



Council Agenda Report

From: Warren Frace, Community Development Director

Subject: The Landing/Paso Robles Boys School Reuse Project: Consultant Agreement Amendments for the Environmental Impact Report and Traffic Impact Study

CEQA Determination: The City finds that this action is not a project under the California Environmental Quality Act pursuant to State Guidelines Section State CEQA Guidelines, §§ 15061, subd. (b)(2)-(3), 15378.

Date: February 20, 2024

Facts

1. The Paso Robles Boys School facility no longer meets the program requirements of the California Department of Corrections and Rehabilitation and is presently vacant. As a result, Majestic Realty Company (Majestic) purchased the site in early 2023.
2. The project proponent, John Semcken of Majestic, on behalf of the Paso Robles Boys School Reuse Project, has notified the City of their intent to file applications for a General Plan Amendment, Rezone, Development Plan, Tentative Tract Map, Oak Tree Removal permit and Development Agreement for the 137± acre property located at the northwest corner of Airport Road and Dry Creek Road.
3. Given the scope of the project, an Environmental Impact Report will be required for the proposed project, consistent with the California Environmental Quality Act (CEQA).
4. On March 16, 2021, City Council approved contracts relating to completion of the EIR with SWCA Environmental Consultants (\$375,069), Central Coast Transportation Consulting (\$128,790), and Todd Groundwater (\$24,470) for a total cost of \$528,329.
5. Due to the complexity of the traffic and circulation issues in the Airport Area, the Traffic Impact Study scope has continued to change. On January 18, 2022, in recognition of these changing conditions, the City Council approved Central Coast Transportation Consulting Traffic Impact Study (TIS) Contract Amendment 2 in the amount of \$70,000 (the first contract amendment fell within the City Manager's change order authority and Council approval was not necessary).
6. Additional changes were needed to the Draft EIR prior to public circulation that required additional contract amendments for SWCA Environmental Consultants and Central Coast Transportation Consulting. On May 17, 2022, the City Council approved an increase to the total EIR contract which authorized an overall expense of up to \$726,785.
7. Given that the initial public circulation period had ended, to address the comments concerning the level of congestion along the Golden Hill Corridor and additional biological work, additional changes were needed to the Draft EIR. The additional scope of work needed to accomplish those tasks required additional contract amendments for SWCA Environmental Consultants and Central Coast Transportation Consulting. On September 5, 2023, the City Council approved an increase to the total EIR contract which authorized up to \$815,576.
8. At this time the applicant is proposing changes to the project description that will require the EIR to be re-circulated. This process will necessitate additional services and therefore further contract amendments with SWCA and Central Coast Transportation Consulting. The total EIR contract, if approved, will be authorized up to \$955,668.

9. In addition to contracts approved for consultants working on the EIR, it was necessary to hire a contract planning firm to assist staff in processing a project entitlement and EIR for a project of this magnitude. On January 19, 2021 the City Council approved a contract with Oasis Associates to provide land use planning and regulatory liaison services in the amount of \$45,000. Since then, two amendments have been approved to accommodate increases to scope of services. As of May 17, 2022 the total approved contract for Oasis Associates is \$120,000.
10. With the scope of services being increased to accommodate the proposed changes to the project description and re-circulation of the EIR it is necessary to request a third amendment to the Oasis contract to encompass an additional \$45,000 (not to exceed \$165,000).

Options

1. Take no action.
2. Authorize the City Manager to execute the following Consultant Agreements amendments:
 - a. SWCA Environmental Consultants EIR contract amendment 3 increase of \$116,092 (not to exceed \$666,433).
 - b. Central Coast Transportation Consultants Traffic Impact Study contract amendment 4 of \$24,000 (not to exceed \$264,765).
 - c. Oasis Associates contract amendment 3 of \$45,000 (not to exceed \$165,000).
3. Refer back to staff for additional analysis.

Analysis and Conclusions

SWCA, CCTC and Oasis have completed the majority of the work described in their original contracts. Due to the applicant's request to amend the project description, amendments to the draft EIR, including new biological studies, are now needed. The draft EIR will also require re-circulation for additional public comment. The attached proposed contract amendments will facilitate the completion of the draft EIR amendments and re-circulation.

Fiscal Impact

There is no direct fiscal impact to the City because the applicant is required to reimburse the City for all EIR and TIS costs. Below are the summary of the contract and associated amendments, including tonight's action:

Consultant	Task Summary	Original Contract Approval	Change Orders-to-Date	Current Request	Total Contract
SWCA	EIR Preparation	\$375,069	\$175,272	\$116,092	\$666,433
Central Coast Transportation Consulting	Phase 2–Traffic Impact Study	\$128,790	\$111,975	\$24,000	\$264,765
Oasis	Project Management	\$45,000	\$75,000	\$45,000	\$165,000

CEQA

The City finds that this action is not a project under the California Environmental Quality Act pursuant to State Guidelines Section State CEQA Guidelines, §§ 15061, subd. (b)(2)-(3), 15378.

Recommendation (Option 2)

Approve attached Resolution 24-XXX, authorizing the City Manager to approve the following contract amendments and amounts:

- a. SWCA Environmental Consultants EIR contract amendment 3 increase of \$116,092 (not to exceed \$666,433).
- b. Central Coast Transportation Consultants Traffic Impact Study contract amendment 4 of \$24,000 (not to exceed \$264,765).
- c. Oasis Associates contract amendment 3, increase of \$45,000 (not to exceed \$165,000).

Attachments

1. Resolution 24-XXX authorizing the City Manager to approve contract amendments.
 - a. Exhibit A – SWCA Contract Amendment 3
 - b. Exhibit B – Central Coast Transportation Consulting Contract Amendment 4
 - c. Exhibit C – Oasis Associates Contract Amendment 3