts,
 - e) Preliminary Neighborhood, District and Corridor Geography,
 - e) Traffic, Transit and Circulation,
 - f) Infrastructure,
 - g) Open Space, Parks and Squares,
 - h) Property Ownership patterns
 - i) Business Ownership,
 - j) Traditional Neighborhood Development Principles for the Site,
 - k) Scale and Character Comparisons (3),
3. Preliminary market report and assessment of potential
4. Powerpoint Presentation for Joint PC/CC Study Session,
5. Memorandum summarizing the results of the Joint PC/CC Study Session,
6. Daily schedule of consultant tasks and meetings (team and city, public) for the Charrette

Schedule/Meetings: (6 weeks: April 11 – May 20, 2005)

April 11-13: Kickoff Meeting, on-site analysis and Interviews , tour

May 18: Joint PC/CC Study Session 1 (actual date subject to city selection)

Exhibit "A"

B. Charrette

(4-5 days: June 6 - 9-10, 2005)

Purpose: With City staff, the twelve owners and the community at large, develop and evaluate the community's desired outcomes for the site and then express and realize those outcomes through the Specific Plan. This phase of work focuses on taking the knowledge and base-information gained in Phase One and using it to produce the desired outcomes that will be distilled into the constituent elements of the Specific Plan.

The Charrette - We and our team members have worked in various ways and to this day, prefer the Charrette to all other forms because of the inherent transparency of the process, its efficiencies for public and private parties, and its highly tangible and productive results. In planning a Charrette, we begin with a general framework of the Charrette as a guide within which to tailor the actual schedule and focus to the place and problems we are asked to solve. For this project, we propose a 4-day Charrette to properly transform everything we will have learned in Phase 1 into the project and its relevant details.

Through the course of the 4-day charrette, participants will help shape the strategies that will lead to the preparation of design solutions on a variety of levels and for a range of subjects (e.g., zoning, public realm, development program, infrastructure, etc.). Using the information from the analysis, interviews and joint CC/PC Study Session in Phase 1, the team will confidently embark on ideas and solutions that are in the realm of possibility and acceptance for Paso Robles. Throughout each day, the team holds working meetings for particular subjects with the appropriate parties. By involving the public as well as any directly affected persons (City staff, etc.), the team's work progresses purposefully toward identification and completion of desired outcomes. Unfortunately, there are too many workshops and charrettes that are poorly strategized and under-informed that give the process a mixed reputation. But with an appropriately informed, strategized and executed charrette, your public process will be more productive, credible and reliable than the typical process. This takes a certain level of commitment, effort and expertise which we have and provide for our clients. We encourage you to contact our client references with any questions you may have about the charrette process.

The Charrette team works most efficiently in this manner as it allows maximum collaboration and minimal delay. With the entire team (consultants and City staff) involved daily, time is focused and directed on solutions that address the issues without wasting time on inappropriate solutions. If, for example, the economist or civil engineer finds an issue with what the urban design portion of the team is preparing, the two deal with it and resolve it quickly: you don't have to wait weeks for the next revision to be mailed to you because it's done on the spot and in your presence. The revised direction is then communicated immediately to the rest of the team to inform their work accordingly. At the end of each day, the progress is presented to the participants for review and comment. Each day builds upon the next with participants able to clearly see the progress and results. This phase concludes with a final presentation by the consultant team to the community, including the structural content for the Specific Plan. Participants will be able to review and comment on the neighborhood plan and all of its

details including the proposed zoning and development standards. Upon completing this phase, the team will begin preparing the 65% Administrative Draft Specific Plan for review and direction by staff.

Community Participation - Community Participation will be carried out with patience and enthusiasm by the consultant team in English, and in Spanish if necessary. The Principal in charge of this project, Stefanos Polyzoides, is fluent in Spanish as are several members of the team. As all our projects occur largely in the public arena, we are committed to meaningful community involvement that directly involves the community as well as City staff and officials, and have an impressive track record of success in gaining consensus on a wide variety of complex and difficult projects. The team is comprised of effective and approachable communicators and has substantial experience in positively communicating with the public, using jargon or overly technical terms only when specifically necessary. We would be pleased to discuss with you the best approach for your particular groups and needs. For this task, each of the team members and their responsibilities are listed below:

EIR Consultant will:

- Provide an orientation session for charrette participants on the background and key issues such as all biological resources and their regulatory context
- Participate in and advise the team on the various subjects of the plan as it evolves
- Co-facilitate a focus session with the appropriate agencies for their response to the plan
- Present the Ecological aspects of the plan to charrette participants in summary presentations
- Produce the necessary drawings/exhibits and narrative to support the Specific Plan

Planning and Codes Consultant will:

- Lead orientation session on 'form-based' zoning with charrette participants and City Planning staff
- Present the Regulatory aspects of the plan to charrette participants in summary presentations
- Produce list of necessary revisions to the General Plan/other documents to enable the Specific Plan
- Lead the preparation of the form-based code
- Co-facilitate a focus session with the planning staff for their response to the code
- Produce the necessary exhibits and narrative to support the Specific Plan

Economic Consultant will:

- Provide an orientation session on for charrette participants on the background and key issues such as trade area, market demographic analysis, potential for retail and commercial development and, market findings and, a preliminary assessment of planned infrastructure
- Participate in and advise the team on the various subjects of the plan
- Prepare Pro Forma analyses of the plan as it evolves over the course of the charrette

- Co-facilitate a focus session with the appropriate City staff for their response to the plan
- Present the Financial aspects of the plan to charrette participants in summary presentations
- Produce the necessary exhibits and narrative to support the Specific Plan, particularly those for the implementation chapter and the corresponding details

Landscape Architecture consultant will:

- Provide an orientation session on for charrette participants on the background and key issues particularly, compatibility with existing ecosystems and, the public realm
- Participate in and advise the team on the various subjects of the plan as it evolves
- Co-facilitate a focus session with the appropriate City staff for their response to the plan
- Present the Landscape aspects of the plan to charrette participants in summary presentations
- Produce the necessary drawings/exhibits and narrative to support the Specific Plan, particularly a master landscape concept and street tree plan with the corresponding details

Traffic, Parking, Transit and Circulation consultant will:

- Provide an orientation session for charrette participants on the background and key issues particularly community-wide access and access to parcels immediately adjacent to planned roads
- Participate in and advise the team on the various subjects of the plan
- Present the Traffic, Parking, Transit and Circulation aspects of the plan to charrette participants in summary presentations
- Prepare analyses of Traffic, Parking, Transit and Circulation for the plan as it evolves
- Co-facilitate a focus session with the appropriate agencies for their response to the plan
- Produce the necessary drawings/exhibits and narrative to support the Specific Plan, particularly a master thoroughfare network with the corresponding street sections, plans and their characteristics

City's Traffic and Circulation consultant will:

- Provide the team with evaluation and on-going analysis of the Plan after selection of the preferred alternatives and companion alternatives for each sub-area at the charrette

Civil Engineering consultant will:

- Provide an orientation session for charrette participants on the background and key issues particularly the alignment and sectional configuration of planned roads and other infrastructure
- Participate in and advise the team on the various subjects of the plan as it evolves
- Present the infrastructure and site condition aspects of the plan to charrette participants in summary presentations

- Produce the necessary drawings/exhibits/memoranda to support the Specific Plan, particularly a composite infrastructure plan summarized on a map and keyed to quantities and cost-estimates

Architecture and Urban Design Consultant will:

- Provide an orientation session for charrette participants on the background and key issues particularly as they relate to the direction received from the Joint PC/CC Study Session on the range of subjects involved
- Using the information from each sub consultant, and from information and material generated by the Architect and Urban Design consultant, lead and oversee the preparation of the various strategies, alternatives, plans, diagrams, exhibits and renderings
- Co-facilitate focus sessions with participants
- Lead all summary presentations
- Brief City team daily on progress and new issues as they arise
- Document the charrette in photographs and in a summary memorandum

Deliverables:

1. Diagrams and Drawings for the following subjects:
 - a) Ecological Resource Conservation Plan
 - b) Neighborhood, District and Corridor Regulatory Geography
 - c) Block and Street Plan
 - d) Regulating Plan and Transect Zones with Form-Based Code: Land Use Standards, Development Standards, Architectural Types, Frontage Types, Architectural Styles
 - e) Streets, Parking, Transit and Circulation Plan
 - f) Public Realm Plan: Nature, Parks, Squares and Streetscapes, and Street Sections
 - g) Infrastructure Plan (map and cost-information for: sewer, storm drain, water, overhead utilities)
 - h) Perspective drawings of selected areas to demonstrate the intentions of the plan (up to 6)
 - h) Phasing, Financing and Implementation Strategy
2. Summary memo from all team members on their respective conclusions

The above deliverables will be provided in two formats: a) 2 copies of Charrette Catalog (an 11 x 17 color document containing all materials produced at the Charrette) and, b) online version via Moule & Polyzoides ftp site. Note regarding Document Format: we understand the City's desire to have all reports, including the Specific Plan, prepared in an 8.5 x 11, single-sided, format. We respectfully request the opportunity to provide full examples of our typical format for further discussion with the City.

