TO: James L. App, City Manager

FROM: Ed Gallagher, Community Development Director
C.M. Florence, AICP Contract Planner

SUBJECT: Proposed Paso Robles Gateway Project – Award of Contracts to Prepare an Environmental Impact Report and a Water Supply Assessment

DATE: October 1, 2013

NEEDS: For the City Council to consider awarding contracts to prepare an Environmental Impact Report (EIR) and a Water Supply Assessment (WSA) for the Paso Robles Gateway Project.

FACTS:

1. Quorum Realty Fund has filed applications for a General Plan Amendment, Prezone, Development Plan, Subdivision Map, Sphere of Influence Update, and Annexation for a 270 acre site at the northwest quadrant of Highways 101 and 46 West to pursue development of three hotels, approximately 62,300 square feet of retail and office space, up to 35 single family residential units, vineyards, and open space. The project also proposes an alternative alignment for the S. Vine Street improvement that the alignment approved by CalTrans several years ago.

2. An Initial Study was prepared and concluded that the proposed project may have a significant effect on the environment, and that an EIR is required.

3. The City solicited separate proposals from qualified firms to prepare the EIR for the project. City staff reviewed proposals and interviewed prospective consultants. AECOM's (San Luis Obispo) proposal, in the amount of $232,784, best conformed to the scope of work for the project.

4. Water Supply Assessments (WSA) are described in California Water Code Sections 10910 – 10915. They serve to evaluate whether the total projected water supplies available to the City during normal, single dry and multiple dry water years during a 20-year projection are sufficient to meet the projected water demand associated with the proposed project, in addition to the City's existing and planned future uses, including agricultural and manufacturing uses. Water Code section 10910 outlines various factors that must be considered as part of the analysis

5. Todd Engineers, which prepared the City's 2010 Urban Water Master Plan and possesses the necessary expertise to prepare a WSA, submitted a proposal to prepare a WSA for the Project for a fee of $19,860.

ANALYSIS & CONCLUSION:

EIR

The proposal before the Council is for the preparation of an EIR that will cover both the applicant's proposed development and the potential for the properties to be included in the City's Sphere of Influence and potential annexation to the City.

The environmental review and planning process is to be built upon sound technical analysis, broad public involvement, and collaboration with other regulatory agencies. The process will include public workshops/meetings and collaboration with stakeholders. More detail on the proposal is included in the attached Scope of Work and Fee Proposal (Attachment 2).

WSA

California Water Code Sections 10910 – 10915 sets minimum thresholds for requiring a WSA. Although this project individually does not exceed those thresholds, the potable water needs for this project, combined with the current overdraft conditions in the local groundwater aquifer and the combined impacts of all general plan amendments presently in review by the City, which cumulatively exceed the 44,000 population threshold studied in the City's 2010 Urban Water Master Plan. A WSA is needed to accomplish two objectives:

1. Demonstrate to the community that the City is taking prudent steps to ensure that it has secured sufficient water resources to meet its needs, including those of the Gateway Project and other current requests for general plan amendments.

2. Inform the water resources section of the EIR being prepared for this project.

POLICY REFERENCE: General Plan, Economic Strategy, Memorandum of Agreement between the City and the County dated November 12, 2012 (regarding development in the City's Sphere of Influence)

FISCAL IMPACT: The AECOM proposal to prepare the requisite EIR will cost approximately $232,784. Funding the EIR, and any other project related environmental or technical documents, will be the sole responsibility of the applicant.

OPTIONS: After consideration of all public testimony, that the City Council consider the following options:

a. (1) Adopt attached Resolution No. 13-XX Awarding a Consultant Contract to AECOM.

(2) Adopt attached Resolution No. 13-XX Awarding a Consultant Contract to Todd Engineers.

b. Amend, modify, or reject the above option.

Attachments:

1. Resolution of the City Council Awarding a Consultant Contract to AECOM
2. AECOM's Proposal to Prepare an EIR for the Paso Robles Gateway Project
3. Resolution of the City Council Awarding a Consultant Contract to Todd Engineers
4. Todd Engineer's Proposal to Prepare a WSA for the Paso Robles Gateway Project

ATTACHMENT 1

RESOLUTION NO. 13-XXX

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PASO ROBLES
AWARDING A CONTRACT FOR PREPARATION OF
AN ENVIRONMENTAL IMPACT REPORT AND AUTHORIZING THE CITY MANAGER TO SIGN A
CONSULTANT SERVICES AGREEMENT WITH THE FIRM OF AECOM

WHEREAS, Quorum Realty Fund has filed applications for a General Plan Amendment, Prezone, Development Plan, Subdivision Map, Sphere of Influence Update, and Annexation for a 270 acre site at the northwest quadrant of Highways 101 and 46 West to pursue development of three hotels, approximately 62,300 square feet of retail and office space, up to 35 single family residential units, vineyards, and open space ("the Project"); and

WHEREAS, the City has prepared an Initial Study and concluded that the Project may have several significant adverse environmental effects, and has determined that an Environmental Impact Report (EIR) must be prepared in accordance with the California Environmental Quality Act; and

WHEREAS, the City solicited proposals for the preparation of an EIR for the Project; and

WHEREAS, proposals to prepare an EIR were received and evaluated by City staff for conformance with the City's scope of work; said evaluation included interviews of prospective consultant teams; and

WHEREAS, the City staff determined that the proposal submitted by AECOM, for a fee not to exceed $232,784 best met the City's requirements; and

THEREFORE, BE IT RESOLVED by the City Council of the City of El Paso de Robles as follows:

SECTION 1. To engage the professional services of AECOM to prepare an Environmental Impact Report for the Paso Robles Gateway Project.

SECTION 2. To authorize the City Manager to sign a Consultant Services Agreement with AECOM in the amount not to exceed $232,784 on behalf of the City.

PASSED AND ADOPTED THIS 1st day of October 2013 by the following Roll Call Vote:

AYES:
NOES:
ABSENT:
ABSTAIN:

Duane Picanco, Mayor

ATTEST:

Caryn Jackson, Deputy City Clerk

ATTACHMENT 2

05
Scope of Work

A. PROJECT MEETINGS + MANAGEMENT

A-1. Project Initiation Meeting

Attend project initiation meeting. AECOM will attend a kick-off meeting with staff from the City Community Development Department, to introduce the project team, establish the main communications contacts and procedures for agencies and other team members, and to review the major steps in the scope of work. This meeting will be attended by the AECOM Project Manager, EIR Team Leader and other key staff primarily to establish successful communication and coordination. Additional items that are recommended for review to provide a common understanding regarding the project include:

- Review of Project Objectives, with emphasis on their relationship to implementation of the City General Plan from the City perspective as CEQA Lead Agency
- Review peer review process for using the existing technical studies, CEQA Initial Study, and related documents prepared for the project. (see box)
- Major steps in the Scope of Work and Schedule, and roles of responsible and reviewing agencies
- Availability of background data, including AutoCAD filed for existing topography and grading

A-2. Other Project Meetings and Hearings

Attend up to 13 subsequent project team meetings, public meetings, or hearings, as listed below. The Project Manager would attend all of these meetings and the EIR Team Leader and major task leaders would attend as necessary.

- Site Visit and orientation (may be combined with A.1.)
- Agency and Public Scoping Meeting for EIR
- Evaluation of results from peer-review of Project Description, Initial Study, and existing studies
- Progress Meeting - Review of major issues (approximately halfway through Admin. Draft EIR preparation)
- Review of City staff revisions for Administrative Draft EIR (followed by screencheck Draft EIR)
- Agency/Public meeting during Public Review of Draft EIR
- Review of agency and public comments at end of Public Review
- Progress Meeting – confirm revisions for Final EIR resulting from Public Review
- Review of City staff revisions for Response to Comments and Final EIR
- Public Hearings – up to four hearings (may include Planning Commission, City Council, LAFCO

For the public meeting and hearings noted above, the AECOM CEQA Project Manager will attend and will be prepared to make brief presentations regarding the major conclusions of the EIR as appropriate, and to answer questions related to the EIR preparation and its conclusions.

The need for any given meeting, or the specific topics covered may be adjusted to suit the needs of the project, but the above list presents a reasonable estimate for initial budgeting purposes. Additional informal communication will be maintained between the AECOM Project Manager and City representatives. These will include phone calls, informal meetings, and e-mail as appropriate.

For any communications with outside agencies, the City Project Manager will be contacted first so that all project-related information is coordinated through the City.

A-3. Project Management

Maintain regular coordination and management of the team and project-related documents through completion of the following tasks by the Project Manager:

- Make all project assignments, establish schedules and budgets with milestones for work completion, prepare/review health and safety plan for fieldwork, and define communication procedures and other systems for overall management of the project.
- Provide section outline, CEQA Guideline and City CEQA procedures and requirements for team members, and provide writing guidance and editorial direction for composition of EIR sections.
- Communicate regularly with internal team members to ensure they have required information and understanding to complete analyses and subtasks as assigned.
- Perform weekly review of staff effort expended and work performed, and track against scope of work and budget to identify any problem areas and adjustments necessary to maintain scheduled progress.
- Provide monthly progress reports via short written notes to Client regarding work performed, and any issues affecting the project schedule or budget.
- Provide for internal quality management reviews by selecting independent technical reviewers and following other AECOM quality review procedures.
- Facilitate communications among team members and with responsible and review agency staff, and ensure Client awareness and involvement with all agency communications.
- Maintain files, job records, report copies, and other project-related information consistent with AECOM polices.

