

**CITY COUNCIL AGENDA**  
Tuesday, December 6, 2005 7:30 PM

**ADDENDUM**  
**to Adjourned Regular Meeting**

**MEETING LOCATION: PASO ROBLES LIBRARY/CITY HALL  
CONFERENCE CENTER, 1000 SPRING STREET**

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To add item:

**DISCUSSION**

**13.1 [Caltrans Request for Additional Public Comment Time – Draft Chandler Ranch Area Specific Plan and Draft Environmental Impact Report](#)**

R. Lata, Community Development Director

Consider extending the 45-day public review and comment period for the Draft Chandler Ranch Area Specific Plan and Draft Environmental Impact Report. (Request for extension made by a representative of District 5 of Caltrans at a public workshop held November 29, 2005.)

**OPTIONS:**

- a. Favorably consider the Caltrans request for an extension of the time period for public review and comment on the Draft Chandler Ranch Area Specific Plan and Draft Environmental Impact Report to Monday, January 16, 2006, with the expectation that the city's consultants will respond to reasonable requests for clarification, elaboration, and refinement of the traffic analysis but that the City's goal is to complete the Chandler Ranch Area Specific Plan process on the approved schedule and the City does not intent to further expand the scope of traffic analysis beyond what has been prepared. The extended deadline for written comments would be 5:00 PM on Monday, January 16, 2006.
- b. Deny the request for the time extension beyond the 45-day public review period that is provided for under the California Environmental Quality Act; the deadline for written comments would be 5:00 PM on Monday, January 2, 2006.
- c. Amend, modify, or reject the foregoing options.

**ROLL CALL VOTE**

\*\*\* End of Addendum \*\*\*

TO: JAMES L. APP, CITY MANAGER

FROM: BOB LATA, COMMUNITY DEVELOPMENT DIRECTOR

SUBJECT: CALTRANS REQUEST FOR ADDITIONAL PUBLIC COMMENT TIME, DRAFT CHANDLER RANCH AREA SPECIFIC PLAN AND DRAFT ENVIRONMENTAL IMPACT REPORT

DATE: DECEMBER 6, 2005

Needs: For the City Council to consider whether or not to extend the 45-day public review and comment period for the Draft Chandler Ranch Area Specific Plan and Draft Environmental Impact Report. The request was made by a representative of District 5 of Caltrans at a public workshop held November 29, 2005.

Facts:

1. The Chandler Ranch Area Specific Plan has been part of a public planning process since 2001. Attachment "A" is a Chronology that outlines what has occurred.
2. The City and its consultants have consistently sought to address issues raised by all public agencies, including Caltrans.
3. The decision in 2004 to issue a revised Draft Specific Plan and Draft Environmental Impact Report was primarily one intended to address potential traffic impacts and to incorporate a broader scope of traffic analysis requested by Caltrans.
4. As the attached Chronology indicates, during 2005 alone the City's traffic consultants have had over 45 e-mail exchanges and over 20 other discussions with Caltrans staff, seeking to refine the traffic analysis to address Caltrans requests. The correspondence totals over three inches of paper and has been completed in two binders that are available for review by any interested persons.
5. In deference to Caltrans requests, the City delayed release of a revised Draft Chandler Ranch Area Specific Plan and Draft Environmental Impact Report to incorporate June 2005 traffic counts instead of utilizing April 2005 traffic counts.

6. The current project schedule was approved by the City Council in June 2005 and has been a public document since that time. A copy is attached and labeled Attachment "B".
7. The 45-day public review period that is being provided from November 17, 2005 through January 2, 2006 is consistent with the Guidelines for implementation of the California Environmental Quality Act.
8. The Caltrans representative at the November 29, 2005 public workshop expressed concerns about the ability of Caltrans staff to provide an adequate analysis of the Draft documents within the specified 45-day review period because of staff vacations and December holidays.
9. Caltrans requested a two-week extension of the public review period.

Analysis  
and

Conclusion:

Based on discussions with the City's consultant team, the volume, nature and timing of comments on the Draft Chandler Ranch Area Specific Plan and Draft Environmental Impact Report will determine whether or not a two-week delay will impact the project budget and Council approved schedule that calls for completion of the Specific Plan by April 2006.

The Specific Plan has been underway since 2001. Addressing traffic impact and traffic analysis issues has contributed much delay throughout this extended process. In addition to delaying the process to incorporate additional traffic counts requested by Caltrans, the scope of analysis was expanded (at Caltrans request) to include potential traffic impacts as far away as the Highway 46 West/101 interchange.