Schedule/Meetings: (4 days: June 6 – 9-10, 2005)

- Day 1: Background and Vision
- Day 2: Schematic Design
- Day 3: Design, Details, Technical Review, Code and Implementation
- Day 4: Implementation, Final Design and Production
- Day 5: If necessary

C. Post-Charrette

(2 weeks: June 13 – 24, 2005)

Purpose: To take stock of all strategies, illustrated ideas, methods, desired outcomes, codes and implementation measures produced during the Charrette, refine them as necessary and provide all of the materials for review by the public and by the consultant team.

This task focuses on producing any refinements to any of the diagrams, drawings, memos, etc., that will be used in the Specific Plan document and concludes with:

- a) the production of a Charrette Catalog for the City to have at the public counter and an electronic version online and,
- b) a memo summarizing the Charrette results and direction. Also at this point, the consultant team is working toward the 65% Administrative Draft Specific Plan for review and discussion with staff by June 24, 2005.

Consultant Team will:

- Produce the necessary refinements and/or additional information, diagrams, drawings or text to appropriately support the Specific Plan
- Produce the Charrette Catalog including all illustrations and materials produced at the charrette
- Produce a memorandum summarizing the Charrette results and direction

Deliverables:

1. Summary Memorandum regarding Charrette Results and Direction
2. Charrette Catalog (includes all materials produced at the Charrette): 2 copies, 11 x 17, color and on-line

Schedule:

June 13 – 24

D. Prepare Administrative Draft, Draft and Final Specific Plan
(13 weeks: June 13 – September 5, 2005)

Purpose: To transform the desired outcomes identified in the Charrette into clear and achievable policies, strategies, narrative, standards and measures through the Specific Plan and, to prepare a Specific Plan that complies with the requirements for such documents. This phase focuses on the preparation of 2 levels of the Specific Plan document:

- a) Administrative Draft at 65% (black and white) and 100%, (color)
- b) Draft at 100% (color)
- c) Final at 100% (color)

Please note that during the Charrette, the consultant team will introduce the document format and preliminary table of contents to City staff for early review and direction with which to prepare the 65% Administrative Draft. At the Administrative Draft stage, the consultant team will meet once with the City to introduce and review the document and answer questions about content and use of the document. At the Draft stage, the consultant team will meet up to twice to present the document to the City Council and Planning Commission in a joint session for review and comment.

While the actual content and organization of the Specific Plan is subject to discussion with the city, at this time, the Specific Plan is proposed to be organized generally as follows:

Chapter 1: Introduction

- 1.1 History and Context
- 1.2 Existing Conditions
- 1.3 Relationship to the General Plan
- 1.4 Public Participation and Plan Preparation
- 1.5 Introduction to this Specific Plan and Traditional Neighborhood Design Principles
- 1.5 Development Strategy (preferred strategy for both sub-areas)

Chapter 2: Form and Character

- 2.1 The Plan of Neighborhoods
Illustrative Plan (preferred plan for both sub-areas), Physical Areas of the Plan
- 2.2 Cultural Resources
- 2.3 Landscape
Regional Landscape Character
The Public Realm: Nature, Open Space, Parks, Squares, Streetscapes and Trails
Environmental Stewardship / Habitat and Species Preservation, Storm water mgmt
Trees and Planting
- 2.4 Transportation Plan
Great Streets and Thoroughfares
Parking, Transit, Specific Projects

Chapter 3: Implementation

- 3.1 Economic Assumptions, Strategy and Summary
- 3.2 Phasing and Financing
- 3.3 Plan-Wide Policies

- 3.4 Civic Initiatives
- 3.5 Catalytic Projects
- 3.6 Infrastructure
- Water Supply, Sewage Disposal, Storm Drainage, Emergency Services, Energy and Resource Conservation, Relocation of Utilities below ground
- 3.7 Mitigation Program

Chapter 4: The Code

- 4.1 Applicability and Purpose
- 4.2 Urban Standards
- Regulating Plan and Zones, Land Uses, Development Standards
- 4.3 Architectural Standards
- Architectural Types, Frontage Types, Architectural Style
- 4.4 Other Project Design and Development Standards
- Parking Design, Landscape Standards, Fences, Walls and Screening, Sign Regulations
- 4.5 Code Glossary

EIR Consultant will:

- Prepare the narrative, or portions of, diagrams, details and captions necessary for Chapter 1 (History and Context, Existing Conditions), Chapter 2 (Physical Areas of the Plan, Cultural Resources, Environmental Stewardship / Habitat and Species Preservation, Storm water Management), Chapter 3 (Plan-wide policies, Phasing)
- Review and comment on the various versions of the Specific Plan

Planning and Codes Consultant will:

- Prepare the narrative, or portions of, diagrams, details and captions necessary for Chapter 1 (Introduction, Relationship to General Plan, Public Participation and Plan Preparation), Chapter 3 (Summary of Implementation Responsibilities), Chapter 4 (The Code, Purpose, Applicability, Administration, Urban Standards, Purpose, Zones Established, Regulating Plan, Land Use Standards, Zones (Intent), Architectural Standards, Other Project Design and Development Standards (Parking, Landscape, Fences, Signs) and, Code Glossary)
- Review and comment on the various versions of the Specific Plan, particularly the Mitigation Program

Economic Consultant will:

- Prepare the narrative, or portions of, diagrams, details and captions necessary for Chapter 1 (Existing Conditions, Development Strategy),
- Chapter 3 (Outline for Implementation, Economic Assumptions and Summary, Economic Strategy)

Landscape Architecture consultant will:

- Prepare the narrative, or portions of, diagrams, details and captions necessary for Chapter 1 (Existing Conditions), Chapter 2 (Landscape, Regional Character, Open Space, Environmental Stewardship / Habitat and Species Preservation, Storm Water Management, the plan areas, Trees and Planting, Specific Projects), Chapter 3 (Storm Drainage), Chapter 4 (Landscape standards)

- Review and comment on the various versions of the Specific Plan

Traffic, Parking, Transit and Circulation consultant will:

- Prepare the narrative, or portions of, diagrams, details and captions necessary for Chapter 1 (Existing Conditions, Development Strategy), Chapter 2 (Transportation Plan, Great Streets and Thoroughfares, Parking, Transit, Specific Projects), Chapter 3 (Plan-wide policies), Chapter 4 (Parking Standards)
- Review and comment on the various versions of the Specific Plan

Civil Engineering consultant will:

- Prepare the narrative, or portions of, diagrams, details and captions necessary for Chapter 3 (Infrastructure, Water Supply, Sewage Disposal, Storm Drainage, Relocation of Utilities below ground, Phasing, and Catalytic Projects)
- Review and comment on the various versions of the Specific Plan

Architecture and Urban Design Consultant will:

- Prepare and/or edit the narrative, or portions of, diagrams, details and captions necessary for Chapter 1 (Introduction, History and Context, Existing Conditions, Public Participation and Plan Preparation, Introduction to the Specific Plan (TND Principles for the Project Site), Development Strategy), Chapter 2 (Form and Character, The Plan for Neighborhoods, Illustrative Plan, Physical Areas of the Plan, Cultural Resources, Landscape, Transportation Plan), Chapter 3 (Infrastructure, Water Supply, Sewage Disposal, Storm Drainage, Emergency Service, Energy and Resource Conservation, Relocation of Utilities below ground, Implementation and Outline of Mitigation Program, Plan-wide policies, Civic Initiatives, Economic Strategy, Phasing, Summary of Implementation Responsibilities, Fiscally-Neutral Mitigation Program), Chapter 4 (The Code, Urban Standards, Regulating Plan and Zones (Building Placement, Parking, Building Profile, and Building Types), Architectural Standards (Types, Frontage Types and Style), Code Glossary)
- Assemble, format and produce the Specific Plan document
- Edit the various versions of the Specific Plan per comments from the consultant team and City staff.

Deliverables:

1. 65% Administrative Draft Specific Plan (Black and White, 11 x 17, 5 copies) for review and comment
2. 100% Administrative Draft Specific Plan (Color, 11 x 17, 5 copies) for review and comment

At this point, with the Administrative Draft Specific Plan in hand, the team will evaluate the necessary level of technical analyses to correspond with the actual plan and details. Upon refining the scope for Part 2 (Follow-Up), the sequence of preparing the Specific Plan will proceed as identified below:

3. 100% Draft Specific Plan (Color, 11 x 17, 100 copies, 20 copies of appendices) for review hearings
4. Facilitation / Presentation at Joint CC/PC Study Session to introduce and review DRAFT Specific Plan
5. Final Specific Plan (Color, 11 x 17, 75 copies, 20 copies of appendices) for adoption hearings

Schedule/Meetings: (13-15 weeks)

June 13 – September 5, 2005

June 24: Meeting with staff to introduce and review the 65% Administrative Draft Specific Plan

City staff reviews and marks up 65% Administrative Draft

July 8: City submits comments and edits to consultant

Aug 1: Consultant submits 100% Administrative Draft

City staff reviews and marks up 100% Administrative Draft

Aug 12: City submits comments and edits to consultant

Aug 31: Consultant submits 100% Draft

Aug 31: Meeting with staff to introduce and review the 100% Draft Specific Plan

Sept 5: Joint PC/CC Study Session 2 to introduce and review the 100% Draft Specific Plan

Part 2: Follow-Up

In this Phase, the focus will be to take the refined scope for the technical analyses and mitigation program portions of the work and prepare those portions with the refined and accepted project in hand.