B. PEER REVIEW OF APPLICANT TECHNICAL STUDIES

Provide peer review for purposes of incorporating existing information into the EIR of each technical study provided by the applicant and/or City. These reviews will be documented on forms provided by the City. For each peer review, the results will identify (1) the City General Plan policy, ordinance, agency guideline document, or other requirement that sets the standard of information for the technical study, (2) any specific additional information that should be provided by the applicant to facilitate preparation of the EIR. For example, it may be appropriate to conduct additional spring time surveys for specific sensitive plants, to augment the limited data from past work.

Compliance with agency guidelines and requirements is part of the substantial evidence, along with other references and accepted analytical procedures, to support the conclusions that will be presented in the EIR. The focus of the peer review for each topic will be on identifying project impacts and mitigation measures, and the implementation procedures for the mitigation measures so these can be presented in the EIR and easily incorporated into conditions of approval for the project. This peer-review task is expected to include the following topics and reports:

B-1. Agriculture + Forestry Resources *(Jenifer King)*

General Plan Open Space Element, NRCS Soil Survey maps and tables, Viticulture Climate Description, Planting Zone Descriptions, Tree Preservation Plan for Furlotti Wilmar Place Crossing, Sod Farm Tree Protection Plan, City Oak Tree Ordinance and Evaluation Guidelines.

B-2. Biological Resources *(Wayne Vogler)*

Constraints maps for vegetation and wildlife, Project Mitigation Memo and/or biological survey report for project, Caltrans Natural Environment Study, tree preservation plans, storm water control plan.

B-3. Cultural Resources *(Danielle Flowers)*

Archaeological and Paleontological Resources Assessment.

B-4. Geology and Soils *(Carmen Caceres-Schnell)*

General Plan safety Element, Geotechnical Feasibility, Geologic Hazards Study and Percolation Test Results.

B-5. Hazards and Hazardous Materials *(Chris Osburn)*

General Plan Safety Element, Asbestos and Lead Inspection Reports.

B-6. Population Housing *(Caitlin Miller)*

General Plan Land Use and Housing Elements, Initial Study.

B-7. Transportation/Traffic *(Michael Arizabal)*

General Plan Circulation Element, Paso Robles Gateway Traffic and Circulation Study, Theater Drive Relocation Project Traffic and Circulation Study.

B-8. Utilities / Service Systems *(John Larson + Caitlin Miller)*

Water Demand and Waste Water Calculations, Urban Water Management Plan, LAFCO Municipal Service Review and supporting documents, City Water and Sewer Master Plans, Water Supply Assessment, Wastewater Collection system study.

C. PREPARATION OF ADDITIONAL TECHNICAL STUDIES + ENVIRONMENTAL ANALYSIS SECTIONS

Prepare remaining environmental analysis studies and EIR sections. Several of the EIR topics will require computations or technical material that is appropriately placed in appendices, in order to make the EIR itself easier to read for the public and for decision makers. These topics include Air Quality, Greenhouse Gas Emissions, and Noise. In addition, an updated Phase I Environmental Site Assessment will be prepared as an appendix to incorporate the previous hazardous material surveys and updated information from public records related to this topic. Other issues (including Aesthetics, Hydrology / Water Quality, Land Use / Planning, and Public Services) may be addressed entirely within the body of the EIR. Regardless of whether the topic involves an appendix or not, all of the analyses will be prepared following the same prescriptions noted above in the peer-review task. That is, each report or EIR section will identify the General Plan policy, regulatory requirement or other guideline that is used in the analysis, and each will provide an evaluation of project effects to identify impacts and mitigation measures that can be incorporated into project conditions of approval. These environmental analyses will address short-term effects of construction and the longer term effects of the project after it is developed. As appropriate, cumulative effects of this project in conjunction with other projects in the City or effects described in regional projections will also be discussed.

C-1. Aesthetics *(Garrett Avery)*

Review background documents related to this issue (City Gateway Design Guidelines, Project Description information, plans and drawings, Caltrans Visual Impact Assessment, U.S. Highway 101/State Route 46 West Interchange Improvement Project (2009), City General Plan Conservation Element (2003)) to identify resources, policies, and techniques to use in analysis.

Identify up to six Key Observation Points to prepare phtosimulations of the project appearance, and conduct field visits to obtain photographs from each location and a description of views and uses present at each.

Prepare photosimulations based on AutoCAD files of project grading and architecture provided by the applicant. If details of architectural appearance of buildings, landscaping, and other structures are not provided, then they will be approximated based on project description information and compliance with City design guidelines. Review photosimulations with the City, and accomplish any necessary adjustments, before proceeding with the visual assessment.

Prepare mapping and description of viewshed – areas from which the project site is visible, with particular attention to visual corridor and gateway locations identified in the General Plan and related documents.

Prepare assessment of visual effects, based in general on the methodology used by the Caltrans visual assessment. The precise steps from this method (by the Federal Highway Administration) may not be used, but the general approach of assessing effects based on a combination of the intrinsic nature of the views to the property (vividness, intactness, and unity in the FHWA procedure) along with the expectations or responses of viewers who see the property (viewer activity, awareness, local values). The details in the approach may be adjusted to reflect and address City policies more effectively. If potential visual impacts are identified, then mitigation measures involving building placement, height, massing, landscaping, and other design measures will be described along with their feasibility in the context of the project condition, grading requirements, and applicable City policies and objectives.

C-2. Air Quality *(Michael Conrardy)*

Review background documents related to air quality, including the APCD Clean Air Plan, recent ambient air quality monitoring data available from the California Air Resources Board, project traffic impact analysis, project description and construction phasing, the APCD CEQA Air Quality Handbook, and other recent air quality assessments for projects in the region.

Prepare list of assumptions, sources of data, model default values, and other input parameters for use in the CalEEMOD emissions inventory procedure. In consultation with the City, contact APCD staff to review and revise input assumptions to reflect local practice.

Either obtain an inventory of equipment and timing expected for the construction phases of the project, or use default procedures in CalEEMOD to prepare this information.

Prepare emissions inventory using CalEEMOD, with manual supplements for some sources if necessary, to estimate (a) construction related emissions of criteria pollutants (emphasis on ozone precursors [reactive organic compounds and nitrogen oxides], and fine particulates) and related greenhouse gas emissions, and (b) long-term emissions from the project, including vehicle travel, energy use, and other sources.

Prepare air quality impact assessment, based on APCD criteria and procedures. Identify any potential significant impacts, and reasonable mitigation measures drawn from APCD recommendations and precedents. Include background information regarding climate and air quality conditions; potential adverse effects of criteria pollutants; regulatory programs including both technical source reduction measures and land use and transportation planning measures that are part of the regional effort to reduce air pollution; as well as the project specific and cumulative effects and mitigation measures. Address the potential for Naturally Occurring Asbestos (NOA) to be encountered during grading, and identify the APCD procedures for minimizing the potential adverse effects of NOA.

C-3. Greenhouse Gas Emissions + Climate Change *(Michael Conrardy)*

Review background documents related to this issue, including applicable Climate Action Plans, energy conservation programs, Sustainable Community Strategies and Regional Transportation Plan work, and the updated CEQA Guidelines Handbook from APCD that includes direction and criteria for addressing greenhouse gas effects.

Prepare emissions inventory for greenhouse gases, addressing both the construction and post-development phases of the project.

Prepare evaluation of greenhouse gas effects – both in terms of the project effects relative to applicable criteria, and the general effects related to climate change that may influence the area. Include applicable mitigation measures, such as design measures to maximize energy conservation, mechanisms to promote alternative transportation modes. Since the project is a land development activity (as opposed to an industrial source) the evaluation will be based upon compliance with greenhouse gas reduction strategies. Criteria for this evaluation are based on the estimated emission rate per “service population” (i.e. residents plus employees) or a related efficiency threshold. These values will be determined for the project, and applicable reduction measures will be identified based on APCD and regional planning efforts.

C-4. Hydrology/Water Quality *(Robert Wilson)*

Review background documents including the current Paso Robles Groundwater Basin reports, City water master plan, prior evaluations for agricultural use of groundwater on the project site (Cleath and Associates), and water supply assessment information for this project provided by the City. This information will include the description of the project location at the westernmost edge of the mapped Paso Robles Groundwater Basin, within the Atascadero Subbasin.

Identify overall patterns of groundwater use and the status of water acquisition from the Nacimiento Reservoir, upgrade of the City water treatment plant, and potential future allocation of additional water from this source to serve the potable needs of the project, without increasing groundwater withdrawals.

Obtain background information related to general water quality issues from the Central Coast Regional Water Quality Control Board Basin Plan, and prior studies on the project site and in the vicinity.

