

TO: JAMES L. APP, CITY MANAGER

FROM: RON WHISENAND, COMMUNITY DEVELOPMENT DIRECTOR

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

DATE: JULY 3, 2007

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) Environmental Impact Report (EIR).

- Facts:
1. On June 5, 2007 the Council received a status report on the project Environmental Impact Report (EIR). The status report included discussion and input on environmental issues to address in the EIR.
  2. The Council also provided direction at the meeting on the scope of the project alternatives to be evaluated in the EIR. The Council requested the EIR evaluate potential environmental impacts of the density allowed in the General Plan, and from an additional density of up to 30 percent ("Density ++" scenario). This request would require the EIR analysis to evaluate impacts of both scenarios with the same level of detail. The EIR will also include discussion of other alternatives as required by the California Environmental Quality Act (CEQA). The discussion of the other CEQA alternatives will not be at the same level of detailed analysis as the project description analysis. At a minimum, the other alternatives discussed will include an even greater project density (50%) scenario, and a conventional development scenario.
  3. The request to evaluate a Density ++ scenario would increase the level of analysis and work effort of the consultants preparing the EIR. Issue areas where additional analysis is needed includes traffic, endangered species, infrastructure, etc. The City would need to compensate the consultants for the additional work provided.
  4. The contracted scope of work for the EIR including the traffic study was \$183,280. The consultants have prepared a budget estimate to complete the requested expanded scope of work. The additional analysis to include the Density ++ scenario would cost \$50,000. The total cost for preparation of the EIR with this scenario would be \$233,280.

Analysis  
and

Conclusion: The City Council requested the consultants prepare the additional environmental analysis on potential impacts from an increased development scenario with the same level of detail so that the Council would have this information available when the Specific Plan and EIR is evaluated during the public review process.

If the Council chooses to adopt a Specific Plan that provides for an increased density above what is allowed in the General Plan for this planning area, then the additional information from the analysis will allow the Council to adopt an EIR prepared with sufficient detail so that the City would then not need to prepare a supplemental EIR and go through the environmental review process twice for the same project.

As previously stated, the EIR will discuss even greater densities (50%) as part of the alternatives analysis, but not in as great of detail as in the project description. Pursuing a project density above the Density ++ (30%) alternative will likely require supplemental environmental analysis.

Fiscal

Impacts: While an internal borrowing was authorized by the Council, a budget appropriation for the preparation of the OBSP was never presented to Council for their approval. Thus, a budget appropriation is sought for the work incurred for the original EIR scope of work in the amount of \$190,000 plus an additional \$50,000 is required to supplement this amount for the additional work effort on the OBSP EIR.

Per the previously approved promissory note, funding will be allocated from the General Fund.

Options:

- a. Adopt Resolution No. 06-xx appropriating \$240,000 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 PREPARING THE ENVIRONMENTAL IMPACT REPORT,  
CRAWFORD MULTARI & CLARK ASSOCIATES AND OMNI MEANS,  
TO PREPARE A PROJECT ALTERANTIVE THAT INCLUDES THE GENERAL PLAN  
DENSITY AND A “DENSITY ++” ALTERNATIVE

WHEREAS, on June 5, 2007 the City Council requested the project environmental consultants expand the scope of work and analysis of the environmental impact report (EIR) project alternative to include analysis of the General Plan density and an additional density of up to 30 percent (“Density ++”) for the Olsen Ranch Beechwood Specific Plan (OBSP); and

WHEREAS, the original EIR contracted Scope of Work is \$183,280; and

WHEREAS, the requested expanded Scope of Work would require an additional \$50,000 to complete the work requested, which would bring the total cost of the project EIR to \$233,280; and

WHEREAS, the additional analysis is requested to inform the City Council on environmental impacts the project density permitted in the General Plan and an additional density up to 30 percent so that the Council has adequate environmental information should the Council decide to approve a General Plan Amendment for this project to increase the density, and not require an additional supplemental EIR be prepared for the same project.

THEREFORE, BE IT RESOLVED AS FOLLOWS:

SECTION 1. The City Council of the City of Paso Robles does hereby approve a one time supplemental budget appropriation in the amount of \$50,000 to Budget Account No. 236-710-5224-209 to fund this Scope of Work expansion to prepare additional environmental analysis for the Olsen Ranch Beechwood Specific Plan Environmental Impact Report; and

SECTION 2. The City Council of the City of Paso Robles does hereby approve a one time budget appropriation to cover the original EIR Scope of Work in the amount of \$190,000 to Budget Account No. 236-710-5224-209.

PASSED AND ADOPTED THIS 3rd day of July, 2007 by the following Roll Call Vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

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FRANK R. MECHAM, MAYOR

ATTEST:

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DEBORAH ROBINSON, CITY CLERK