A. Prepare Technical Analyses

(5 weeks: June 24 – July 29, 2005)

Purpose: To appropriately prepare technical analyses for the relevant issues involved with the project and alternatives prepared for each sub-area. At this point, with the Administrative Draft Specific Plan in hand, the team will evaluate the necessary level of technical analyses to correspond with the actual plan and details, which will most likely have changed since beginning this project. We find this to be more realistic and accurate of a process than to simply state how much analysis is needed when the project itself has not been designed or, without knowledge of mitigating efforts or design-oriented measures that can lessen effects by incorporating them into the actual design of the neighborhood.

City's Traffic and Circulation consultant will:

- Provide technical transportation related input on the identification, analysis and selection of the preferred Specific Plan Alternative that will be advanced for further study within the environmental review process. Using the Citywide Traffic Model developed by OMNI-MEANS for Paso Robles, up to eight (8) alternative concepts will be studied and critiqued in terms of the circulation design and potential transportation impacts that could result. This analysis is not intended to be detailed, but one that is sufficient to determine the potential benefits and impacts of each alternative.
- Based on the preferred Olsen Ranch-Beechwood Specific Plan alternative, the total number of vehicle trips expected to be generated by the proposed project alternative will be estimated.
- 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.
- 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.

- Under the above 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.

- 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 the above 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.

- Based on the results of Tasks 9,10 and 12, 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 the above 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.

- Intersection and roadway improvements required to mitigate the traffic impacts identified in Tasks 11 and 13 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.
- Update the mitigation costs based on the mitigation measures required for the Preferred Specific Plan Alternative.
- Upon identifying the mitigation measures for full development of the project alternative under 2025 traffic conditions, Omni-Means, working with the phased land development assumptions developed in coordination with the Team, the City and the land owners, a phasing strategy for Year 2015 and 2020 based on the 2025 Plus Project peak hour analysis and known circulation improvement thresholds will be created. This phasing analysis will include establishing assumptions for completion by 2015, 2020 or 2025 of the Airport Road extension and intersection to SR 46 East and of the Charolais Road bridge connection to SR 46 West at US 101. Therefore, for year 2015 and 2020, maximum Olsen Ranch and Beechwood Specific Plan development levels will be identified (based on refined peak hour analysis) before certain costly circulation improvements are required.
- Based on the revised mitigation measures and their associated costs for the Preferred Specific Plan Alternative, Omni-Means will update the cost allocation to the Olsen Ranch-Beechwood Specific Plan area.

B. Prepare Fiscal Analysis and Mitigation Program

(5 weeks: June 24 – July 29, 2005)

Purpose: To appropriately prepare technical analyses for the relevant issues involved with the project and alternatives prepared for each sub-area.

Civil Engineering Consultant will:

- Prepare quantity and cost-information for the infrastructure needed to serve the project for use by the economic consultant
- Assist in refining the sequencing of the infrastructure for both sub-areas

Economic Consultant will:

- Prepare cost-estimates, funding sources, phasing and Fiscally-Neutral Mitigation Program for Chapter 3 of the Specific Plan
- Working with the project team, ERA will establish the basic inputs that are required for analysis of each of the identified Specific Plan alternative scenarios. We will

develop a common set of assumptions that will allow for the equal comparison at each of the Plan alternatives. Key issues to be defined include:

- Phasing
 - Development costs
 - Anticipated absorption by phase
 - Sales prices
 - Occupancy levels
 - Anticipated household profiles
 - Extent of non-residential development by type of land use
- ERA will gather the budgets and applicable tax rates for the most recent fiscal year for the City of Paso Robles and identify other relevant municipal special districts that are in place in the Specific Plan area. ERA will establish the following:
 - Property tax distribution between jurisdictions and applicable pre-existing agreements (tax rate area and distribution)
 - Tax rates and distribution factors (sales/use, utility users, etc.)
 - Any existing special fees including infrastructure, development mitigation, etc.
 - Existing special assessments
 - States per-capita subvention formula and revenue distributions
 - Other relevant data regarding revenues and expenditures

In preparation for applying the City of Paso Robles existing fiscal impact model to the Specific Plan scenarios being analyzed, ERA will perform the following analyses on each potential scenario:

- Estimate increment in population, dwelling units, and employment by land use and developed acreage in the Specific Plan area
- Estimate major service demand distribution by land use type (fire, public safety, etc.)
- Collect relevant real estate market information from the market analysis and develop a matrix of land values by type of use
- Estimate sales and use taxes at build-out and per identified phases
- Estimate values of other revenue sources based on current pro rata share of population, employment, dwelling units, or developed acreage as applicable
- Estimate expenditure volumes based on pro rata share of population, employment, and dwelling units

- Estimate net annual fiscal impacts to the City of Paso Robles General Fund at build-out of the Specific Plan and at each identified phase in the Plan alternatives
- ERA will prepare a mitigation strategy that outlines potential approaches that could be undertaken to offset any negative fiscal effects to the General Fund accounts of the City of Paso Robles that would be generated by each of the General Plan options. Mitigation steps will be presented as a menu of options and alternatives that the community stakeholders can consider in evaluating each of the Specific Plan alternatives. Key mitigation measures to be discussed include:
 - Dedication of infrastructure/private street maintenance
 - Special district/benefit assessments
 - Development impact fees
 - Fee in lieu programs
 - Development district/special district alternatives (including Mello-Roos)
- ERA will prepare a fiscal impact analysis for each of the identified Specific Plan alternatives that will be based on a common set of assumptions having been subjected to City of Paso Robles existing fiscal impact model on the basis of current fiscal policies that affect the Specific Plan area. This deliverable report will also include a matrix that clearly identifies how each of the Specific Plan program elements by land use type contributes to the fiscal impacts of the each of the development scenarios. The fiscal impact report will also identify potential mitigation measures and their associated costs/funding levels that would be required in order to meet the City's goals and objectives in revenue neutrality for all of the Specific Plan alternatives.

C. Prepare EIR

(6 to 12 months: beginning August 1, 2005)

Purpose: To provide a document that addresses the city's needs for this project and complies with the requirements of CEQA.

This phase focuses on the EIR portion of the consultant team preparing the necessary CEQA document(s) to properly support the proposed Specific Plan. This task is included in this proposal for clarity and coordination purposes and it is preferred by the lead consultant that this phase be executed per a separate agreement between the preparer of the EIR, Crawford Multari & Clark Associates, and the City of Paso Robles. The consultant team has worked on numerous projects with the EIR preparer and will provide all necessary information for the EIR per the enclosed schedule.

BACKGROUND/UNDERSTANDING

The proposed project involves preparing a Specific Plan Environmental Impact Report (SPEIR) for the Olsen Ranch-Beechwood Area in the City of Paso Robles. The Specific Plan will serve as the Project Description for the SPEIR. The objective of the SPEIR will be to reduce the environmental review and application processing time for future developments consistent with the Specific Plan.

EIR Consultant will perform and prepare the following:

CONSTRAINTS ANALYSIS. Although it is not specified in the RFP, our team believes this project would benefit greatly from the preparation of a constraints analysis, particularly for biological resources, including oak woodlands and vernal pools. We therefore propose to complete work typically performed for the EIR early in the process, for use in the design charrettes. The maps may include areas of substantial slope or other geologic considerations, if necessary. Mapping and project guidance in this area would be provided by Morro Group.

Phase I: Scoping

Task 1.1: Refined Project Scope/Budget - Team Coordination

CMCA will meet with City staff to review the contract and work scope based on the draft Specific Plan. The scope and/or budget of the EIR work may need adjustment once more information is available about the contents and effects of the Specific Plan. CMCA will work with staff to refine task descriptions, establish procedures for communication, and identify and collect relevant information. CMCA will tour the project area and will alert staff of major environmental concerns. CMCA anticipates continued work with the City and the lead Consultant team throughout the plan development process to ensure the incorporation of environmental considerations into the plan at an early stage.

Deliverables – Ongoing team meeting and coordination

Task 1.2: Project Description and Objectives

It is essential to have a well-defined project description and set of objectives. A well-defined project description agreed to at the beginning of the CEQA process helps avoid time-consuming revisions at a later date. Likewise, a solid set of objectives helps guide the selection of appropriate alternatives. To this end, CMCA will work with staff to complete a detailed project description, including definition of the project objectives. The project description should reflect any mitigation measures that have been included in the plan to minimize external mitigation measures. CMCA will provide staff with two copies of the project description for review. CMCA will revise the project description and outline based on comments received during the review.

Deliverables – Two (2) copies of the Draft Project Description

Task 1.3: Preparation of NOP

The project will require an EIR; CMCA will therefore prepare and circulate an NOP for the project in accordance with CEQA statutes.

Deliverables – One (1) Camera-ready copy will be mailed to appropriate City staff; the City will handle distribution.

Task 1.4: Scoping Meeting

Due to the local significance of the project, CMCA will hold a scoping meeting during the NOP process to allow for public input.