Review stormwater management requirements set forth in the applicable General Permit for Stormwater Discharges from construction activities, and post-development stormwater management design measures consistent with Low Impact Development practices.

Prepare the hydrology and water quality section of the EIR to address groundwater use issues related to agricultural development and water quality issues related to grading and construction, and the long term development pattern of the project. Include appropriate references to the Utilities section of the EIR to address potable water provision, potential use of recycled water in the City, and related issues.

C-5. Land Use/Planning *(Laura Kaufman)*

Review previous land use and planning studies, particularly the municipal service review and related planning work by LAFCO in anticipation of the future Sphere of Influence amendment to include this project. Identify other applicable planning policies from the City General Plan Land Use Element, Purple Belt and Gateway Design guidelines, Conservation and Open Space Elements.

Prepare the land use analysis section, identifying the specific current items (maps, policies) with which development of the project would be inconsistent. Describe the approvals and actions proposed to secure appropriate amendments to the City Sphere of Influence, General Plan, zoning, and other planning documents in order to achieve compliance with planning goals, objectives, and policies. Since the presentation of this material involves identification and interpretation of major planning policies and past work by the City, close coordination with City staff will be sought in developing this discussion.

C-6. Noise *(Jason Mirise)*

Review City Noise Element, ordinances, and policies related to noise levels and land use compatibility. Review prior Caltrans Noise Study Report (2007), which includes ambient noise measurements on the property at two long-term locations, one short-term location, and two modeled receiver locations. Review the project traffic impact analysis, and consult with the project traffic engineers as necessary to identify current and future traffic volumes for purposes of noise modeling.

Conduct a site visit and obtain short-term ambient noise measurements at the locations proposed for the future hotel uses nearest the noise sources (US Highway 101 and SR 46). The purpose of the noise measurements will be to help confirm the accuracy of noise modeling procedures for this location. (This work will be done by John Larson from the San Luis Obispo office, to minimize field expenses.)

Prepare estimates of current and future noise levels associated with Highway 101 and Highway 46 in the project area using the current version of the FHWA's Traffic Noise Model, in use by Caltrans (TNM 2.5). Traffic input assumptions will differ from those used by Caltrans. This is because Caltrans noise assessment criteria are based on Hourly Equivalent Noise Levels (Leq) associated with peak hour traffic volumes, while the City Noise Element criteria are based on the 24-hour Community Noise Equivalent Level (CNEL). This difference in approach is common in noise studies, and standard assumptions for the hourly distribution of Average Daily Traffic (ADT) volumes between daytime, evening, and nighttime hours will be used in the analysis. The most current data for truck traffic on the highways will also be used. Based on the Caltrans results, and the distance between the proposed hotel uses and the highway, it is not likely that long-term noise impacts will be significant.

Prepare estimates of current and future traffic noise levels, with and without the project traffic contribution, for arterial and collector roadways segments in the project vicinity. Assess the significance of project-related traffic noise level increases at existing noise-sensitive uses based on the City's Noise Element and applicable noise level increase criteria.

Prepare estimates of construction noise levels, and how they will affect the nearest existing (or potential) residential or other sensitive uses. Include an evaluation of how future construction activities within subsequent phases of the project may affect transient lodging use in the early phases. Identify appropriate construction noise mitigation measures, drawn from City policies and from Caltrans recommendations, if necessary.

Prepare the Noise section of the EIR, and include tabulations of modeling assumptions, input-output data, and related technical information in a separate appendix.

C-7. Public Services *(Caitlin Miller)*

In conjunction with preparation of the Land Use section, review the LAFCO municipal services review and related planning documents – including the City Safety Element (police service standards, wildland and urban fire response issues), Parks and Recreation Element (park design standards), and other documents related to the provision of City services. The specific issue to be identified is whether or not development of the project as proposed will lead to the need for new City service facilities, the construction of which may

have additional significant effects outside of the scope of the project itself.

While coordinating with City staff, contact representatives from the City Police and Fire service agencies to solicit input regarding the effects of the project. Alternatively, City staff may wish to initiate this contact but the goal of the communication would be the same.

Identify the existing laws, funding mechanisms, and other provisions to help ensure the provision of services (schools, police and fire response service, parks and recreation facilities) concurrent with their need. Include reference to the discussion of wildland fires in the Hazards section of the EIR.

Prepare the EIR environmental analysis for this section, identifying the likely demands of the project for increased services, and how the demand will affect City and other agency facilities. Mitigation measures drawn from existing regulations will be identified. If additional project-specific measures are also identified through consultation with the affected agencies, these will be reviewed with City staff and included as appropriate.

C-8. Hazards and Hazardous Materials *(Chris Osburn)*

Review background information regarding potential hazards associated with the City in general and with the project site. These documents include the General Plan Safety Element, Local Hazard Mitigation Plan, wildfire mapping, and related documents. The wildfire hazard on the property is mapped as low to moderate, as is the case with most of the City. There are no recorded releases of hazardous material on or near the property. Previous studies indicated typical occurrences of asbestos (in some flooring tile) and lead paint (on some exterior surfaces) in structures to be demolished on the property, and it is possible that similar hazards exist in association with other remains on the property that would be removed prior to development. Obtain current information and recommendations from County Health Department related to Valley Fever occurrence, potential exposures during ground disturbance, and appropriate measures to control worker and public exposure.

Obtain permit records, occurrence records, and related hazardous material data from data base firm that maintains this information. In coordination with City staff, contact the County Environmental Health Division, Central Coast Regional Water Quality Control Board, and Fire Department, to obtain records, if any, of previous discharges or permitted amounts of hazardous substances on or near the property.

Perform brief site visit to help describe the general conditions of the property. This site visit will be limited to standard practice associated with a Phase I Environmental Site Assessment, and will not include any surface or subsurface investigation, or any sampling. Locations or features of potential concern will be identified, along with recommendations for additional study prior to demolition or grading, as appropriate.

In consultation with City staff, contact current property owner or representative to obtain information regarding past and current uses on the property

Prepare hazards and hazardous section of the EIR, and prepare Phase I Site Assessment to be included as an EIR Appendix. The Phase I ESA will be prepared in accordance with federal procedures that reference ASTM protocols for this work (ASTM E1527-05).

D. PREPARATION OF REMAINING EIR SECTIONS + SUBMITTAL OF ADMINISTRATIVE DRAFT EIR

Prepare the Environmental Analysis sections for each topic discussed above in Tasks B and C, and prepare the remaining sections of Administrative Draft EIR. A general outline of the EIR is provided as part of the Organization Chart (sheet 1) and a preliminary outline for the EIR was included in the RFP. Specific sections will be prepared with major input from the Project Manager, since these set the stage for all of the impact analyses. These include the Project Description and the Environmental Setting.

Project Alternatives will be developed by the Project Manager in consultation with the City, and will include the known alternatives related to Vine Street. The “No Project” scenario will evaluate the likely future use of the property if no action is taken by the City at this time. Other alternatives will be developed with the intent of reducing identified significant impacts, and identifying an environmentally superior alternative (if the “No Project” scenario would be better than the project). The steps necessary to implement alternatives will also be considered along with their feasibility. The alternatives section will include a summary of the impacts of each alternative relative to those of the project as proposed.

Each environmental analysis section will be prepared by staff performing the peer review or studies identified in Tasks B and C above, with editorial guidance from the EIR Team Leader, Laura Kaufman, AICP. Throughout the environmental analysis sections, applicable City General Plan policies and other planning requirements will be considered. These applicable policies, and the analysis of the project's consistency with them, will be collated or summarized in a manner that will facilitate preparation of staff reports and supporting material. The Environmental Setting (Chapter 4) will include a brief summary statement of plan and policy consistency, while the Land Use section of the Environmental Analysis (Chapter 5) will include more detail.

Remaining sections will be prepared in conformance with the CEQA Guidelines, the City of Paso Robles Rules and Regulations for the Implementation of the California Environmental Quality Act, and other standard practice information.

Table 5-1 provides more information regarding the structure and requirements for the EIR.

