

TO: JAMES L. APP, CITY MANAGER

FROM: BOB LATA, COMMUNITY DEVELOPMENT DIRECTOR

SUBJECT: PUBLIC HEARING SCHEDULE, CHANDLER RANCH
AREA SPECIFIC PLAN

DATE: OCTOBER 5, 2004

Needs: For the City Council to consider setting an adjourned regular meeting in order to hold its public hearing on the Final Environmental Impact Report (EIR) and Chandler Ranch Area Specific Plan.

Facts:

1. The Draft EIR and Draft Specific Plan for the Chandler Ranch Area are out for public review and comment; the close of the public comment period will be Friday, October 29, 2004.
2. Public workshops on the Draft EIR and Draft Specific Plan are scheduled for October 4 and November 9, 2004.
3. The Planning Commission's public hearing on the two documents is being scheduled for November 23, 2004.
4. In light of the volume of materials and the complexity of the environmental and policy issues, it is recommended that the City Council set an adjourned regular meeting to hold its public hearing on the Final EIR and Specific Plan. Tuesday, November 30, 2004 is the suggested date.

Analysis
and

Conclusion: The Chandler Ranch Area Specific Plan and its accompanying environmental documentation addresses a wide range of complex policy issues. In light of the amount of information that will need to be presented, along with the need to consider applicable public testimony, it is suggested that the Council consider setting a separate meeting to discuss just this topic.

November 2004 has a "5th Tuesday", which could facilitate setting a separate public hearing date. In light of the applicable notice requirements and preparation time for final documents, November 30, 2004 is also the earliest feasible hearing date following the close of public comments.

It is requested that the City Council consider setting the hearing date for November 30, 2004 at this time so as to insure that there is adequate opportunity for public notice and coordinating the necessary staff and consultant resources.

Policy

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

Fiscal

Impact: None beyond funds that have already been budgeted for this purpose

Options:

- a. That the City Council direct staff to take the steps necessary to set Tuesday, November 30, at 7:00 PM, as an adjourned regular meeting to consider the Final EIR and Specific Plan for the Chandler Ranch Area;
- b. That the Council direct staff to set the hearing for another specified meeting date;
- c. Amend, modify or reject the foregoing options.