Phase II: Draft EIR

The Consultants will work with staff to prepare an Administrative Draft EIR in compliance with the requirements of CEQA, including maps and graphics that assess the impacts of the project. The document will generally be organized as follows:

Table of contents

Introduction

Summary of impacts, mitigation, and levels of significance

Project description

Environmental setting

Impact analysis

Alternatives analysis

Growth-inducing, cumulative and significant irreversible impacts

The document will include appendices with technical information and the NOP.

Task 2.1: Environmental Setting and Impact Analysis

CMCA will prepare an environmental setting based largely on existing information. The environmental setting will provide the baseline for analysis in the EIR.

CMCA will also prepare an impact analysis pursuant to CEQA requirements. The impact analysis will be organized as follows:

Issues. The environmental and/or regulatory issues relevant to the analysis will be stated at the beginning of each section.

Setting. A summary of the environmental setting pertaining to the specific topic will be provided, along with specific regulatory information.

Significance Thresholds. Thresholds for determination of significance will be described in quantitative and/or qualitative terms.

Impacts. Potential environmental impacts will be listed and discussed individually and a conclusion regarding the significance of each identified impact will be provided. The Consultant will identify direct, indirect, and secondary impacts.

Cumulative Impacts. The cumulative impacts of buildout under the plan will be outlined. Other pending projects will be identified, and a conclusion will be made as to the impacts of the project in light of these other pending projects.

Mitigation Measures. Feasible mitigation measures will be identified for each significant impact and listed at the end of the topical analysis.

Residual Impacts after Mitigation. Following the discussion of mitigation measures will be a brief conclusion regarding the significance of the impacts following the application of feasible mitigation measures.

CEQA requires that evidence be provided to support a conclusion of "less than significant." This section will provide that documentation.

The following topics correspond to Administrative Draft EIR chapters:

2.1A LAND USE AND PLANNING

A consistency analysis will be prepared by CMCA and will include the following tasks:

Consistency Determination. Determination of the proposed project's consistency with the City's adopted plans, ordinances, policies, and regional planning documents; and,

2.1B GEOLOGY AND SOILS

Setting. CMCA will prepare a setting discussion for this section of the EIR, which will provide a summary description of geologic setting near the project site. A discussion of the regulatory setting will be presented in the setting discussion, including the following relevant planning documents. Plans, policies, and guidelines contained within these planning documents will be compared and discussed. A map showing geologic features near the project site based on existing information will be included in the setting section.

Impacts. Thresholds of significance for geologic stability impacts will be established in the impact analysis utilizing the CEQA guidelines. The impact analysis will also include an evaluation of the projects' consistency with the regulations, policies, and guidelines presented in the setting section. The impact discussion will address geologic hazards, such as fault rupture, liquefaction, and landslides.

Mitigation. Mitigation measures will be provided that will lessen geologic hazard impacts to the project and surrounding land uses. Any residual impacts will also be identified.

2.1C HYDROLOGY AND WATER QUALITY

CMCA will assess the impacts of the project related to hydrology and water quality.

Impacts. It is assumed that infrastructure requirements outlined in the plan will be engineered to be sufficient to handle stormwater flows from the project, and will be designed and built to City standards. The project will therefore be analyzed in terms of:

Increases in impervious surfaces as a percentage of current conditions and impacts to infiltration patterns and groundwater resources;

Potential for significant increases in erosion or sedimentation in the short- or long-term;

Potential for the project to create or contribute to any surface water pollution.

2.1D AGRICULTURAL RESOURCES

CMCA will assess the impacts of the project on agricultural soils and operations, particularly as it relates to continued expansion of the urban fabric into traditionally agricultural areas.

2.1E BIOLOGY

CMCA proposed to retain Morro Group to provide expertise in the area of biological resources. Morro Group will perform general mapping and habitat assessment for the entire project area early in the planning process in hopes that the plan could be designed to avoid the most sensitive areas. As part of the EIR, Morro Group will review the project for impacts to habitat, including oak woodlands and vernal pools, and will provide a comprehensive mitigation program designed to anticipate the occurrence of vernal pool fairy shrimp, mitigation for oak trees, and kit fox. Specific protocol or species-level surveys are specifically excluded from this proposal.

2.1F CULTURAL RESOURCES

CMCA will perform a records search at the CCIC. The objectives of this task will be to determine: (1) previously surveyed sites within or near the project, (2) previously recorded sites within or near the project, (3) characteristics of previously recorded properties, and (4) dates of previous survey and excavation programs and technical reports.

Based on information obtained from the records search, CMCA will assess potential impacts to archaeological resources and provide a program of mitigation.

Specifically excluded from this task are the following:

Field work: including, but not limited to, Phase I or Phase II surveys, and significance determinations on any potentially historic structures. If the records search identifies sites within the project boundaries, further studies may be required at additional cost.

2.1G FISCAL IMPACTS

Based on information provided in ERA's fiscal impact study, the EIR will outline the fiscal impacts of the project, and strategies for mitigation, if any. This task will rely on existing information prepared in support of the plan.

2.1H HAZARDS AND HAZARDOUS MATERIALS

CMCA will address the potential for hazards and hazardous materials on site through review of environmental databases and existing literature. Fieldwork is specifically excluded from this proposal.

2.1I TRANSPORTATION AND TRAFFIC

Based on information provided by Nelson/Nygaard and Omni Means, CMCA will outline impacts and mitigation associated with traffic and circulation. The impacts will be defined in terms of increased traffic volumes and changes in service levels on selected roadway segments and intersections in the project area.

2.1J AIR QUALITY

The air quality analysis will be prepared in accordance with the CEQA Air Quality Handbook (Handbook) (San Luis Obispo APCD, 2004).

A setting section will be provided and discuss trends and patterns of air quality in the area, and the applicable Clean Air Plan.

CMCA will model construction and operational emissions based on phasing and traffic as outlined in the plan. CMCA will utilize URBEMIS for Windows to model emissions. CMCA will also assess consistency of the project with the most recent Clean Air Plan. This task specifically excludes the preparation of CO Hotspot Analyses.

An analysis of the cumulative impacts of surrounding development will be provided based on a project list provided by the City.

2.1K NOISE

Morro Group will prepare a noise impact analysis, including the identification of noise sources, the location of existing and project noise contours, and modeling of construction and operational noise impacts. The location of existing and project noise contours may be based on existing literature, specifically the City's Noise Element.

2.1L AESTHETICS

CMCA will characterize the existing visual resources, and assess impacts based on information provided in the plan. This task will include field and aerial analysis to determine the visual quality and character of the site. CMCA will determine the impacts of the project using the VRMS system, which takes into consideration visual quality, visual character, and viewer sensitivity. Simulations are specifically excluded from this proposal, but may be obtained at additional cost through ArchFx. Also excluded is the assessment of impacts to private views of the site.

2.1M PUBLIC SERVICES AND UTILITIES

CMCA will assess the impacts of the project on utilities and services. This section will include analysis of impacts to public safety, schools, and water and wastewater. This section will include a water supply assessment pursuant to SB610 for each sub area.

The water supply assessment will contain the following:

Identification of existing and anticipated entitlements, water rights and water service contracts, and applicable permits. The assessment will require that information regarding adjudicated rights, groundwater management practices, and historical pumping be presented to CMCA by either the City or property owner.

The consultant expects to rely in large part on the forthcoming Basin Study for the Paso Robles Formation in this analysis. The consultant's current understanding is that groundwater will be the source of water for the project, and that the groundwater basin underlying the Highway 46 corridor is in decline. If insufficient water is available to serve the project, CMCA will assist the City in preparing appropriate findings pursuant to SB610 requirements.

Task 2.2: Alternatives Analysis

CMCA will perform an alternatives analysis that will consider alternatives to the project as proposed. CMCA will work with staff to develop alternatives aimed at the reduction of significant impacts. The alternatives analysis will include a tabular comparison of the alternatives and their relative impacts, and will include a determination of the environmentally superior alternative. The level of detail of the analysis of alternatives will be less than the proposed project.

Task 2.3: Other CEQA Sections

GROWTH-INDUCING AND SIGNIFICANT IRREVERSIBLE IMPACTS

The EIR will include a discussion of the growth-inducing effects of the project, including extension of public services, commitment of resources, and secondary

growth in the residential and commercial sector. This section will also include a summary of significant, irreversible impacts.

Task 2.4: Administrative Draft EIR & Mitigation Monitoring Program

CMCA will compile the analysis under the preceding tasks into an Administrative Draft EIR suitable for staff review. The Administrative Draft EIR will include a mitigation monitoring program. The Consultant will identify responsible parties and an implementation schedule for each identified mitigation measure.

Deliverables - CMCA will submit five paper copies and one electronic copy of an Administrative Draft EIR for staff

Task 2.5: Preparation of Draft EIR

After completion of the administrative review period, CMCA will incorporate comments from staff and prepare a Draft EIR suitable for circulation. CMCA will provide all required notices for the Draft EIR.

Deliverables – CMCA will provide 100 paper and 20 electronic copies of the document, along with 20 copies of appendices, along with a mailing list; the City will handle distribution.