Table 5-1. Paso Robles Gateway Project EIR Contents + Notes

EIR SECTION	NOTES	ASSIGNMENT
Table of Contents	• Guidelines 15122	AECOM staff
1. Introduction • CEQA Process • Lead and Responsible Agencies	• Section and discussion commonly used in EIRs	L. Kaufman
2. Summary • Brief Project Description • Impact and Mitigation Tables • Summary of Alternatives • Areas of Controversy • Issues to be resolved	• Guidelines 15123 • Summary Tables will incorporate the exact summary language of impacts and mitigation measures from EIR text. This will allow the Executive Summary package to stand alone without needing the entire document for review.	C. Miller L. Kaufman
3. Project Description • Location and Boundaries • Objectives • Technical, economic, and environmental characteristics • Uses of the EIR (agencies, permits, consultation)	• Guidelines 15124 • Objectives will be based on those prepared by the City and applicant, as refined through team review • Characteristics will focus on those aspects of the project affecting the physical environment	J. Larson
4. Environmental Setting	• Guidelines 15125 • Baseline will describe current conditions, regional features. • Will reference Existing Conditions subsections of topic subsections in Section 5. • Will include general discussion of policy consistency, with reference to other EIR sections for details.	J. Larson C. Miller

Table 5-1. (continued)

EIR SECTION	NOTES	ASSIGNMENT
5. Environmental Impact Analysis	• Guidelines 15126	L. Kaufman ed. Staff as assigned
Topics and assignments are presented in Tasks B and C. Each analysis topic will include: • Review of previous environmental analyses, surveys, and related literature • Identification of applicable laws, regulations, and standards that relate to the topic and serve to reduce the potential for adverse environmental effects; responsible agencies or other regulatory bodies and their roles in environmental management will also be described. • Identification of guidance and thresholds for determining the significance of environmental effects • Analysis of the project effects related to the topic being discussed • Identification of any potential impacts and mitigation measures as appropriate, including documentation of the analysis and evidence to support each conclusion • Consideration of cumulative effects from the project and related projects • Preparation of a concise summary of impacts and mitigation measures, and clear summary of the conclusion related to each environmental effect		
6. Growth Inducing Effects/ Irreversible Changes	• Guidelines 15126.2(c) and (d)	C. Miller
7. Effects Not Found to Be Significant	• Guidelines 15128 • Summarize from Initial Study with references, if not included in EIR topics above. • Likely to include: Mineral Resources and Recreation (from Initial Study), Land Use, Population/Housing (from EIR),	C. Miller
8. Cumulative Impacts	• Guidelines 15130, Summarize from environmental topics, expand as necessary.	C. Miller
9. Alternatives	• Guidelines 15126.6. • No Project • Alternative Development Configuration • Alternative Vine Street Alignment • Alternative Vine Street Bridge	L. Kaufman J. Larson C. Miller
10. Report Preparation, Persons and Agencies Consulted	• Guidelines 15129	C. Miller
11. References		C. Miller
12. Agency and Public Comments	• Section explained in Draft EIR. • To be competed in Final EIR	L. Kaufman
APPENDICES		
As discussed in Tasks B and C.		

Print and deliver copies of the Administrative Draft EIR and Appendices as follows:

5 hard copies of Administrative Draft EIR, and new Appendices (for this initial submittal, appendices that simply copies of technical reports prepared by the applicant will not be reproduced, since they are already available)

2 CDs containing the Administrative Draft EIR (pdf and original file formats) and all Appendices

E. PREPARATION OF SCREENCHECK DRAFT EIR + PRINTING OF DRAFT EIR FOR PUBLIC REVIEW

E-1. Revisions to Administrative Draft EIR and Appendices

After meeting with City to review comments and revisions to the Administrative Draft EIR (meeting listed in Task A.2. above), prepare revisions to text, graphics, and appendices as directed. It is assumed that revisions will be limited to editorial clarifications and specific input and direction from the City, and that the work will not involve any new calculations, modeling, site visits, or extensive work unless such work is required to correct errors in the original work on the Administrative Draft EIR.

E-2. Print + Deliver Screencheck Draft EIR

Print and deliver copies of the Screencheck Draft EIR and Appendices as follows:

- 5 hard copies of Screencheck Draft EIR, and new Appendices (for this submittal, appendices that are unchanged will not be re-printed)
- 2 CDs containing the Screencheck Draft EIR (pdf and original file formats) and all Appendices

E-3. Print + Deliver Draft EIR for Public Review

After receiving approval to print from the City, print and deliver copies of the Draft EIR as follows:

- 20 hard copies of the Draft EIR, in comb binding (or similar) with Appendices
- 15 hard copies of the Draft EIR, three-hole punched in binders, with Appendices
- 15 hard copies of the Draft EIR Summary (to include introductory material, Summary section with impacts and mitigation tables, and Project Description), with 15 CDs containing the entire Draft EIR and Appendices, for transmittal to the State Clearinghouse along with a Notice of Completion
- 2 CDs of the Draft EIR and Appendices, with pdf files suitable for posting by the City on its web site

F. RESPONSES TO COMMENTS + ADMINISTRATIVE FINAL EIR

F-1. Identify + Bracket Comments

After receiving and reviewing agency and public comment letters from the Public Review (meetings listed in Task A.2. above), identify separate comments for response by "bracketing" or otherwise identifying each issue or point in each comment letter. Prepare scanned images of the letters and bracketed comments, and submit two CDs of this material to the City for review.

F-2. Prepare All Necessary Revisions

After reviewing the bracketed comment letters with the City, prepare responses to all identified issues and comments. Depending on the nature and extent of comment letters, several approaches are possible for the responses. These may include preparation of a small number of general or thematic responses, to address very frequent and identical concerns in many letters. If several identical or very similar letters are received, they may be grouped into a single set to allow uniform responses. Tabulations may be appropriate to organize and simplify the presentation of comments and responses. The particular approach, or combination of approaches, will be developed in consultation with the City prior to completion of the Responses to Comments.

F-3. Prepare Revisions for Final EIR

During work on the Responses to Comments, identify and track changes that may be appropriate in the text and/or graphics of the EIR. When all such content changes have been identified, assemble the changes and review with City staff to confirm the final conclusions in the EIR. It is assumed that any changes in the EIR will involve clarifications or refinement of information, and that no new impacts or changes in mitigation measures or other information warranting recirculation for public review will be involved. Minor typographic or editorial corrections will be accomplished as they are identified.

F-4. Complete All Responses to Comments + Text Revision Identification

After confirming the revisions, if any, in the body of the EIR with City staff, complete all Responses to Comments and identification of text revisions. This information will be incorporated into a final section of the EIR itself (and/or appendix if necessary), showing

all revisions and responses. The main body of the EIR will be reproduced in its final version.

F-5. Prepare Mitigation Monitoring + Reporting Plan

Prepare the Mitigation Monitoring and Reporting Plan, based on the tabulation of mitigation measures from the EIR Summary, with a clear indication of how each mitigation measure is to be implemented – by whom, and at what point in time – along with the reporting point and requirement to confirm implementation.

F-6. Print + Deliver Administrative Final EIR

Print and deliver copies of the Administrative Final EIR, including the Mitigation Monitoring and Reporting Plan as follows:

- 5 hard copies of Administrative Draft EIR, and new Appendices (for this initial submittal, appendices will only be submitted if they have undergone revision)
- 2 CDs containing the Administrative Draft EIR (pdf and original file formats) and all Appendices

G. PREPARATION OF SCREENCHECK FINAL EIR + FINAL EIR FOR DISTRIBUTION

G-1. Prepare Revisions to Administrative Final EIR

After meeting with City to review comments and revisions to the Administrative Final EIR (meeting listed in Task A.2. above), prepare final revisions as directed. It is assumed that revisions will be limited to minor editorial clarifications.

G-2. Print + Deliver Screencheck Final EIR and Appendices

Print and deliver copies of the Screencheck Final EIR and Appendices as follows:

- 5 hard copies of Administrative Draft EIR, and new Appendices (for this submittal, appendices that have not been revised will not be reprinted)
- 2 CDs containing the Administrative Draft EIR (pdf and original file formats) and all Appendices

G-3. Print + Deliver Final EIR

After receiving approval to print from the City, print and deliver copies of the Final EIR as follows:

- 25 hard copies of the Final EIR, comb bound, with Appendices
- 15 hard copies of the Final EIR, three hole punched in binders, with Appendices
- 2 CDs of the Final EIR and Appendices, with pdf files suitable for posting by the City on its web site

06 Schedule

Table 6-1 and Figure 6-1 list and illustrate the preliminary schedule for preparation and processing the EIR. The total estimated time for completion of all tasks leading to submittal of the Final EIR is 9.5 months. Compared to similar scope EIRs handled elsewhere in San Luis Obispo County, this is an aggressive schedule. We consider it reasonable since the City has already collated much information for the EIR, and has committed to strong involvement in directing and resolving issues (such as traffic) that commonly cause delays.

All staff meetings and public meetings through completion of the Final EIR are listed in the schedule. This schedule does not include certification of completion for the EIR or project consideration at Planning Commission, City Council, or any subsequent hearings. These decision-maker hearings can be scheduled once completion of the Final EIR occurs. Depending on the staff report preparation times and docketing times in the City of Paso Robles, the City Council action could be anticipated within one to 1.5 years from start of the work.

The public meetings within this schedule (meeting during the Scoping period, and meeting during the Public Review period) were both assumed to occur in conjunction with a Planning Commission hearing — a common practice, but not necessary. Adjustments to this suggestion or to other details of the schedule are possible, and will not affect the overall estimated duration.

Submittals of major products are bolded in the table. A period of at least three weeks has been provided for City staff review of the Administrative Draft EIR and Administrative Final EIR. Where these reviews or other work would occur in a holiday period, an extra allowance has been planned within the schedule. Shorter reviews (1.5 to two weeks) have been assumed for City staff review of screencheck versions of the document, which are intended to confirm the completion of requested revisions and should not involve detailed or new analysis. Several intermediate submittal and coordination tasks are also included, in order to provide progress checks and the opportunity to identify and resolve any major issues as work is accomplished.