In addition to delaying work on the Chandler Ranch Area Specific Plan, Caltrans staff had delayed work on the Airport Road / Highway 46 East Project Study Report, the completion of which is needed to address the traffic impacts of the Chandler Ranch area and to improve safe access to Highway 46 East.

Whereas it would appear that a two-week delay can perhaps be accommodated in the overall schedule for the Chandler Ranch Area Specific Plan, concerns have been expressed that Caltrans may seek even further traffic analysis, beyond the already expanded scope of the Revised Draft EIR.

The property owners have expressed frustrations with the continued delays in completing the Specific Plan and related environmental documentation. City staff and the City's consultant team share those frustrations and are seeking a timely conclusion to the Chandler Ranch Area Specific Plan process.

Should the City Council wish to entertain the two-week extension being sought by Caltrans, the Council may wish to condition that extension on the expectation by all parties that the city's consultants will respond to reasonable requests for clarification, elaboration, and refinement of the traffic analysis but that the City's goal is to complete the Chandler Ranch Area Specific Plan process on the approved schedule and the City does not intend to further expand the scope of traffic analysis beyond what has been prepared.

Policy

Reference: General Plan; California Environmental Quality Act

Fiscal

Impact: Further delays and/or additional requests for a further expanded scope of traffic analysis will have fiscal impacts for the City and impacted property owners. In addition, delays have a tendency to escalate the costs of installation of traffic impact mitigation measures.

Options:

- a. To favorably consider the Caltrans request for an extension of the time period for public review and comment on the Draft Chandler Ranch Area Specific Plan and Draft Environmental Impact Report to Monday, January 16, 2006, with the expectation that the city's consultants will respond to reasonable requests for clarification, elaboration, and refinement of the traffic analysis but that the City's goal is to complete the Chandler Ranch Area Specific Plan process on the approved schedule and the City does not intend to further expand the scope of traffic analysis beyond what has been prepared. The extended deadline for written comments would be 5:00 PM on Monday, January 16, 2006.
- b. To deny the request for the time extension beyond the 45-day public review period that is provided for under the California Environmental Quality Act; the deadline for written comments would be 5:00 PM on Monday, January 2, 2006.
- c. Amend, modify or reject the foregoing options.

## Chandler Ranch Area Specific Plan Chronology

Chandler Ranch Area Specific Plan public planning process initiated 2001.

Public Workshops were held between February and August 2002

Draft alternatives presented to the public August 29, 2003.

Consultant team change with Rincon assigned in December 2003

Workshops and Analysis of specific issues occurred February to March 2003; topics:

- a. confirmation of backbone circulation & identification of key issues
- b. confirmation of the need to provide grading and illustrations

Presentation of Draft Alternatives (*October 28, 2003*)

City Council Selects Property Owner Alternative for Study in EIR (*November 18, 2003*)

Notice of Preparation (NOP) of the Draft EIR NOP Circulated (*February-March 2004*)

EIR Scoping Meeting (*February 12, 2004*)

Caltrans Response to NOP (*March 6, 2004*)

Original Draft Specific Plan released for public review (*August 23, 2004*)

Original Draft EIR released for public review period (*September 1, 2004*)

Public Workshop on original Draft Specific Plan and Draft EIR (*October 4, 2004*)

Comments on original Draft EIR accepted through October 29, 2004, when extended Public Review period ended

Repeated attempts at coordination with Caltrans to address concerns from original Draft Specific Plan and EIR (*over 45 e-mail and 20 discussions, January to November 2005*), including:

- January and February, 2005 meetings with Caltrans to discuss traffic scope, methodologies and coordination.
- Caltrans review and approval of Chandler Ranch traffic analysis scope of work that required City budget augmentation.
- Two rounds of draft reviews of Memorandum of Assumptions for the traffic analysis.

Revised Specific Plan prepared to address comments received on original Draft EIR (*May to November 2005*)

Revised Draft EIR prepared to address changes included in the Revised Draft Specific Plan (*June to November 2005*)

Revised Draft Specific Plan and Draft EIR released for 45-day public review (*began November 17, 2005; scheduled to end January 2, 2006*)

Caltrans letter regarding the CRASP process (*November 24, 2005*)

**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
- Public Review
- Meetings/Key Milestones
- Workshop or Public Hearing