Phase III: Final EIR

The City may conduct public meetings to review the Draft EIR and the proposed project.

Deliverables – Consultant will be prepared to present information at two public hearings.

Task 3.1: Preparation of Administrative FEIR & Response to Comments

The Consultants will respond to comments received during the public review period, and will meet with staff to discuss those responses. The responses will include digital scans of each letter received, with specific comments numbered, and corresponding responses. Preparation of the Administrative Draft Final Environmental Impact Report will include incorporation of response to comments and editing of the document to reflect new information brought to bear by comments.

Deliverables – CMCA will provide five copies of the AFEIR to staff for review.

Task 3.2: Preparation of FEIR

Based on staff comment, CMCA will prepare a document suitable for presentation to the City Council.

Deliverables – CMCA will provide 50 paper and 20 digital copies of the FEIR for submittal to the City Council and City staff; CMCA will provide 20 paper and digital copies of the appendices. City will handle distribution, and preparation of findings, staff reports, and resolutions

Schedule/Meetings: Tentatively proposed below: to be determined with the City

- Aug 1, 2005: Initial Study complete
- Aug 20: NOP Scoping Meeting
- Sept 30: 100% Admin Draft EIR to City
- Oct 30: Draft EIR released to public (NOA and NOC)
- Dec 15: 45-day public review period
- Dec 1: Planning Commission hearing to introduce item
- Jan 5: Completion of Response to Comments
- Jan 20: Planning Commission hearing with recommendation to Council

D. Adoption Hearings

(4 – 6 weeks: to be determined with the City)

Purpose: To provide the appropriate support to city staff throughout the hearings for the Specific Plan and EIR

This phase focuses on taking the Draft Specific Plan and EIR/CEQA documentation through the process of formal public hearings for the Planning Commission's and City Council's review, consideration and action. Because the actual schedule and precise scope of issues is not yet known, it is very likely that the schedule for review and consideration of the EIR will vary from that of the Draft Specific Plan. For this reason, the EIR phase (5) identifies its own set of tasks related to hearings. As it relates to the Specific Plan, the consultant team will attend up to 2 public hearings and present the Plan to the public and decision-makers. This proposal provides information on additional meetings if required. This phase concludes with the Final Specific Plan being adopted by the City Council and the Specific Plan taking effect over the subject properties.

EIR Consultant will:

- Present Environmental Stewardship / Habitat and Species Preservation Strategy of the Draft and Final Specific Plan
 - Respond to questions from the public, staff or decision-makers
- Prepare and present the appropriate CEQA documentation to the public, staff and decision-makers per the scope identified in phase 5 of this proposal.

Architecture and Urban Design Consultant will:

- Co-facilitate the consultant team's presentation of the Draft and Final Specific Plan
- Respond to questions from the public, staff or decision-makers

Planning and Codes Consultant will:

- Present Chapter 4 (The Code) of the Draft and Final Specific Plan
- Respond to questions from the public, staff or decision-makers

Economic Consultant will:

- Present Chapter 3 (Implementation) Economic Strategy of the Draft and Final Specific Plan
- Respond to questions from the public, staff or decision-makers

Traffic, Parking, Transit and Circulation Consultant will:

- Present Transportation Plan of the Draft and Final Specific Plan
- Respond to questions from the public, staff or decision-makers

City's Traffic and Circulation consultant will:

- Respond to questions from the public, staff or decision-makers about quantitative aspects of Traffic and Circulation for the Specific Plan

Civil Engineering Consultant will:

- Present Infrastructure Plan of the Draft and Final Specific Plan
- Respond to questions from the public, staff or decision-makers

Deliverables:

Consultant Team's attendance and participation in public hearing for Draft and Final Specific Plan.

Schedule/Meetings:

- | | |
|---------|---|
| Sept 5: | Joint PC/CC Study Session to introduce DRAFT Specific Plan |
| Dec 1: | PC hearing to introduce DRAFT EIR |
| Jan 20: | PC hearing with recommendation to City Council on EIR and Specific Plan |
| Feb: | CC hearing to adopt EIR and Specific Plan |

(proposed schedule is subject to actual hearing process, schedule and issues)

5. Fee Structure

The proposed scope of work, schedule and fees are based upon our understanding of the project from the published RFP. The ultimate project content and design will result from interaction with the City and the community.

<u>Team Member</u>	<u>Base Services</u>	<u>EIR</u>	<u>Follow-Up</u>
Moule & Polyzoides (coordination) Lead Architect and Urbanist	\$225,000		25,000
Crawford Multari & Clark Planning, Codes and EIR	\$ 20,000	109,000	
CPS Landscape Architecture Landscape and Public Realm	\$ 25,000		10,000
PSOMAS Civil Engineering Infrastructure	\$ 10,000		60,000
Nelson \ Nygaard TND Circulation, Traffic and Network	\$ 20,000		
Omni Means Traffic Analysis	\$ 10,000		63,000
ERA Fiscal Analysis and Mitigation Program	\$ 10,000		50,000
TOTAL	\$320,000	\$109,000	\$208,000

\$ 637,000

Professional Services (for details and allowances, please see enclosed budget spreadsheet)

Invoices will be issued on a monthly basis for the work completed during that month for the work completed as described above, the City of Paso Robles shall pay the lead consultant for this team, Moule & Polyzoides, a sum of \$439,000 for the base services and up to \$208,000 for follow-up services.

Action Item 2: Continue to review and comment on planning efforts and development projects being considered by the County within the City's Planning Impact Area.

POLICY LU- 2G: Specific Plans. Require for large, vacant and/or underutilized areas, as well as for areas with special planning needs, as follows (refer to Figure LU-3):

- Areas outside of and southeast of the 2003 City limits, within Subarea "D" (proposed Annexation Areas between Linne Road and Creston Road). Two specific plans, which include:
- Olsen Ranch Specific Plan (Areas S2 and E3)
- Beechwood Area Specific Plan (Areas S1, E1 and E2)
- Chandler Ranch Area Specific Plan (Areas C1 and S3)
- Oak Park Area Specific Plan
- Other areas as established by the City Council

Limitations on Chandler Ranch Area Specific Plan, Olsen Ranch Specific Plan, and Beechwood Area Specific Plan.

1. The following shows the maximum number of dwelling units that can be accommodated within each of the specific plans. These numbers may be reduced, depending on topographic, environmental, or other development constraints:

• Chandler Ranch Area Specific Plan (Areas C1 and S3):	1,439 dwellings
• Olsen Ranch Specific Plan (Areas S2 and E3):	673 dwellings
• Beechwood Area Specific Plan (Areas S1, E1 and E2):	674 dwellings

2. At no time shall the collective buildout potential of the Chandler Ranch Area Specific Plan, Olsen Ranch Specific Plan, and Beechwood Area Specific Plan exceed a total of 2,370 dwelling units (exclusive of second dwellings), or some other number determined to ensure that the overall citywide population does not exceed 44,000 by the year 2025 (per City Council Resolution 03-232).

Within the scope of a specific plan, the Planning Commission and City Council have the authority to:

Provide flexibility in terms of:

- Distribution of densities within the geographic area covered
- Parcel sizes and location (including clustering to retain unique site features)
- Development Standards and other Zoning Ordinance requirements
- Allowable land uses by providing an opportunity for mixed use provisions (e.g. neighborhood serving commercial land uses) within the overall residential densities anticipated in the General Plan. This flexibility includes the ability to provide for multi-family land uses as long as the total dwelling unit count is within the scope of the General Plan designation for the geographic area under consideration

Address community-wide issues on a comprehensive basis, including:

- Fiscal impacts
- Infrastructure phasing and financing
- Parks and Trails
- Project Amenities
- Coordinated Architecture

Action Item 1. Encourage establishment of Specific Plans for other areas where it would be appropriate to:

- a) Retain unique site features.
- b) Insure a cohesive development pattern for the area (A Specific Plan could establish site planning, design and architectural parameters that could integrate the uses of the different parcels in the area).
- c) Lend themselves to long-term development and infrastructure phasing;
- d) Allow for flexibility in site planning in order to encourage creative and higher quality design and to ensure compatibility with surrounding land uses.

Action Item 2. As part of the environmental review of new Specific Plans, require preparation of fire station analysis identifying staffing requirements, station location, and response times.

POLICY LU- 2H: Downtown. Continue to revitalize the historic Downtown. Focus efforts on developing Downtown Paso Robles as the specialty retail, government, office, cultural, conference, and entertainment center of the City and North County region.