Table 6-1. Preliminary Schedule

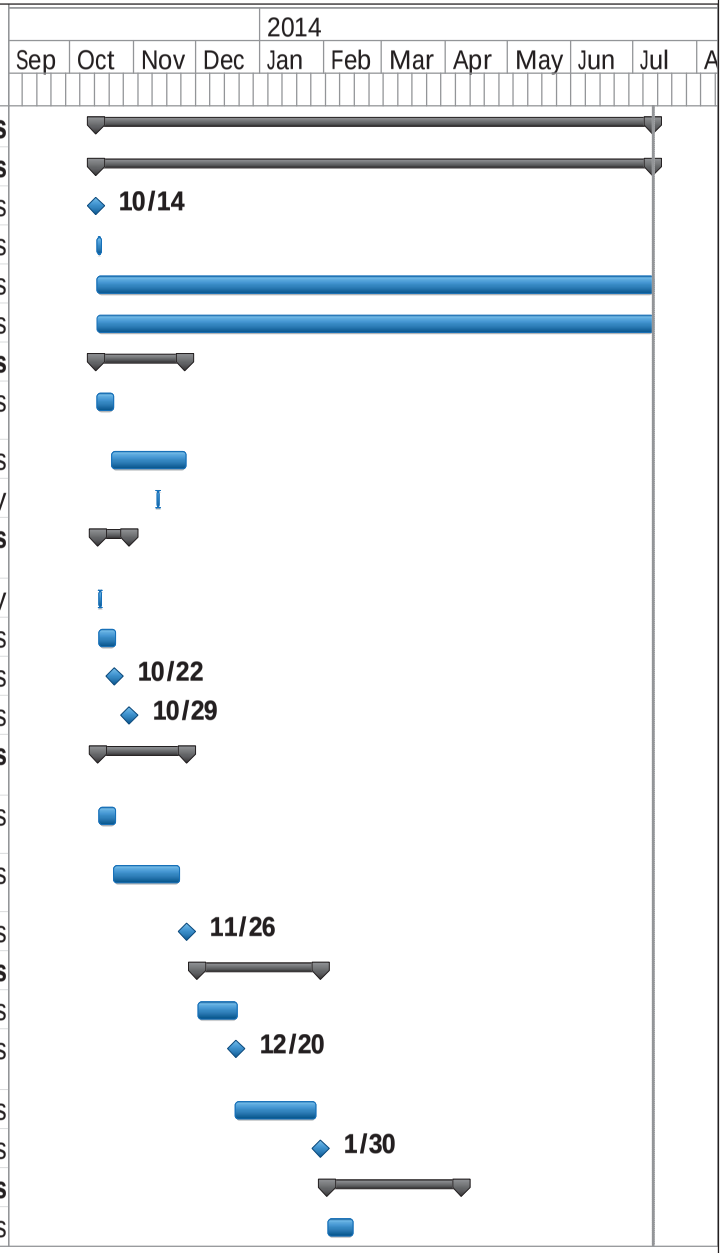
TASK OR EVENT	START DATE	END DATE	ELAPSE TIME	CUMULATIVE TIME
A. Project Meetings and Management				
A.1 Project Initiation Meeting	14-Oct-13	14-Oct-13	0 weeks	
Initial field visit/orientation	14-Oct-13	15-Oct-13	0 weeks	
A.2. Other Meetings (included below)				
A.3. Project Management (throughout)				
EIR SCOPING				
Assemble and Distribute Notice of Preparation (by City staff)	14-Oct-13	21-Oct-13	1 week	
Scoping Period	21-Oct-13	25-Nov-13	4 weeks	
A.2. (b) Public Scoping Meeting	12-Nov-13	12-Nov-13	overlap	
B.1-B.8 Peer Review of Applicant Provided Technical Studies				
Receive all studies, form, instructions	15-Oct-13	15-Oct-13	0 weeks	
Conduct Peer Review	15-Oct-13	22-Oct-13	1 week	1 week
Submit peer review forms, memo.		22-Oct-13	0 weeks	
A.2.(c) Meeting to Discuss Peer Review		29-Oct-13	1 weeks	2 weeks
C. Preparation of Additional Technical Studies and Environmental Analysis Sections				
(D.) Prepare Project Description, Environmental Setting, EIR Outline, and coordination with City staff	15-Oct-13	22-Oct-13	1 week (overlap)	
C.1-C.8 Prepare Technical Studies, and Env. Analysis Sections	22-Oct-13	22-Nov-13	4 weeks	6 weeks
A.2.(d) Meet to review progress and major issues		26-Nov-13	1 week	7 weeks
D. Preparation of Admin. Draft EIR				
Prepare remaining EIR Sections	2-Dec-13	20-Dec-13	3 weeks	10 weeks
Print and Submit Admin. Draft EIR (5 hard copies, 2 CDs)		20-Dec-13		
City Review of Admin. Draft EIR (3 weeks)	20-Dec-13	27-Jan-14	5 weeks (inc. holiday)	15 weeks
A.2.(e) Meet to review City revisions		30-Jan-14	1 week	16 weeks
E. Preparation of Screencheck & Draft EIR				
E.1. Revise text, graphics, appendices	3-Feb-13	14-Feb-14	2 weeks	18 weeks
E.2. Print and submit Screencheck Draft EIR (5 hard copies, 2 CDs)		14-Feb-14	0 weeks	
City review and confirmation to print Draft EIR	17-Feb-14	21-Feb-14	1 week	19 weeks
E.3. Print Draft EIR for Public Review, Prepare NOC for State Clearinghouse (40, 15, and 2 copies see scope)	Feb 21, 2014 (inc. wknd.)	24-Feb-14	1 week	20 weeks

Table 6-1 *(continued)*

TASK OR EVENT	START DATE	END DATE	ELAPSE TIME	CUMULATIVE TIME
PUBLIC REVIEW				
Start Public Review	26-Feb-14			
A.2.(f) Public Review Meeting		6-Mar-14	2 weeks (overlap)	
End Public Review		8-Apr-14	7 weeks	27 weeks
F. Response to Comments and Admin. Final EIR				
A.2.(g)Meeting to Review Agency and Public Comments		15-Apr-14	1 week	28 weeks
F.1 Identify comments (bracket), submit CD with bracketed letters, and coordinate with City staff to select approach for responses	15-Apr-14	22-Apr-14	1 week	29 weeks
F.2. Prepare responses to comments	15-Apr-14	19-May-14	5 weeks	34 weeks
F.3. Prepare revisions to EIR (track changes in sections)	15-Apr-14	29-Apr-14	overlap	
A.2.(h) Meet with City to confirm any revisions and review progress on responses to comments		1-May-14	overlap	
F.4. Complete responses to comments, and incorporate into last EIR section (&/or Appendix)	1-May-14	16-May-14	overlap	
F.5. Prepare Mitigation Monitoring and Reporting Plan	1-May-14	8-May-14	overlap	
F.6. Print and Submit Admin. Draft EIR (5 hard copies, 2 CDs)		19-May-14		
G. Preparation of Screencheck Final and Final EIR				
City Review of Admin. Final EIR (3 weeks)	19-May-14	6-Jun-14	3 weeks	37 weeks
A.2.(i) Meet with City to review Admin. Final EIR		10-Jun-14		
G.1 Prepare final revisions	10-Jun-14	20-Jun-14	2 weeks	39 weeks
G.2 Print and submit Screencheck Final EIR		23-Jun-14		
City review and confirmation to print Final EIR	23-Jun-14	3-Jul-14	2 weeks	41 weeks
G.3 Print and Submit Final EIR (40 and 2 copies, see scope of work)	7-Jul-14	10-Jul-14	1 week	42 weeks

Pasos Robles Gateway EIR Proposal Schedule

ID	Task Name	Start	Finish	Duration
1	**Paso Robles Gateway EIR**	**10/14/13**	**7/10/14**	**194 days**
2	**A. Project Meetings and Management**	**10/14/13**	**7/10/14**	**194 days**
3	A.1 Project Initiation Meeting	10/14/13	10/14/13	0 days
4	Initial field visit/orientation	10/14/13	10/15/13	2 days
5	A.2. Other Meetings (included below)	10/14/13	7/10/14	194 days
6	A.3. Project Management (throughout)	10/14/13	7/10/14	194 days
7	**EIR SCOPING**	**10/14/13**	**11/25/13**	**31 days**
8	Assemble and Distribute Notice of Preparation (by City staff)	10/14/13	10/21/13	6 days
9	Scoping Period	10/21/13	11/25/13	26 days
10	A.2. (b) Public Scoping Meeting	11/12/13	11/12/13	1 day
11	**B.1-B.8 Peer Review of Applicant Provided Technical Studies**	**10/15/13**	**10/29/13**	**11 days**
12	Receive all studies, form, instructions	10/15/13	10/15/13	1 day
13	Conduct Peer Review	10/15/13	10/22/13	6 days
14	Submit peer review forms, memo.	10/22/13	10/22/13	0 days
15	A.2.(c) Meeting to Discuss Peer Review	10/29/13	10/29/13	0 days
16	**C. Preparation of Additional Technical Studies and Environmental Analysis Sections**	**10/15/13**	**11/26/13**	**31 days**
17	(D.) Prepare Project Description, Environmental Setting, EIR Outline, and coordination with City staff	10/15/13	10/22/13	6 days
18	C.1-C.8 Prepare Technical Studies, and Env. Analysis Sections	10/22/13	11/22/13	24 days
19	A.2.(d) Meet to review progress and major issues	11/26/13	11/26/13	0 days
20	**D. Preparation of Admin. Draft EIR**	**12/2/13**	**1/30/14**	**44 days**
21	Prepare remaining EIR Sections	12/2/13	12/20/13	15 days
22	**Print and Submit Admin. Draft EIR (5 hard copies, 2 CDs)**	12/20/13	12/20/13	0 days
23	City Review of Admin. Draft EIR (3 weeks)	12/20/13	1/27/14	27 days
24	A.2.(e) Meet to review City revisions	1/30/14	1/30/14	0 days
25	**E. Preparation of Screencheck & Draft EIR**	**2/3/14**	**4/8/14**	**47 days**
26	E.1. Revise text, graphics, appendices	2/3/14	2/14/14	10 days

