

TO: JAMES L. APP, CITY MANAGER

FROM: BOB LATA, COMMUNITY DEVELOPMENT DIRECTOR

SUBJECT: CHANDLER RANCH AREA SPECIFIC PLAN: MODIFICATION TO
THE ADOPTED WORK SCHEDULE

DATE: JULY 5, 2005

Needs: For the City Council to consider approval of a request from the Chandler Ranch Specific Plan Area property owners to extend the project schedule to accommodate their desire to have more time to review draft Specific Plan and draft Environmental Impact Report documents.

Facts:

1. On May 17, 2005, the City Council approved a scope of work with a project work schedule for the Chandler Ranch Area Specific Plan and related environmental documentation. Attached is a copy of the approved schedule.
2. On May 26, 2005 and June 8, 2005, City staff and consultants met with the property owners to discuss the process of completing the draft Specific Plan and EIR.
3. At the May 26, 2005 meeting there appeared to be agreement regarding steps to complete the Specific Plan process, including the work schedule.
4. At the June 8, 2005 meeting, the property owners requested that the work schedule be modified to provide for:
 - a. Additional time for them to informally review and comment on the Administrative Draft Documents before they are released for public review;
 - b. Release of the Admin Draft Specific Plan before release of the Admin Draft EIR, to focus comments on the Specific Plan;
 - c. To delay their detailed input on the draft Specific Plan (e.g. final acreage and dwelling unit numbers for the respective sub-areas, development standards) to July 15, 2005.

5. The effect of the property owner requests will be to extend the project work schedule for about 12 weeks.
6. Since the City Council approved the prior work schedule, Council consideration is requested with regard to the proposed revision to the work schedule.

Analysis
and

Conclusion:

At the June 8, 2005 meeting, the property owners stressed the desire to have adequate time to provide their input. The consensus of the property owners was that they would rather spend 12 weeks more time and have a greater comfort level that they have had sufficient time to provide comment on the draft documents.

Although the Chandler Ranch Area Specific Plan is a City project, the City has sought to provide adequate opportunity for property owner input into the process. The time extension would provide the property owners with what they have requested.

Based on discussion at the June 8, 2005 meeting, the City's consultants concluded that it may be possible to extend the time period without changing the contract price. There have been some savings in terms of eliminating one of the study alternatives, and these savings could cover the costs relating to a longer project time frame. The City will monitor the contract and consultant time expenses with the goal of staying within the established budget.

In terms of City staff resources, efforts will be made to resolve the most significant policy issues before the end of calendar year 2005. Contract assistance will be arranged to insure that there are adequate City staff resources available for the work that extends into 2006.

Policy

Reference:

General Plan requirement for a Specific Plan for the Chandler Ranch Area

Fiscal

Impact:

None

Options:

- a. That the City Council agree to the property owner request to revise the work schedule for the Chandler Ranch Area Specific Plan and environmental documentation and direct that contract documents be amended to accommodate this change.
- b. Amend, modify or reject the foregoing options.

EXHIBIT D Work Schedule

City of Paso Robles - Revised Chandler Ranch Area Specific Plan and EIR

TASK	May-05	Jun-05	Jul-05	Aug-05	Sep-05	Oct-05	Nov-05	Dec-05	Jan-06
1. Property Owner/Staff Meetings (5-26-05)	○								
2. Agree to Planning Parameters (6-2-05)		○							
3. Admin Draft Specific Plan and EIR									
3a. Traffic Analysis									
3b. Infrastructure Analysis									
3c. Historical Analysis									
3d. Infrastructure Cost and Phasing									
4. Draft Specific Plan and EIR									
5. Final Specific Plan and EIR									
6. Workshops									
7. Public Hearings									
8. Staff/Property Owner Meetings									

- Work in Progress
- City/Team Review
- Public Review
- Meetings/Key Milestones
- Workshop or Public Hearing

EXHIBIT D Work Schedule (Revised June 13, 2005)

Assumes Staggered Internal Review of Specific Plan and EIR

City of Paso Robles - Revised Chandler Ranch Area Specific Plan and EIR

TASK	May-05	Jun-05	Jul-05	Aug-05	Sep-05	Oct-05	Nov-05	Dec-05	Jan-06	Feb-06	Mar-06	Apr-06	May-06
1. Property Owner/Staff Meetings (5-26-05)	○												
2. Define Planning Parameters													
2a. Property Owner Meeting (6-8-05)		○											
2b. Resolve Sherwood Rd Alignment		■											
2c. Receive Refined Prop Owner Input		■											
3. Admin Draft Specific Plan and EIR													
3a. Biological Field Studies		■											
3b. Traffic Analysis		■											
3c. Infrastructure Analysis		■											
3d. Historical Analysis		■											
3e. Infrastructure Cost and Phasing		■											
3f. Preparation of Admin Draft SP		■											
3g. City Review of Admin Draft SP		■											
3h. Pr Owner Review of Adm Draft SP		■											
3i. Preparation of ADEIR		■											
3j. City Review of ADEIR		■											
3k. Pr Owner Review of ADEIR		■											
4. Draft Specific Plan and EIR													
5. Final Specific Plan and EIR													
5a. Responses to Comments													
5b. Refine SP Costing and Phasing													
5c. Refine Mitigation/Policy Approach													
6. Workshops													
7. Public Hearings													
8. Staff/Property Owner Meetings													

- Work in Progress
- City/Team Review
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