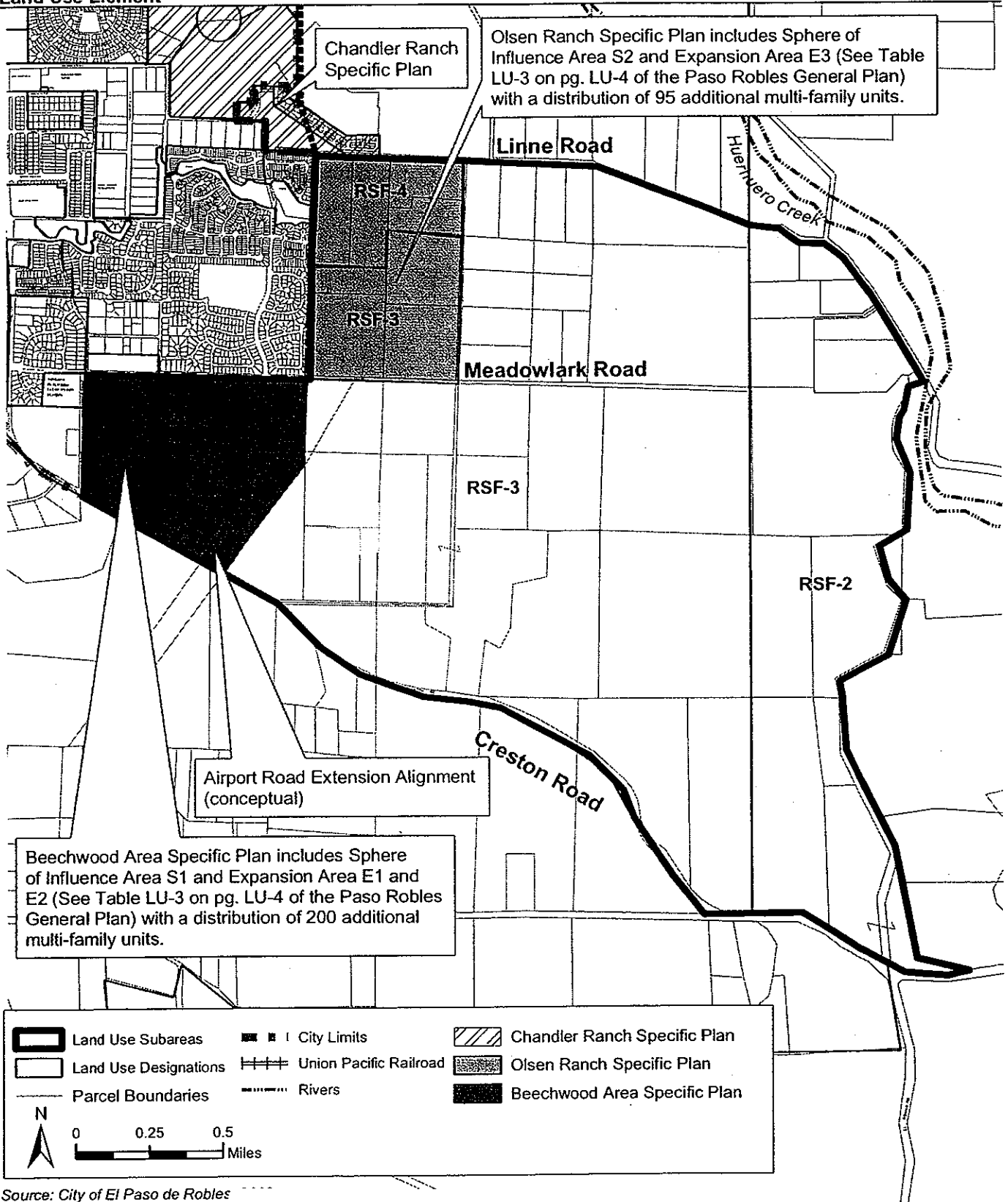
Action Item 1. Continue requiring new projects to implement the adopted Downtown Design Guidelines and to adhere to the development standards of the Zoning Ordinance.

Action Item 2. Promote a vibrant Downtown using the following methods:

- Implement the City's Economic Development Strategy.
- Continue to support Main Street and Chamber of Commerce efforts to use media, publications and technology to encourage retailers and entrepreneurs to locate and build in downtown.
- Encourage Main Street to recruit specialty stores to the Downtown
- Promote special events in the downtown developed by the City, Farmer's Market, Main Street, Chamber of Commerce and other community groups.
- Accommodate and encourage special festivals and events, and public art in the Downtown area.

POLICY LU- 2I: Infill. Encourage infill development as a means of accommodating growth, while preserving open space areas, reducing vehicle miles traveled, and enhancing livability/quality of life. Infill includes:

Land Use Element



Source: City of El Paso de Robles

Location Map from the General Plan

Figure LU-60
City of El Paso de Robles

REQUEST FOR PROPOSALS (RFP)
SPECIFIC PLAN AND ENVIRONMENTAL IMPACT REPORT
OLSEN RANCH-BEECHWOOD AREA, CITY OF PASO ROBLES

INTRODUCTION:

The City of El Paso de Robles is requesting proposals from qualified consultant firms to prepare a Specific Plan and related Environmental Impact Report (EIR). The total area is approximately 484 acres, and is currently under the ownership of 12 different parties.

The City's General Plan, which was the subject of a full EIR that was certified in 2003, established the maximum number of dwelling units for the two distinct sub-areas of the Specific Plan:

Olsen Ranch; 3 property owners, 249 acres, 673 dwelling units, including 95 multi-family units at up to 20 dwelling units per acre; and

Beechwood Area, 9 property owners, 235 acres, 674 dwelling units, including 200 multi-family units at up to 20 units per acre.

It is expected that the primary property owners in each of the two areas will seek to provide one or more land use scenarios for their particular areas. Their proposals are likely to be prepared with the assistance of engineering and/or design professionals.

BACKGROUND:

This is an opportunity to prepare a creative, cohesive, and comprehensive plan and framework for development of two recently annexed areas in the City of Paso Robles. The topography ranges from relatively level to low rolling hills.

Challenges include land use compatibility among the parcels, and transitions to adjacent developed properties, Agricultural uses in the nearby County unincorporated areas are another consideration, along with PG&E high-voltage electric transmission lines that border the Beechwood Area and bisect the Olsen Ranch. Oak tree impact avoidance is a City priority, and there may be opportunities to preserve existing topographic features.

Traffic circulation and, in particular, off-site traffic impacts are primary concerns. The two areas are without infrastructure. The specific plan will need to program how the proposed land uses can best be served, and how the impacts of development on the balance of the community can be adequately mitigated. The scope of work includes a SB-610 evaluation of water resources for each of the two sub-areas. Concerns have been expressed about the impact of new development on a localized groundwater depression; the EIR will need to address this issue. Public participation, incorporating consideration of concerns of adjacent property owners and the County of San Luis Obispo will be essential components of the Specific Plan process.

The respondent to this RFP may assemble a consultant team under one primary consultant. Relevant expertise and experience in the fields of land use planning, civil and traffic engineering, along with varied technical resources such as in biology, noise assessment and air quality impact analysis, are required. The City has a traffic model prepared by Omni-Means and has used Omni-Means to assist with the City's General Plan update and the traffic engineering work related to the nearby Chandler Ranch Area Specific Plan. A preferred approach would be for the consultant responding to this RFP to include Omni-Means as a part of the consultant team and to incorporate them within the proposed scope of work; alternatively, the consultant would need to provide an equivalent level of in-depth traffic analysis utilizing the City's traffic model and insuring compatibility with other completed traffic analysis in the General Plan and other specific plans.

The City has a fiscal impact analysis model that the consultant would need to use to evaluate the cost of providing services to the plan area. The consultant will be expected to identify both service and infrastructure demands, on- and off-site, with the intent of providing a mitigation program that would insure "fiscal neutrality" for the City.

The consultant will be responsible for all supplementary data collection and analysis. It is the City's intent to work closely with the property owners and actively solicit and evaluate their proposed land use concepts. The EIR needs to be concise and, at the same time, technically and legally adequate.

Both the Olsen Ranch and Beechwood Area were approved by the Local Agency Formation Commission (LAFCO) for annexation to the City in October 2004. The annexation was consistent with the scope of the proposed Sphere of Influence and annexation areas reflected in the City's comprehensive General Plan update that was adopted in December 2003. The EIR that accompanied the General Plan considered the maximum number of dwelling units for the subject specific plan area as a part of the City's build-out population of 44,000 residents in the year 2025.

In order to implement the City's General Plan policy of a maximum of 44,000 residents in 2025 it may be necessary to reduce the number of dwelling units within the Olsen Ranch and Beechwood sub-areas. The extent of reductions will depend upon the number of dwelling units that are approved in the nearby Chandler Ranch Area Specific Plan (anticipated to be adopted during 2005). By the time that the Olsen Ranch – Beechwood Area Specific Plan and EIR are underway, there should be more information available regarding the Chandler Ranch Area Specific Plan.

The purpose of the Specific Plan requirement is to:

- promote orderly growth and development through preparation of a plan at greater detail than provided in the City's General Plan;
- insure compatibility / minimize land use conflicts with regard to adjacent properties;
- coordinate evaluation of impacts (in particular, community-wide traffic impacts) with the City's General Plan and Chandler Ranch Area Specific Plan;

- formulate a mitigation program tailored to the land uses that will adequately address traffic and other environmental impacts on the balance of the community;
- provide a detailed evaluation of the fiscal impacts of development of the Specific Plan area, both in terms of needed infrastructure and also impacts on City services / operations, and recommend appropriate mitigation measures;
- recommend adequate conditions of approval, including, as applicable and necessary, fees for City cost recovery and infrastructure improvement in a form that insures orderly development and implementation of road and utility master plans.

