

**TO:** James L. App, City Manager  
**FROM:** Ronald Whisenand, Community Development Director  
**SUBJECT:** **Ad Hoc Committees – Chandler Ranch & Olsen Beechwood Specific Plans**  
**DATE:** July 21, 2009

---

**NEEDS:** For Council to form Ad Hoc Committees for the Chandler Ranch and Olsen Ranch/Beechwood Specific Plans.

**FACTS:**

1. Council has requested formation of Ad Hoc Committees for both the Chandler Ranch and Olsen Ranch/Beechwood Specific Plans.
2. Both specific plans are on hold pending completion of the City's Circulation Element which is expected at the end of 2009.
3. Ad Hoc review will be needed when the specific plans proceed through the public review process (second half of 2010).

**ANALYSIS &**

**CONCLUSION:** Council has requested the formation of Ad Hoc Committees to assist in the processing of the Chandler Ranch and Olsen Ranch/Beechwood specific plans. While both plans await completion of the Circulation Element, there are future opportunities for Ad Hoc input.

**Chandler Ranch**

The specific plan and EIR for the Chandler Ranch project are out of date and proposed for revision. Property owners may be in the process of selecting a consultant to prepare a revised plan based on an earlier peer review process. A new EIR will also be needed but can't be initiated until such time as a revised draft plan has been reviewed by the community. Finally, drafting of the EIR can not be completed until traffic and circulation details are addressed in the Circulation Element.

**Olsen Ranch/Beechwood**

The City currently has a draft specific plan and preliminary EIR analysis. Work is on hold pending completion of the Circulation Element. The property owners have submitted an alternative development plan. That plan will be evaluated in the EIR as a development alternative. Council deferred any decision on whether to consider the alternative plan until the EIR process is complete.

**Other Related Issues**

The Council established a policy that property owners fund preparation and processing of the specific plans from this point forward. Property owners have been notified of the requirement to deposit \$30,000 before any work can proceed.

Additionally, it would be helpful for property owners to provide a list of issues or questions that they would like to discuss with the Ad Hoc Committee. Doing so will facilitate productive meetings.

**POLICY**

**REFERENCE:** None.

**FISCAL**

**IMPACT:** Property owners will fund costs.

**OPTIONS:**

- a. **Form Ad Hoc Committees for the Chandler Ranch and Olsen Ranch/Beechwood Specific Plans.**
- b. **Amend, modify or reject the foregoing option.**