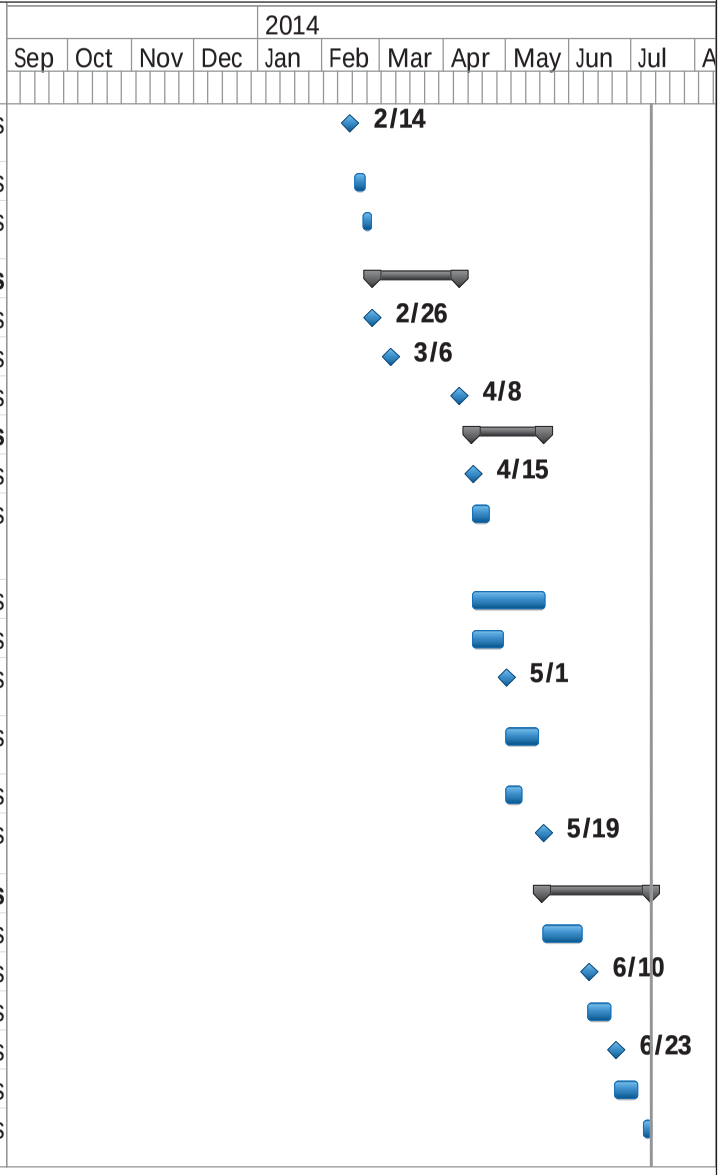


Project: Paso Robles Gateway EIR
Date: 8/22/13

Task Milestone Summary

Pasos Robles Gateway EIR Proposal Schedule

ID	Task Name	Start	Finish	Duration
27	E.2. Print and submit Screencheck Draft EIR (5 hard copies, 2 CDs)	2/14/14	2/14/14	0 days
28	City review and confirmation to print Draft EIR	2/17/14	2/21/14	5 days
29	E.3. Print Draft EIR for Public Review, Prepare NOC for State Clearinghouse (40, 15, and 2 copies see scope)	2/21/14	2/24/14	2 days
30	**PUBLIC REVIEW**	**2/26/14**	**4/8/14**	**30 days**
31	Start Public Review	2/26/14	2/26/14	0 days
32	A.2.(f) Public Review Meeting	3/6/14	3/6/14	0 days
33	End Public Review	4/8/14	4/8/14	0 days
34	**F. Response to Comments and Admin. Final EIR**	**4/15/14**	**5/19/14**	**25 days**
35	A.2.(g)Meeting to Review Agency and Public Comment	4/15/14	4/15/14	0 days
36	F.1 Identify comments (bracket), submit CD with bracketed letters, and coordinate with City staff to select approach for responses	4/15/14	4/22/14	6 days
37	F.2. Prepare responses to comments	4/15/14	5/19/14	25 days
38	F.3. Prepare revisions to EIR (track changes in sections	4/15/14	4/29/14	11 days
39	A.2.(h) Meet with City to confirm any revisions and review progress on responses to comments	5/1/14	5/1/14	0 days
40	F.4. Complete responses to comments, and incorporate into last EIR section (&/or Appendix)	5/1/14	5/16/14	12 days
41	F.5. Prepare Mitigation Monitoring and Reporting Plan	5/1/14	5/8/14	6 days
42	**F.6. Print and Submit Admin. Draft EIR (5 hard copies, 2 CDs)**	5/19/14	5/19/14	0 days
43	**G. Preparation of Screencheck Final and Final EIR**	**5/19/14**	**7/10/14**	**39 days**
44	City Review of Admin. Final EIR (3 weeks)	5/19/14	6/6/14	15 days
45	A.2.(i) Meet with City to review Admin. Final EIR	6/10/14	6/10/14	0 days
46	G.1 Prepare final revisions	6/10/14	6/20/14	9 days
47	G.2 Print and submit Screencheck Final EIR	6/23/14	6/23/14	0 days
48	City review and confirmation to print Final EIR	6/23/14	7/3/14	9 days
49	G.3 Print and Submit Final EIR (40 and 2 copies, see scope of work)	7/7/14	7/10/14	4 days



Project: Paso Robles Gateway EIR
Date: 8/22/13

Task Milestone Summary

07
Cost Estimate

Details of the cost estimate are provided in the sheets at the end of this section. The following tables and paragraphs describe the assumptions used in estimating the costs, and provide summary information.

The total costs estimated for each major task are summarized in **Table 7-1**. By far the most expensive topic or task is aesthetics. This work will involve field visits, computer-generated photosimulations, viewshed mapping, and design analysis, as well as preparation of the text and explanations that accompany the analysis. The topic of aesthetics is likely to be the most sensitive and important issue with this project, so the effort and attention by design professionals to this issue is warranted.

The costs presented in **Table 7-1** are considered not-to-exceed limits for each task. In the event that additional work is requested, or other events cause the need for additional work beyond the effort estimated in this proposal, we would not proceed without appropriate authorization from the City.

These costs are estimated based on hourly rates for the staff assigned to the project. The hourly rates are computed from a billing multiplier of 2.7 (times the employee hourly pay rate). This multiplier accounts for all indirect costs associated with labor and for overhead expenses. The hourly billing rates, and proportion of total hours assigned to each staff member, are shown in **Table 7-2**. **Table 7-2** also shows the average proportion of time for each staff member that will be assigned to this project over the next nine months.

The major non-labor expense is printing of the hard copies of the Draft EIR for public review and the Final EIR for distribution. The most significant component of printing costs is reproduction of color graphics within each hard copy report. For this initial estimate, a printing charge of $200 per copy of the EIR has been assumed. This is a mid-low range cost, based on several similar EIRs prepared by the Project Manager over the last six years. Several methods are available to reduce printing costs: minimizing color graphics, or printing in black and white for administrative editions; minimizing reproduction of appendices; increasing the use of CDs for EIR distribution. We expect to work with the City to help identify the most cost-effective approach for report printing and distribution.

Other non-labor expenses include costs for site visits by staff addressing biology, cultural resources, and other topics. No extensive field studies are proposed, and these site checks will be performed by Central Coast staff, not involving overnight travel. The remaining expenses involve minor charges to obtain data for hazardous waste permit and related information for the Phase I ESA, incidental map reproduction for fieldwork, and shipping for delivery of documents.

Finally, details of meeting costs are provided in **Table 7-3**. This information identifies which staff members are expected to attend which meetings (or types of meetings), and the estimated hours and expenses associated with each. All meetings would be attended by the Project Manager, John Larson, who works out of San Luis Obispo and would have minimal expenses associated with each meeting. Public meetings or hearings are all budgeted for eight hours, which allows for preparation time, several hours for the hearing itself, and some follow-up. The cost for Mr. Larson to attend additional meetings would range from about $275 (for a two-hour meeting) up to $1,055 for a full hearing.

