

TO: JAMES L. APP, CITY MANAGER
FROM: RON WHISENAND, COMMUNITY DEVELOPMENT DIRECTOR
SUBJECT: SUPPLEMENTAL BUDGET REQUEST, CHANDLER RANCH AREA SPECIFIC PLAN
DATE: FEBRUARY 20, 2007

Needs: For the City Council to consider a supplemental budget request for refined traffic analysis related to the Chandler Ranch Area Specific Plan (CRASP).

- Facts:
1. The City has been working with property owners on preparation of a specific plan and related materials for the 827 acre Chandler Ranch Area.
 2. The property owner group recently provided the City with a detailed phasing plan, illustrating their proposed sequence of development within the Specific Plan area.
 3. On- and off-site vehicular traffic is anticipated to be one of the most significant impacts from development of the CRASP.
 4. With the property owners' phasing plan, the City is now in a position to evaluate the phase by phase infrastructure needs to address traffic generated by development within the CRASP.
 5. Along with the volume of traffic generated by development of the CRASP, there is a need to address "traffic calming" within and adjacent to the CRASP.
 6. Omni-Means, the City's traffic consultants for the CRASP, has prepared a proposal to address the phase-by-phase infrastructure needs based on the property owners' phasing plan. Their proposal also addresses the adequacy of traffic calming measures. A copy of their proposal is attached and labeled "Exhibit A".
 7. If approved, the additional traffic analysis will be added to prior advances authorized by the City Council. City reimbursement, with interest, will be provided for through a promissory note and payment of Specific Plan fees at the time of development.

Analysis
and

Conclusion: Previous traffic analysis looked at the CRASP as a whole and modeled infrastructure needs based on overall impacts on the community.

With the property owners' new phasing plan the City is now in a position to evaluate the adequacy of traffic mitigation measures on a phase-by-phase basis to insure that the proposed infrastructure improvements are adequate for each development phase. The intent would be to insure that the timing of traffic infrastructure installation is both consistent and coordinated with the new phasing plan.

The proposed scope of traffic analysis would also evaluate the adequacy of traffic calming measures being proposed by the property owners, both within and adjacent to the CRASP. The intent would be to insure that traffic calming principles are applied as a part of project design and Specific Plan requirements, avoiding the need for later "retrofit" measures to address future traffic calming needs.

The scope of work for Omni-Means additionally includes a public presentation focusing on traffic analysis, recognizing that the adequacy of traffic mitigation measures will be one of the most significant public policy issues.

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

Fiscal Impact: The proposed budget amendment would increase the amount advanced from the City's General Fund on behalf of the CRASP property owners. Not including this request, the General Fund has advanced \$1,026,400 to date. While it is expected that the General Fund will be reimbursed for all the costs advanced, it will take years before life-to-date and future advances are repaid. The Council previously approved a promissory note formalizing the repayment with accrued interest.

- Options:
- a. Authorize the contract Amendment with Omni-Means, based on the attached Scope of Work (Exhibit A"), and adopt Resolution No. 07-xx approving an appropriation of \$29,000 to budget account 232-710-5224-209 for this purpose.
 - b. Amend, modify, or reject the foregoing option.



January 17, 2007

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

RE: PROPOSAL – Refined Traffic Analysis – Chandler Ranch Specific Plan

Bob:

In response to your request, OMNI-MEANS has completed the attached Scope of Work, cost estimate, and schedule, associated with completing a refined traffic analysis for the proposed Chandler Ranch Specific Plan (CRASP) in the City of Paso Robles. This proposal responds to a Draft Scope of Work prepared by the City on December 14, 2006, identifying analysis requirements and desired information. Four major tasks, as summarized in the following, were proposed within the City’s scope of work, which will be expanded upon in the attached Scope of Work:

- **Task 1** – Clarify off-site traffic improvement thresholds and correlation with the proposed Phasing Plan for Chandler Ranch.
- **Task 2** – Analyze and develop on-site traffic improvement thresholds relating to the proposed Phasing Plan.
- **Task 3** – Analyze adequacy and phasing of traffic calming measures to assure that “traffic calming” is integral to the community design and not a “retrofit add-on” later to respond to neighborhood traffic speeding and safety problems.
- **Task 4** – Prepare a clear and concise presentation for City officials and the general public.

As presented in the attached material, the draft traffic analysis (Tasks 1 through 3) will be completed within ten (10) weeks of receiving authorization to proceed (not including comment time on the Memorandum of Assumptions). We will send the draft report to the City for review and comment. Upon receiving the City’s comments, a final report (response to comments) will be prepared within an additional two (2) week period of time.

Our fee to perform this work has been broken down into two parts, one, a cost which will attempt to provide our best approach and estimate of thresholds and phasing strategies for the coordinated installation of circulation improvements relative to the phased development of the project (Tasks 1 through 4), and two, an estimate to participate in the explanation and negotiation of any potential modification to the thresholds and phasing strategies developed (Task 5). This budget information is summarized in the attached Section B. We have included two (2) meetings during the course of the study and a public presentation as identified in Task 4. Additional meetings (Task 5) that are required will be left to your discretion. We will be available to attend these meetings and/or public hearings only with your prior authorization. These meetings would be billed on a Time and Materials basis.