To the extent feasible, the City desires to utilize base data collected and presented in the EIR prepared for the 2003 General Plan update. The consultant should make every effort to avoid duplication of efforts and be cost effective in preparation of both the Specific Plan and EIR.

SCOPE OF WORK:

1. Review of existing General Plan, General Plan EIR, City infrastructure master plans, Draft of the Chandler Ranch Specific Plan and EIR, and other relevant background information;
2. Conduct a noticed public workshop / scoping session to discuss the Specific Plan and EIR process and seek input from the public and property owners as to the land uses that they wish to have considered in preparation of the specific plan (the workshop needs to focus on each of the two sub-areas on an individual basis, and the preparation of the specific plan and EIR needs to anticipate that the design considerations, development standards, and range of mitigation measures will be presented separately for each of the two sub-areas);
3. Formulate up to four (4) alternative land use plans for each of the two sub-areas (a total of eight (8) land use plans), including a reduced density option if that becomes necessary to implement the General Plan population cap of 44,000 in the year 2025. The character of land use plans will depend in part upon the range of public and property owner input received. The plans should reflect reasonable alternatives to meet the needs of the property owners in the respective sub-areas, the City, and address the range of issues that may be unique to the particular sub-area;
4. Each alternative shall consider the range of physical and environmental constraints that apply to the subject property, addressing the reasons why a specific plan is being required;
5. Analyze City infrastructure and service capacities, including but not limited to City streets and State Highways plus City utility constraints, to determine potential thresholds for development and logical infrastructure increments in relation to the proposed land uses.

6. Prepare conceptual mitigation programs for each of the land use plans, including rough estimates of the cost of mitigating impacts created by each alternative. Costs shall include both infrastructure and operational impacts on the City and other public agencies.
7. Conduct up to two (2) noticed public workshops to present the land use alternatives and the scope of potential impact mitigation.
8. Sequentially, present land use alternatives to the Planning Commission and City Council, with the intent of seeking a consensus on the preferred alternative.
9. Based on City Council direction, prepare a detailed Specific Plan that includes but is not limited to conceptual grading, infrastructure design, and design criteria. The level of detail shall be at least commensurate with what was prepared for the Borkey Area Specific Plan. A similar structure of the document, including distinct development standards and mitigation programs for the Olsen Ranch and Beechwood sub-areas, would be acceptable.
10. The Specific Plan needs to address how each parcel within each of the two sub-areas can develop independently from other parcels or, to the extent that independent development is not feasible, the Specific Plan shall designate the necessary sequence of orderly development.
11. Prepare an Environmental Impact Report that analyzes the proposed Specific Plan and reasonable alternatives, documenting infrastructure thresholds and environmental impacts. The EIR shall utilize existing information to the extent feasible and appropriate to the Specific Plan, but will need to address in detail areas outside of the scope of the prior certified General Plan EIR.
12. Present both the Specific Plan and EIR (with a detailed impact mitigation program) for consideration by both the Planning Commission and City Council.
13. The presentation to the Commission and Council shall include any related legislative or procedural matters, including but not limited to a General Plan Amendment (should one be warranted by the scope of the preferred land use alternative). As applicable, consultant shall prepare necessary California Environmental Quality Act (CEQA) documentation and filings, including but not limited to Statements of Overriding Considerations.

DOCUMENT CONTENTS:

Specific Plan:

1. Coordination of property owner input and preparation of a land use plan reflecting the distribution of land uses by type; the property owner proposal(s) need to be considered along with other creative / viable options. The Borkey Area Specific Plan (BASP)

provides an example of a successful specific plan that has stood the test of time. The level of land use information presented, along with standards for development, would seem to provide a reasonably acceptable model.

2. Circulation system plans, including streets, bikeways, and pedestrian walkways, consistent with an extension of existing City standards for the specific plan area. The General Plan calls for traffic calming; the expectation would be that the specific plan would incorporate traffic calming principles.
3. Schematic subdivision patterns and preliminary grading concepts.
4. Provisions for oak tree and open space preservation, including parks based on the General Plan standard of seven (7) acres per 1000 population.
5. Incorporation of AG buffers and other provisions to reduce / avoid potential land use conflicts and responding to input from the County of San Luis Obispo.
6. Detailed treatment of how developments on different property ownerships will relate to each other (including how non-participating properties will be treated).
7. How the plan will address Electro Magnetic Field (EMF) issues related to the PG&E transmission lines.
8. Internal infrastructure design, in close cooperation with the City Engineer and Public Works Department.
9. Detailed development standards for the various types of development (particularly relevant to commercial / mixed use development); again, the BASP provides a good guidepost as to level of detail.
10. Alternatives for the purpose of meeting CEQA requirements (a minimum of 2 or 3 options). Alternatives need to address options to reduce the overall project density including a share of the dwelling units needed to stay within the 44,000 population cap established in the December 2003 General Plan update.
11. Refinement of the Draft Specific Plan in response to City / other Agency input.

Environmental Impact Report:

1. Preparation of an EIR, incorporating applicable environmental mitigation measures, plus fiscal impact analysis to maintain "fiscal neutrality". Mitigation measures need to be separated between the Olsen and Beechwood sub-areas.

2. Evaluation of infrastructure impacts, particularly off-site, and formulation of appropriate mitigation measures, including SB-610 analysis for each of the sub-areas.
3. Lead Agency role in coordinating input from the public / other public agencies.
4. Preparation of a Specific Plan fee schedule that incorporates mitigation measures / strategy for implementation of financing.

The consultant shall be responsible for:

1. All data collection, preparation of public notices, environmental process and notices, printing of documents, and presentations at public meetings;
2. Coordination with all public agencies, including but not limited to the Paso Robles School District, Caltrans, the California Department of Fish and Game, U. S. Fish and Wildlife Service, and the County of San Luis Obispo, and scheduling all meetings with City staff and/or other agencies;
3. Compliance with all applicable requirements of State and local codes, including but not limited to the provisions of the California Environmental Quality Act;
4. Confirming all assumptions with the City of Paso Robles;
5. Preparing and maintaining mailing lists for all notices and required referrals;
6. Providing the City with a comprehensive mitigation program (including environmental / CEQA required topics) plus fiscal impact mitigation designed to hold the City as “fiscally neutral”.

The City will be responsible for:

1. Mailing of all documents to public agencies, property owners, and members of the public who have requested copies, based on a mailing list prepared by the consultant;
2. Preparing staff reports and resolutions based on the City’s standard formats, utilizing documents prepared by the consultant as attachments.

The City’s role shall generally be limited to providing copies of existing documentation / information, providing feedback on / review of draft documents, submitting public notices for publication in the local media, and making internal distribution of documents.

All other activities related to the Specific Plan and EIR shall be handled by the consultant.

Additional Available Information:

- a. The City's 2003 / 2004 General Plan Elements, EIR, and Technical Appendices
- b. Traffic count information that the City has in its files
- c. Current statistics on approved / tentatively approved projects / developments
- d. The City's adopted Airport Master Plan and proposed Airport Land Use Plan
- e. City Sewer and Water Master Plans (being updated to reflect the new General Plan)
- f. Digitized City Base Map (AutoCAD format)
- g. Paso Robles Joint Unified School District Long-Range Facility Master Plan, K-12, 1999-2023, Revised May 11, 1999
- h. Annexation related documentation relative to the Olsen Ranch and Beechwood Area
- i. Borkey Area Specific Plan
- j. Draft Chandler Ranch Area Specific Plan and Draft EIR

Products and Schedule for Completion:

The consultant will provide the following reports to the Community Development Director. These reports will be part of the schedule which will be prepared at the start-up meeting with city staff:

- a. Weekly verbal status reports, starting one week after execution of the approved contract, plus written monthly status reports, starting one month after contract execution.
- b. Five (5) copies of an Administrative Draft Specific Plan and EIR shall be submitted to the Community Development Director within a fixed / contract specified number of days.
- c. A Revised Draft Specific Plan and EIR (separated into the two sub-areas) to be submitted for public review and comment within a fixed number of days after execution of the contract. The documents shall be submitted as a printed copy and on a CD in two forms (one suitable for posting on the City web site - - this would need to be in pdf for each section and separate pdfs for any illustrations or figures; the other CD would need to be in a format suitable for duplication to provide copies to the public). For budget purposes, assume one hundred (100) copies each of the Draft Specific Plan and Draft EIR, plus 20 copies on CD. Appendices shall be provided in twenty (20) printed copies and 20 on CD.
- d. A Final Specific Plan and EIR reflecting response to comments to be submitted to the Community Development Director within a fixed number of days after execution of the contract and in response to comments after the close of the public review period.
- e. The Final EIR is to be in the form of a final document rather than as a supplemental attachment to the Draft EIR. The documents shall be submitted as printed copy and on a CD in two forms (one suitable for posting on the City web site, the other suitable for duplication to provide copies to the public). For budget purposes, assume seventy-five (75) copies each of the Final Specific Plan and fifty (50) copies of the Final EIR, plus 20 copies on CD. Appendices shall be provided in twenty (20) printed copies and 20 on CD.