Preparing a full EIR for a complex project is a major undertaking — particularly if the EIR is expected to serve for subsequent actions by other agencies. We recognize, however, that adjustments to the level of effort and related expenses are possible – and for that reason have provided the complete details of the cost estimate in the sheets at the end of this section.

Table 7-1. Summary of Costs for Each Major Task

	Labor Hours	Labor Charge	Expenses	Total for Task
A. Project Meetings and Management				
A1 - Project Initiation Meeting	56	$6,280	$786	$7,066
A2 - Project Meetings and Consultations (9 mtgs, 2 hearings)	144	$15,040	$1,628	$16,668
A3 - Project Management	120	$12,780	$0	$12,780
Subtotal A. Proj. Meetings/Mgt.	**320**	**$34,100**	**$2,413**	**$36,513**
B. Peer Review Appl. Tech. Studies				
B-1. Agriculture + Forestry Resources	18	$1,770	$0	$1,770
B-2. Biological Resources	24	$2,416	$135	$2,551
B-3. Cultural Resources	14	$1,174	$81	$1,255
B-4. Geology and Soils	18	$2,090	$0	$2,090
B-5. Hazards and Hazardous Materials	10	$1,250	$0	$1,250
B-6. Population Housing	8	$560	$0	$560
B-7. Transportation/Traffic	26	$3,250	$0	$3,250
B-8. Utilities/Service Systems	12	$1,060	$0	$1,060
Subtotal B. Peer Review	**130**	**$13,570**	**$216**	**$13,786**
C. Additional Tech Studies/EA				
C-1. Aesthetics	460	$49,460	$108	$49,568
C-2. Air Quality	120	$10,920	$216	$11,136
C-3. Greenhouse Gas Emissions + Climate Change	54	$4,690	$0	$4,690
C-4. Hydrology/Water Quality	44	$4,980	$0	$4,980
C-5. Land Use/Planning	80	$5,960	$0	$5,960
C-6. Noise	80	$9,010	$162	$9,172
C-7. Public Services	26	$1,930	$0	$1,930
C-8. Hazards and Haz mat. (Ph. I ESA)	22	$2,530	$945	$3,475
Subtotal C. Tech. Studies/Env. Anl.	**886**	**$89,480**	**$1,431**	**$90,911**
D. Admin Draft EIR	**726**	**$65,982**	**$1,107**	**$67,089**
E. Draft EIR for Public Review	**250**	**$25,542**	**$9,774**	**$35,316**
F. Resp. Comm/Admin FEIR	**240**	**$22,748**	**$1,107**	**$23,855**
G. Final EIR for Distribution	**40**	**$3,340**	**$9,774**	**$13,114**
TOTAL	**2592**	**$254,762**	**$25,822**	**$280,584**

Table 7-2. Hourly Billing Rates

Staff	Role	Hourly Rate	% of Total Time	% of Duration
John Larson	Project Manager	$125	11%	19%
Laura Kaufman, AICP	EIR Team Leader	$125	7%	12%
Caitlin Miller, LEED Green Assoc.	EIR Support	$70	21%	37%
Garrett Avery, ASLA	Aesthetics	$105	19%	35%
Sr. Reviewer	Aesthetics QMS	165	1%	2%
Michael Conrardy	Air Quality + GHG	$86	8%	14%
Sr. Reviewer	AQ QMS	$130	1%	2%
Robert Wilson	Hydrol./WQ	$125	3%	6%
Jason Mirise	Noise	$135	2%	3%
Acoustic Staff	Noise model	$110	1%	2%
Jennifer King	Ag.+Forestry Res.	$95	2%	4%
Wayne Vogler	Biology	$130	3%	5%
Biol. Res. Staff	Biology	$86	2%	4%
Danielle Flowers	Cultural Res.	$77	1%	2%
Carmen Caceres-Schnell	Geol./Soils	$115	2%	4%
Chris Osburn	Hazards/Haz Mat	$125	2%	4%
Michael Arizabal	Traffic	$125	4%	6%
WP Gr. Staff	WP-Graphics	$60	9%	15%
Admin. Acctng. Staff	Admin. Support	$60	2%	3%

Table 7-3. Detailed Cost Estimates for Meetings

Type	Kick Off	Major Review	Minor Review	Pub. Meeting	Pub. Hearing
Number:	1	2	4	2	4
J. Larson					
Hrs/mtg	8	4	2	8	8
# attend	1	2	4	2	4
Tot. hrs	8	8	8	16	32
travel/mtg	$15	$15	$15	$15	$15
perdiem/mtg	$0				
tot. expenses	$15	$31	$61	$31	$61
L. Kaufman					
Hrs/mtg	16	8	8	16	16
# attend	1	2	0	0	0
Tot. hrs	16	16	0	0	0
travel/mtg	$170	$170	$170	$170	$170
perdiem/mtg	$125	$125	$125	$125	$125
tot. expenses	$295	$591	$0	$0	$0
C. Miller					
Hrs/mtg	8	8	4	8	8
# attend	1	2	4	2	0
Tot. hrs	8	16	16	16	0
travel/mtg	$51	$51	$51	$51	$51
perdiem/mtg	$0	$0	$0	$0	$0
tot. expenses	$51	$102	$204	$102	$0
W. Vogler					
Hrs/mtg	8	4	2	8	8
# attend	1	0	0	0	0
Tot. hrs	8	0	0	0	0
travel/mtg	$41	$41	$41	$41	$41
perdiem/mtg	$0	$0	$0	$0	$0
tot. expenses	$41	$0	$0	$0	$0
A. Garrett					
Hrs/mtg	16	16	16	16	16
# attend	1	1	0	0	0
Tot. hrs	16	16	0	0	0
travel/mtg	$200	$200	$200	$200	$200
perdiem/mtg	$125	$125	$125	$125	$125
tot. expenses	$325	$325	$0	$0	$0
Tot Travel	**$477**	**$673**	**$265**	**$133**	**$61**
Tot Per Diem	**$250**	**$375**	**$0**	**$0**	**$0**

ATTACHMENT 3

RESOLUTION NO. 13-XXX

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PASO ROBLES
AWARDING A CONTRACT FOR PREPARATION OF
A WATER SUPPLY ASSESSMENT AND AUTHORIZING THE CITY MANAGER TO SIGN A CONSULTANT
SERVICES AGREEMENT WITH THE FIRM OF TODD ENGINEERS

WHEREAS, Quorum Realty Fund has filed applications for a General Plan Amendment, Prezone, Development Plan, Subdivision Map, Sphere of Influence Update, and Annexation for a 270 acre site at the northwest quadrant of Highways 101 and 46 West to pursue development of three hotels, approximately 62,300 square feet of retail and office space, up to 35 single family residential units, vineyards, and open space ("the Project"); and

WHEREAS, the City determined that the potable water needs for the Project, combined with the current overdraft conditions in the local groundwater aquifer and the combined impacts of all general plan amendments presently in review by the City, which cumulatively exceed the 44,000 population threshold studied in the City's 2010 Urban Water Master Plan, indicate the need for a Water Supply Assessment (WSA) as described in California Water Code Sections 10910 - 10915; and

WHEREAS, Todd Engineers, which prepared the City's 2010 Urban Water Master Plan and possesses the necessary expertise to prepare a WSA, submitted a proposal to prepare a WSA for the Project for a fee not to exceed $19,860;

THEREFORE, BE IT RESOLVED by the City Council of the City of El Paso de Robles as follows:

SECTION 1. To engage the professional services of Todd Engineers to prepare a Water Supply Assessment for the Project.

SECTION 2. To authorize the City Manager to sign a Consultant Services Agreement with Todd Engineers in the amount not to exceed $19,860 on behalf of the City.

PASSED AND ADOPTED THIS 1st day of October 2013 by the following Roll Call Vote:

AYES:
NOES:
ABSENT:
ABSTAIN:

Duane Picanco, Mayor

ATTEST:

Caryn Jackson, Deputy City Clerk

TODD ENGINEERS

2490 Mariner Square Loop, Suite 215
Alameda, CA 94501
(510) 747-6920

September 16, 2013

MEMORANDUM

Transmitted via e-mail

To: Christopher Alakel, City of El Paso de Robles
Carol Florence, Oasis Associates

cc: Ed Gallagher, City of El Paso de Robles

From: Iris Priestaf, PhD, President, and Kate White, PE

Re: Revised Proposal to Prepare a Water Supply Assessment for the Paso Robles Gateway Project, Paso Robles, California

The Paso Robles Gateway Project (PRGP or project) is a four-phased project that consists of three hotels, three commercial retail/office sites, and a 30-lot residential subdivision amid agricultural land and open space. The project is northwest of the South Vine Street and State Route 46 intersection just outside the southwest boundary of the City of Paso Robles city limits. It is within County jurisdiction and, while not part of the City's 2012 Sphere of Influence (SOI) Update, it is an area of special interest in the 2012 SOI Update Memorandum of Agreement between the City and County of San Luis Obispo. Based on project approval and annexation by the end of 2014, the four phases of the project are as follows: Phase 1 (2015-2020), Phase 2 (2020-2022), Phase 3 (2025-2027), and Phase 4 (2025-2030).

