

TO: JAMES L. APP, CITY MANAGER

FROM: RON WHISENAND, COMMUNITY DEVELOPMENT DIRECTOR

SUBJECT: OLSEN RANCH BEECHWOOD SPECIFIC PLAN, ADDITIONAL BUDGET ALLOCATION REQUEST

DATE: MARCH 21, 2006

Needs: For the City Council to consider allocating additional funds to expand the consultants Scope of Work for the Olsen Ranch Beechwood Specific Plan (OBSP).

- Facts:
1. On May 17, 2005 the Council selected the consulting firm of Moule and Polyzoides (M&P) to prepare the OBSP and related Environmental Impact Report (EIR).
  2. The budget allocation for the M&P contracted Scope of Work is \$637,000.
  3. The Scope of Work includes preparation of the specific plan and EIR. Through the process of developing the specific plan, it has been determined that site topography requires additional technical civil engineering information in order to assess design feasibility and grading impacts.
  4. An engineered grading analysis would assist the City in determining how existing topography in the planning area might be impacted by the design of this plan. The results of the analysis may guide refinements of the plan design. It would also be used as the basis for evaluating grading impacts in the EIR.
  5. An engineered grading analysis is not included in the current Scope of Work and budget for preparing the OBSP and EIR. The City has received a cost estimate from the project consultants that indicates an engineered grading analysis may cost up to \$40,000, depending on the specific Scope of Work.

Analysis  
and

Conclusion: Hillside grading is of significant importance to City. Development on hillsides present a variety of challenges for project designers including site grading and road gradients. Based on the best topographic information available at the time of the design charrette for the OBSP, the street network and block layout was designed in a manner that respects the existing hillsides and topography of the properties.

However, through working on refinements to the plan design to address property owner and City desires, it has become apparent that additional grading analysis is needed. This supplemental information regarding grading implications will assist in the final project design and the City's analysis of the feasibility of the layout and land use concept of the Specific Plan.

Staff, the consultants, and the Council Ad Hoc committee recently met and concurred that it would be extremely useful to have an engineered grading and slope analysis prepared before moving forward with additional iterations of the project. This work effort will result in some delay in the production of the Specific Plan. However, this appears necessary to ensure that the Council is accurately informed with regard grading implications of this Specific Plan and will also assist in evaluating grading impacts when the project EIR gets underway.

Fiscal

Impacts: An additional \$40,000 is required to supplement the budget adopted for the OBSP and EIR. The funding may be allocated from the General Fund.

Options:

- a. Adopt Resolution No. 06-xx appropriating an additional \$40,000 to budget Account No. [2367105224209](#); or
- b. Amend, modify, or reject the above option.

Report prepared by Susan DeCarli, City Planner.

Attachments:

1 – Resolution

RESOLUTION NO.

A RESOLUTION OF  
THE CITY COUNCIL OF THE CITY OF PASO ROBLES  
ALLOCATING ADDITIONAL FUNDS TO EXPAND TO THE SCOPE OF WORK  
OF THE CONSULTANTS, MOULE & POLYZOIDES TO  
PREPARE A GRADING ANALYSIS FOR THE  
OLSEN RANCH BEECHWOOD SPECIFIC PLAN

WHEREAS, on May 17, 2005 the Council selected the consulting firm of Moule and Polyzoides (M&P) to prepare the OBSP and related Environmental Impact Report (EIR); and

WHEREAS, the budget allocation for the M&P contracted Scope of Work is \$637,000; and

WHEREAS, the Scope of Work includes preparation of the specific plan and EIR. Through the process of developing the specific plan, it has been determined that site topography requires additional technical civil engineering information in order to assess design feasibility and grading impacts; and

WHEREAS, an engineered grading analysis would assist the City in determining how existing topography in the planning area might be impacted by the design of this plan. The results of the analysis may guide refinements of the plan design. It would also be used as the basis for evaluating grading impacts in the EIR; and

WHEREAS, an engineered grading analysis is not included in the current Scope of Work and budget for preparing the OBSP and EIR. The City has received a cost estimate from the project consultants that indicates an engineered grading analysis may cost up to \$40,000, depending on the specific Scope of Work.

THEREFORE, BE IT RESOLVED AS FOLLOWS:

SECTION 1. The City Council of the City of Paso Robles does hereby allocate \$40,000 from Account No. 2367105224209 to fund this Scope of Work expansion to prepare a grading analysis for the Olsen Ranch Beechwood Specific Plan.

PASSED AND ADOPTED THIS 21st day of March, 2006 by the following Roll Call Vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

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FRANK R. MECHAM, MAYOR

ATTEST:

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CATHY DAVID, DEPUTY CITY CLERK