All reports will be submitted in 8½" x 11" size, single-sided master format, suitable for photocopying. All graphics, figures, maps, charts, etc., must be reduced to an 8½" x 11" format unless previously agreed upon by the City. All documents shall be clear and concise. Maps and diagrams shall be professionally prepared originals or clean copies, and are subject to City approval; unintelligible photocopies of existing maps or plans will not be acceptable. A camera-ready original will be required to be submitted to the City upon approval of the Specific Plan and certification of the Final EIR, along with web site format and reproducible format CDs of all work.

The City will require that the text of the Specific Plan, Draft and Final EIRs be provided to the City in Microsoft Word for Windows on CDs prior to respective payments.

BUDGET:

The City of Paso Robles anticipates advancing funds to prepare the Specific Plan and EIR, with the expectation that the Specific Plan will include provisions to pay the City for its costs (including administrative expenses) in the form of fees to be applied at the time of development of the respective parcels.

The consultant shall submit a fixed budget amount to cover all the foregoing services for preparation of the Specific Plan and EIR. The budget will show a separate break-out of costs for traffic and any other studies called for in the scope of work, administration costs, consultant time and expenses for attendance at meetings, public hearings, etc., as individual and separate line items. Additional costs shall be itemized for:

- Travel expenses (realistic estimates; may not be exceeded without City approval);
- Hourly rate for additional work / meetings beyond the described scope of work;
- The number of documents specified in this RFP;
- Any additional charges not identified in the Scope of Work outlined above but recommended by the consultant as necessary to complete the Specific Plan and EIR in accordance with State Code requirements and per CEQA.

PAYMENT SCHEDULE

Payment of consultant services will be made according to the following schedule:

- 20% of the contract fee will be paid upon execution of the contract.
- 30% of the contract fee will be paid upon submittal of an acceptable Administrative Draft Specific Plan and EIR.

- 30% of the contract fee will be paid upon submittal of an acceptable Draft Specific Plan and EIR for public review and comment.
- 20% of the contract fee will be paid upon certification of the Final Specific Plan and EIR by the City Council including all responses to comments to the draft EIR as necessary, and the required papers, maps / plans, and all work on disk per specifications.

Statements received prior to the City's monthly deadline will be processed and paid at the end of that calendar month. Invoices received after that date will be paid with the following month's statements. No partial payments for services rendered to that date will be paid. The City reserves the right to withhold payment or to delay payment in full based on these criteria:

- Products, drafts are not adequately prepared as outlined in the scope of work;
- Products are not delivered to the City according to the time schedule.

RESPONSE TO REQUEST FOR PROPOSALS:

The response to this RFP shall contain the following elements:

1. A statement reflecting the consultant's understanding of the scope of the issues to be addressed including an outline of the proposed approach towards preparation of the study.
2. Information on the firm's qualifications and experience in preparing studies for similar projects. The information should include the following:
 - a. Identification, qualifications, and experience of all persons to be assigned to the project; particularly identify the project manager and contact person;
 - b. Identification and qualifications of any subcontracting consultants, including resumes or qualifications of individuals or the firm as applicable;
 - c. Copies of two (2) examples of Specific Plans and EIRs of similar class and nature. These must be copies that do not need to be returned, or it will be the responsibility of the consultant to make arrangements to return the documents at consultant's cost.
3. Specific Plan and EIR budget to include the following:
 - a. A firm / not to exceed cost to complete the described work, accompanied by the estimated hours upon which the cost is based;
 - b. Hourly rates for each person assigned and any flat rates for subcontracted work;

- c. A realistic time-line for preparation of a Specific Plan and EIR.
4. Identification of any errors and omissions insurance coverage the firm may have.
5. Any and all exceptions from the scope of work description or preliminary specifications described by this RFP (including identification of the scope and cost of any additional work that would be necessary in order to adequately address all requirements applicable to a specific plan and/or EIR of the type addressed in this RFP).
6. Signature line, with name and title of signatory; firm, address, and telephone number.
7. Two (2) copies of the proposal, in 8½" x 11" format shall be submitted.
8. A Schedule for Completion, based on the consultant / team starting work on the EIR within two weeks after executing the contract, and providing the following specific information:
 - Date for submitting Preliminary / Administrative Draft of the Specific Plan and EIR
 - Date for submitting the Public Draft of the Specific Plan and EIR (based on when the City responds with comments on the Preliminary / Administrative Draft of the EIR)
 - Date for submitting the Final Specific Plan and EIR (based on when the City provides the consultant with comments on the Public Draft of the EIR)
9. Two (2) reference letters from clients on projects of similar scope and nature.

DEADLINE FOR RESPONSE:

The response to this Request for Proposal is to be received by the Community Development Department by 5:00 PM on Friday, February 11, 2005. Responses received after the specified time and date may not be considered. Respond to:

Community Development Director, City of El Paso de Robles
1000 Spring Street, Paso Robles, CA 93446-2599

On the envelope/package, please clearly label "Proposals for Olsen Ranch - Beechwood Area Specific Plan and EIR". Delivery of responses may be made to the second floor of Library/City Hall) located at 1000 Spring Street, Paso Robles, CA 93446.

CONTRACT REQUIREMENT; NON-EXCLUSIVE CONTRACT:

The consultant who is chosen shall execute a written contract with the City within seven (7) calendar days after notice of selection has been sent by first class mail to the address provided in the

response to the RFP (An example of the City's standard contract is attached). The City reserves the right to contract with other consultants during the contract term.

SELECTION PROCESS:

1. Selection of the consultant will be based on demonstrated expertise and experience, the ability to produce the desired product in the specified time frame, a demonstrated record of satisfactory work performed on projects of similar scale and nature, project approach, the completeness in responding to this Request for Proposals, and the proposed fees.
2. The most qualified firm will be recommended by City staff; oral interview may be required.
3. The City reserves the right to reject any or all proposals, and to negotiate modifications or acceptance of parts of a proposal. Other terms and conditions of contract will be negotiated at the time of the consultant selection and will be subject to approval of the City Attorney.
4. All proposals submitted to the City in response to this RFP become the property of the City, and upon completion of the Specific Plan and EIR, all documents and other products become the property of the City, including source documents and working notes.

FURTHER INFORMATION ON THE RFP: Please contact Bob Lata or Susan Zaleschuk in the Community Development Department at (805) 237-3970 [fax: (805) 237-3904, or e-mail: bob@prcity.com / szaleschuk@prcity.com] should you have questions or need further information regarding the RFP.

Granting of this contract may require disclosure of personal financial interests under the Political Reform Act
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Overview of the Olsen Ranch and Beechwood Specific Plan (OBSP) Proposal from Moule & Polyzoides

The Work Plan for this project is divided into 2 parts:

Part 1

The information gathering phase, where the consultants will gain a deeper understanding of the project, the community, players involved, what is desired for the site by the City and the property owners, get up to speed on all the City's documents, plans, and regulations. Also includes a site/area tour.

- a. In this phase the consultants will meet with and interview staff, key stakeholders, affected agencies, and decision-makers.
- b. Based on information gained to date, the consultants will conduct a Joint Study Session with the Planning Commission and City Council. They will present findings and preliminary recommendations on issues, introduce the principles of Traditional Neighborhood Development, and request input and direction for the project.

Information obtained in a. and b. above will be used in developing a program to conduct a Charrette. It is anticipated that 1.a. and 1.b. will be conducted over 2-3 days.

Products from this part of Phase 1 include:

- Memorandum on information obtained in the interviews
 - Analysis poster identifying a variety of planning issues
 - Preliminary market report
 - Powerpoint presentation for Joint Study Session
 - Memorandum summarizing the Joint Study Session
 - Schedule of tasks and meeting for Charrette
- c. The Charrette. This is an intensive 4-5 day interactive workshop that is conducted all team members including land use planners, engineers, economist, transportation planners, environmental planners, landscape architect, etc., and the property owners, community and decision makers.

Products from this part of Phase 1 include:

- Summary Memorandum with results and direction
- Charrette Catalog of illustrations and materials in color and on-line

Information gained in parts 1.a., b. and c. will be used to prepare an Administrative Draft and Final Specific Plan. Several meetings to review the project with staff will be

Program Summary

conducted. The Draft Specific Plan will be introduced at a 2nd Joint PC/CC Study Session.

Part 2

This includes the Technical Scoping and Analyses for the Environmental Impact Report (EIR). This will include detailed traffic analysis and a fiscal analysis. Next, the DEIR will be prepared. The scope includes all the legal requirements and typical subject areas for specific plan environmental analyses. The consultants will evaluate up to 4 alternatives for both properties, with the most detailed analysis conducted on the preferred alternative reflected in the Draft Specific Plan.

The DEIR scope does not include the following:

- Specific protocol/species-level surveys for biology.
- On-site field work for cultural / historic resources. (They will research secondary data for this effort unless more is necessitated as a result of findings.)
- Fieldwork on hazardous materials.
- Preparation of CO Hotspot analysis for air quality impacts. (A regular air quality impact analysis modeling will be included.)
- Visual simulations and assessments of impacts from private views of the site.

After completion of the DEIR, the consultants intend to conduct another Joint Study Session to introduce the DEIR. It will be circulated for public review (45 days). They anticipate 2 Planning Commission hearings. Response to comments are planned to be prepared between meetings. Lastly, adoption hearing with City Council.

The budget for all work is: \$637,000.