This proposal outlines the scope and estimated costs for a Water Supply Assessment (WSA) for the project. The WSA will be an attachment to an Environmental Impact Report (EIR) prepared for this project. The WSA will incorporate current and future water supply and demand information from the City's 2010 Urban Water Management Plan (UWMP), available City and County documents regarding water supplies (groundwater, Nacimiento supply, recycled water), current water use, and estimated water use of this project and other approved and proposed projects. The analysis will extend to 2035, address water demands in five-year increments, and fulfill SB 610 WSA requirements.

The PRGP encompasses around 270 acres of rolling grasslands, oak woodlands, riparian habitat and ephemeral drainages. The property is currently used for cattle grazing and almond trees (that have exceeded their productive life cycle), which are located on the northern portion of the property. Two alignments of South Vine Street are being considered (Caltrans and Furlotti alignments) but the proposed developments under each alignment are similar enough in terms of water use to be analyzed as one in this WSA. After annexation, the City would supply water to the commercial and residential development. Four existing wells would supply water to 114 acres of proposed vineyards, low water use orchards and other potential agricultural uses. Around 96 acres will be designated open space and habitat preservation. Water demands of 97.2 acre feet per year (AFY) have been estimated for the project. The project site overlies the western portion of the Atascadero subbasin of the Paso Robles Groundwater Basin; however, according to the applicant's project description (July 22, 2013) the wells are reportedly outside the groundwater basin boundary. Wastewater would be treated at the City's wastewater treatment plant.

Groundwater level declines are an issue in the basin and the applicant will be required to purchase additional water from the Nacimiento Water Project (NWP) above the current commitment by the City. A treatment plant upgrade for the NWP water is proposed to be completed in 2015.

The following sections outline our scope of work, staffing, schedule and budget for the WSA.

Scope of Work

Todd Engineers will work closely with the City, Oasis Associates, and the EIR team to prepare a WSA that documents the project water demand and supply in compliance with the water code; our approach will follow the Department of Water Resources (DWR) *Guidebook* for Implementation of SB 610 and 221. We assume that the Administrative Draft EIR will be prepared at roughly the same time as the WSA. It is important that the hydrology and water supply sections be consistent with the WSA; in fact, we anticipate that the EIR will use relevant sections of the WSA. Coordination with the EIR consultant is assumed; Task 3 Reporting includes our review of relevant sections of the ADEIR.

Task 1 Data Acquisition and Review

In this task, we will acquire and review relevant information. From our previous work with the City and other local agencies, we already have regional reports, the 2010 UWMP, and the Paso Robles Resource Capacity Study; we are familiar with City's water supply and water demand data having authored the 2010 UWMP. To compare current water use to those predicted in the 2010 UWMP, we will request information on current water use by sector (single family, multi-family, commercial, industrial,

institutional/governmental, and other). We will also request information on projects that have been approved, or are currently being planned, and the anticipated water use of those projects. We have copies of the June 2013 Commercial/Industrial and Residential activity reports that summarize major activity between December 31, 2012 and June 30, 2013. This information will assist in documenting recent or potential allocations of the UWMP's planned increases in water demands. These demands will be totaled and compared to the future demand estimates in the UWMP to calculate the remaining available water demand.

We will also request updated information on the status of the Nacimiento Water Project and treatment plant upgrade to document this supply as a viable option for project water. Other information relevant to overall City supplies includes water supply system improvement projects, status of conservation programs, and updates on water recycling in the City.

Task 2 Water Supply and Demand Assessment

This task involves evaluation of water supply and demand for the project during normal and drought conditions with projection to the year 2035. Water supply and demand will be compared to assess the sufficiency of water supply for the project in light of the service area's total water supply and demand, as documented in the 2010 UWMP, and with the potential for delivery of additional NWP water.

2a. Assess Water Demand. This section will succinctly document the City's existing water demands and planned future water demands by water use sectors in five-year increments, including drought conditions. The 2010 UWMP will be the major reference, but information may be updated to reflect any changes in future development. The water demands of the project were not included in the 2010 UWMP; we will review the project proponent's estimate of water demand in light of appropriate water use factors and the values presented in the 2010 UWMP.

2b. Assess Water Supply. The City's water supply currently includes only groundwater but NWP water is anticipated to be available in 2015. Because groundwater is a source, we will provide the documentation of groundwater supply required by the Water Code, including description of the groundwater basin, local groundwater management, condition of the basin in terms of overdraft, and documentation of groundwater quality and any contamination problems that would limit groundwater use for the project. Coordinating with the hydrogeologist on the EIR team, we will evaluate the source of groundwater supply from project wells proposed for agriculture. We will also discuss the prospective procurement of additional NWP water. The analysis will address water supply not only for normal years, but also for single-year and multiple-year droughts.

2c. Determine Sufficiency. The water supply assessment will provide a discussion of the sufficiency of water supply for the project. This will involve comparison of total water

supply and demand for the service area with the project under normal conditions with a projection in five-year increments over a 20-year period. This analysis may include evaluation of differing amounts of additional NWP water. The discussion will also address single-year and multiple-year drought conditions. Summary tables will document existing and planned water supplies and demands in 5-year increments over a 20-year projection.

Task 3 Reporting

3a. Administrative Draft Report. The water supply assessment will be presented as a draft report for internal review by City staff and Oasis Associates. The text of the report will be concise and focused on relevant tables. Graphics may be limited to a study area map. For purposes of costing, we assume submittal of an electronic version of the report (pdf). Consistency between the ADEIR and WSA is crucial to a credible document; this task includes our review of relevant sections of the ADEIR (e.g., hydrology and water quality, water/wastewater facilities).

3b. Draft Report. We will address comments on the administrative draft and subsequently submit a draft report in electronic format to the City and Oasis Associates.

3c. Final Report. We will address comments on the draft and subsequently submit a final report. We assume the final report will be submitted electronically. The final report will be suitable for inclusion as an appendix to the EIR. Our cost estimate assumes minimal public comments.

Task 4 Coordination and Meetings

This task includes project management and coordination among Todd Engineers, City staff, Oasis Associates, and the EIR prepares; we assume that much communication will occur via email. We have not included meetings or formal presentations in this scope and budget. We would be happy to support the City in meetings on a time and materials basis. A schedule of charges is included at the end of this proposal. We estimate that it would cost about $2,340 for one person to attend a meeting in Paso Robles.

STAFFING

Iris Priestaf, PhD, President, will serve as project manager with responsibility for the accurate and timely completion of the project within the cost estimate. She will be assisted by Kate White, Senior Engineer.

SCHEDULE

We can complete the administrative draft WSA within six weeks of notice to proceed assuming timely provision of information. This schedule assumes a finding of sufficient

water supply. On our part, Todd Engineers is prepared to start upon notice to proceed; we are willing to commit our resources to meet the schedule.

WSA BUDGET

Our proposed budget for the WSA is summarized below for a total of $19,860. This budget assumes that the project description will not change significantly in terms of water demand during the EIR/WSA process and a likely finding of sufficient water supply provided NWP water is available. Todd Engineers submits monthly invoices on a time and materials basis and we regard this as a not-to-exceed budget.

Task 1	Data Acquisition and Review	$ 3,940
Task 2	Water Supply and Demand Assessment	$ 5,580
Task 3	Reporting	$ 8,900
Task 4	Project Coordination	$ 1,440
	Total:	**$19,860**

TODD ENGINEERS

GROUNDWATER ● WATER RESOURCES ● HYDROGEOLOGY ● ENVIRONMENTAL ENGINEERING

SCHEDULE OF CHARGES

January 2013

Professional Services	**Hourly Rates**
Principal Consultant	$200.00 - $210.00
Principal Engineer	$200.00 - $210.00
Principal Geologist/Hydrogeologist	$200.00 - $210.00
Senior Geochemist	$190.00 - $200.00
Senior Hydrologist	$180.00 - $190.00
Senior Geologist/Hydrogeologist/Engineer	$175.00 - $210.00
Associate Geologist/Hydrogeologist/Engineer	$140.00 - $150.00
Staff Geologist/Hydrogeologist/Engineer	$120.00 - $130.00

Technical Services	
CAD/GIS/Graphics Specialist	$ 100.00 - $110.00
GIS/Drafting Support	$ 80.00 - $ 90.00
Clerical	$ 87.00

Communications

2% of Professional Services

Travel Time

Travel time will be charged at regular hourly rates.

Litigation, Depositions, and Testimony

Deposition and trial testimony are charged at twice hourly rates.

Rates are subject to adjustment Semi-annually, in January & July

Outside Services

All services not ordinarily furnished by Todd Engineers, including printing, subcontracted services, local mileage, travel by common carrier, etc. are billed at cost + 15%. Local mileage is billed at the current Federal mileage rate. ($ 0.565 POV mileage rate for the period starting 1/1/2013)

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