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

Sincerely,

OMNI-MEANS, Ltd.
Engineers & Planners

Martin R. Inouye
Principal

MRI:mri (P3918SCP001.DOC)

Section

A SCOPE OF WORK

**REFINED TRAFFIC ANALYSIS FOR CHANDLER RANCH SPECIFIC PLAN
City of Paso Robles**

Task 1 - Clarify off-site traffic improvement thresholds/correlation with Proposed Phasing Plan.

OMNI-MEANS, in light of the newly proposed Chandler Ranch Phasing Plan, will summarize, review, update and clarify the traffic improvement thresholds contained in the Chandler Ranch DEIR. Specifically, the off-site improvement thresholds will be more specifically tied to the newly proposed Project Phasing Plan. Additionally, if the nature of the threshold is not clear, the thresholds will more clearly be associated to specific entitlement conditions and approvals, including recommendations for standards/policies that can be uniformly administered and checked.

The analysis methodology will be for OMNI-MEANS to work with the City to update the *“Existing Plus Approved/Pending Projects”* list and determine the adequacy of the short term off-site circulation improvements to maintain acceptable LOS under phased conditions with planned off-site circulation improvements. It is anticipated that one of the results of this analysis will be a table that associates each project phase to required off-site circulation improvements, based on the sequence that they are proposed. Therefore, even if project phases do not fully build out, capacity for their build out is required to be constructed and in place before each phase development occurs.

Task 2 - Analyze and develop on-site traffic improvement thresholds relating to the proposed Phasing Plan.

OMNI-MEANS will review the property owners’ latest proposal for phasing of development within the Specific Plan area, identifying the following:

- a. Does the new level of detail in terms of a phasing plan raise any concerns regarding potential traffic impacts under interim conditions, particularly related to off-site?
- b. Are there additional traffic mitigation measures / infrastructure needs that are identified as a result of the new phasing plan and, if so, what are they and what are the respective recommended thresholds.
- c. Please provide an overall assessment of the adequacy of the property owners’ proposed traffic improvements relative to the adopted standard of LOS “D”, general safety standards, reasonable pedestrian and bicycle access.
- d. Based on the City’s understanding that the property owners wish to have the flexibility to proceed from one phase to another without fully completing full build-out of the prior phase, what recommendations would you provide in terms of adequate infrastructure needs (e.g. in order to provide adequate traffic improvements would it be appropriate to require that all of the infrastructure that is associated with each phase be installed regardless of whether or not prior phases are fully built-out?).
- e. Please provide an overall assessment of any traffic related problems and recommended means to resolve same.

Relating to the above questions and similar to the off-site threshold analysis, OMNI-MEANS will work with the City to update the *“Existing Plus Approved/Pending Projects”* list and determine the adequacy of the on-site circulation improvements to maintain acceptable LOS that is being proposed with each phase of



Section

A SCOPE OF WORK

**REFINED TRAFFIC ANALYSIS FOR CHANDLER RANCH SPECIFIC PLAN
City of Paso Robles**

project development. It is anticipated that one of the results of this analysis will be a table that associates each project phase to required on-site circulation improvements, based on the sequence that they are proposed. Therefore, even if project phases do not fully build out, capacity for their build out is required to be constructed and in place before each phase development occurs.

Task 3 - Analyze adequacy and phasing of traffic calming measures.

OMNI-MEANS will analyze the adequacy and phasing of traffic calming measures to assure that “traffic calming” is integral to the community design and not a “retrofit add on” later to respond to neighborhood traffic speeding and safety problems.

- a. The intersection of Gilead and Golden Hill Road. With a school site on Gilead Lane, the density / numbers of dwelling units proposed, and since Gilead is the only east-west collector in the CRASP, concerns have been expressed regarding the lack of improvements at this intersection. Should this intersection be considered for a round-about or some other Traffic Calming design feature (so as to avoid the potential need for a traffic signal at this location).
- b. Considering the City’s adopted Traffic Calming program and the range of traffic calming design options, what Traffic Calming design features should be considered along Gilead Lane, Airport Road, and Sherwood Road to incorporate traffic calming from the start. In particular, what design measures should be included at each of the intersections along these streets? Please note that the desired design speeds are 35 mph on Arterial Streets (Airport and Sherwood Roads) and 25 mph on Collector Streets (Gilead Lane).
- c. Are there other Traffic Calming design parameters or related policy provisions that should be considered both on and off-site?

This task analysis will address both on and off-site circulation to assure that planned travel speeds and safety are proactively designed into the community circulation system so that General Plan policies are achieved.

Task 4 - Prepare a Presentation for City officials and the general public.

