

TO: JAMES L. APP, CITY MANAGER
FROM: BOB LATA, COMMUNITY DEVELOPMENT DIRECTOR
SUBJECT: REQUEST TO INITIATE SPECIFIC PLAN PROCESS (OLSEN RANCH)
DATE: NOVEMBER 16, 2004

Needs: For the City Council to consider a request for the City to initiate and take the lead role in preparing the Olsen Ranch Specific Plan and related environmental documentation.

Facts:

1. The 249 acre Olsen Ranch Annexation was approved by the Local Agency Formation Commission (LAFCO) on October 21, 2004.
2. The Olsen Ranch Annexation area includes three different property ownerships, of which the Olsen Ranch constitutes about 200 of the 249 acres. All three property owners were in favor of the Annexation.
3. Under the City's adopted General Plan, there is a requirement that a Specific Plan be prepared prior to granting any new entitlements for development. A total of up to 673 dwelling units, including 95 multi-family dwellings, could be approved per the City's General Plan.
4. Attached is a letter from EDA Design Professionals, on behalf of the three property owners, requesting the City of Paso Robles to initiate the Specific Plan process in a manner similar to the way the City handled preparation of the Union / 46 and Borkey Area Specific Plans.

Analysis
and

Conclusion: The Union / 46 Specific Plan and the Borkey Area Specific Plan were initiated by the City. Based on selection of a qualified consultant under contract with the City, the City Council authorized an advance of funds for preparation of the Specific Plan and accompanying Environmental Impact Report (EIR). The approved specific plans made provisions for the City to be reimbursed for its costs of consultants and City staff time involved in preparation of the plan and EIR.

As indicated in the attached letter, the property owners and their representative are requesting the City to initiate a Specific Plan process and have indicated a desire to work with the City on formulation on land use patterns within the Specific Plan area.

The expectation is that the City would solicit a qualified consultant to prepare the specific plan and the EIR. The scope of work would include an evaluation of both on- and off-site impacts that would result from development of the subject properties. Considerations would include but not be limited to:

- Distribution of land uses and relationships to adjacent land uses
- Buffers from nearby Agricultural uses in County Unincorporated Areas
- Setbacks / buffers from adjacent existing development
- Internal traffic circulation patterns and relationship to City streets
- Impacts on the City street system and addressing mitigation needs
- Relationship of development to PG&E electric transmission lines
- Oak tree and other open space preservation issues
- Evaluation of utility service impacts / required systems improvements
- Preparation of a Water Assessment Study pursuant to SB 610

As noted above, the General Plan would allow consideration of up to 673 dwelling units, including 95 units of multi-family development. The 2003 General Plan adoption also calls for a population limitation of 44,000 residents in the year 2025. In order to reduce the potential population from the “largest growth” scenario of 45,500 that was presented in the draft General Plan, the adopted General Plan calls for a reduction in potential entitlements in specific plan areas (Chandler Ranch, Olsen Ranch and the Beechwood Annexation).

Table LU-3 of the General Plan describes the development potential for the three specific plan areas. As noted on page LU-8 of the General Plan, it is anticipated that the specific plan process will identify final dwelling unit counts and the actual number of entitled dwelling units will depend upon topographic, environmental and other development constraints.

Although having the City initiate a Specific Plan process has a short-term financial implication for the City, having the City take the lead in preparation of both the Specific Plan and EIR provides a level of quality control and internal coordination with the EIR that is not otherwise present if the property owner were to prepare the Specific Plan and the City separately prepare the EIR.

Policy

Reference:

General Plan; practice regarding approach to prior Specific Plan projects

Fiscal
Impact:

The General Plan calls for “Fiscal Neutrality” which is anticipated to be achieved through a combination of Development Impact Fees, Specific Plan Fees, and a requirement to participate in a Community Facilities District (CFD).

The property owners’ request for the City to initiate the Specific Plan and EIR process in a manner consistent with the prior Specific Plans has financial implications for the City. The costs of the Specific Plan process would be recovered with time, but in the interim there would be an advance by the City. The amount of the advance cannot be determined until the City issues a Request for Proposals and determines the most qualified consultant team.

Options:

- a. For the City Council to direct staff to initiate the Specific Plan process for the Olsen Ranch Annexation, including issuance of a Request for Proposals with the intent of selecting a qualified consultant to prepare the Olsen Ranch Specific Plan and EIR. City Council would reserve the right to approve the final scope of work, consultant services contract, and to consider making the appropriation to advance the funds for the Specific Plan and EIR.
- b. Amend, modify or reject the foregoing option.



civil engineers | land surveyors | land planners

October 11, 2004

City Council
City of Paso Robles
1000 Spring Street
Paso Robles, CA 93446

SUBJECT: REQUEST TO INITIATE OLSEN RANCH SPECIFIC PLAN

Dear Council Members:

On behalf of the Olsen, Goulart, and Wynne Families, **eda-design professionals** respectfully requests initiation of a City-led Specific Plan process and approval of advance funding for the Specific Plan.

The owners do not intend to introduce obstacles to the City's leading this process. Our intent is to present the Olsen Ranch site as a logical area for the City to develop it's future housing needs.

We would like to proceed with an open process that will achieve consensus between the City, owners, and neighbors. We discussed this approach with City staff and as a result, it was suggested that an approach similar to the Borkey Area and Union Road/ Highway 46 Specific Plans would be appropriate. We understand that the property owner's designated agent would have opportunity to provide substantive, ongoing input into the Specific Plan process, including but not limited to, meetings with the City and its Specific Plan consultant regarding land use patterns and density distribution. We believe this will provide a spirit of openness and cooperation that will be reflected in the final results.

We look forward to participating with the City throughout this exciting project.

Sincerely,
eda – design professionals

A handwritten signature in black ink, appearing to read "Jeffrey P. Wagner".

Jeffrey P. Wagner
Vice President

cc: Honorable Planning Commissioners
Mr. Bob Lala
Mr. Jim App
Olsen Family
Goulart Family
Wynne Family