OMNI-MEANS will prepare a clear and concise presentation of the current traffic analysis and any refined analysis, including both infrastructure thresholds and Traffic Calming features. The intended audience of the presentation will be both City officials and the general public.

Task 5 - Additional Meetings, Refinements and Negotiations on Thresholds and Phasing Strategies.

The above work products will be created with input both from the City and the Project Proponents. With their input, OMNI-MEANS will then use our technical expertise and understandings to put forth a specific draft threshold and phasing strategy, including traffic calming measures that in our opinion provide the best solution to assure safe and efficient travel as the Chandler Ranch community develops over time. It is anticipated that alternative issues and concerns may challenge or conflict with our proposed strategy and additional meetings and analysis may be required. To abide by the City’s request to provide a fixed not to exceed fee for the above four tasks, this fifth task has been added, should full agreement not be reached on our initially proposed threshold analysis and phasing strategy. Therefore, a Time and Material budget has been also provided that will not be exceeded without additional authorization in the following section.



Section

B PROJECT SCHEDULE AND COST ESTIMATE

**REFINED TRAFFIC ANALYSIS FOR CHANDLER RANCH SPECIFIC PLAN
City of Paso Robles**

As outlined in the following spreadsheet, the draft traffic analysis will be completed within ten (10) weeks of receiving authorization to proceed (Tasks 1 through 3). Upon receiving City comments, OMNI-MEANS will make a presentation (Task 4) to receive public comment from the City officials, project applicant and general public. For Tasks 1 through 4, we have included two (2) meetings and one (1) public hearing. Our fee to perform the work under Tasks 1 through 4 is \$23,860 as summarized below. The Task 5 fee of \$5,000 is a Time and Materials estimate that will not be exceeded without additional authorization.

Proposal Worksheet

Task	Task Description	Project Schedule										Principal	Project Engineer	Technical Staff	Clerical	Outside Services	Total Hours	Total Cost
		Week 1	Week 2	Week 3	Week 4	Week 5	Week 6	Week 7	Week 8	Week 9	Week 10							
Task 1	Clarify off-site traffic improvement thresholds/correlation with Proposed Phasing Plan.											16	32	8		\$250	56	\$7,418
Task 2	Analyze and develop on-site traffic improvement thresholds relating to the proposed Phasing Plan.											12	40	8		\$250	60	\$7,410
Task 3	Analyze adequacy and phasing of traffic calming measures.											8	24	12	2		46	\$5,186
Task 4	Prepare a Presentation for City officials and the general public.											10	8	6	4	\$250	28	\$3,846
Task 5	Additional Meetings, Refinements and Negotiations on Thresholds and Phasing Strategies.											16	16			\$120	32	\$5,000
												62	120	34	6		166	
												\$12,648	\$12,120	\$2,856	\$366	\$870		\$28,860



RESOLUTION NO. 07-

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PASO ROBLES
APPROPRIATING FUNDS TO PREPARE REFINED TRAFFIC ANALYSIS FOR THE
CHANDLER RANCH AREA SPECIFIC PLAN

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

WHEREAS, based on that direction from the City Council, a consultant services agreement was entered into with Omni-Means to prepare traffic analysis related to preparation of a Draft Chandler Ranch Area Specific Plan and Draft Environmental Impact Report (EIR); and

WHEREAS, traffic impacts are anticipated to be one of the most significant off-site mitigation needs related to preparation of the CRASP; and

WHEREAS, the traffic analysis in the Draft EIR documented the overall impacts and mitigation needs relating to development of the CRASP, but in the absence of a phasing plan the analysis could not address the timing of infrastructure improvements; and

WHEREAS, the owners of property within the CRASP have recently prepared a detailed phasing plan that illustrates the proposed sequence of development; and

WHEREAS, with the new phasing plan the City is now in the position to undertake more detailed / refined traffic analysis designed to insure that the timing of traffic infrastructure improvements are consistent and coordinated with the proposed phasing plan; and

WHEREAS, the adequacy of traffic calming design measures both within and adjacent to the CRASP warrant particular attention to incorporate traffic calming into the basic design of both arterial and collector streets within the CRASP, avoiding / minimizing the need for future retrofit measures; and

WHEREAS, the proposed supplemental traffic analysis is work beyond the original scope of work envisioned under the existing consultant services contract, and the budget for that additional scope of work would need to be appropriated for that purpose; and

WHEREAS, the proposed budget for the additional traffic analysis to be prepared by Omni-Means would be \$29,000; and

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

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

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of El Paso de Robles, based on the attached "Exhibit A", that a one time appropriation in the amount of \$29,000 from Chandler Ranch Specific Plan Fund to budget account 232-710-5224-209 is hereby approved.

ADOPTED by the City Council of the City of El Paso de Robles at a regular meeting of said Council held on the 20th day of February 2007 by the following vote:

AYES:
NOES:
ABSTAIN:
ABSENT:

Frank R. Mecham, Mayor

ATTEST:

Deborah Robinson, Deputy City Clerk