



Council Agenda Report

From: Warren Frace, Community Development Director

Subject: Approval of The Landing/Paso Robles Boy 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 CEQA Guidelines, §§ 15060, subd. (c)(2)-(3), 15378.

Date: October 1, 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, Majestic Realty, has filed 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 Manger'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. In 2024, the applicant proposed changes to the project description that required the EIR to be re-circulated. The process necessitated additional services and therefore further contract amendments

with SWCA and Central Coast Transportation Consulting. On February 20, 2024, the City Council approved an increase to the total EIR contract, authorizing 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, three amendments have been approved to accommodate increases to scope of services. As of February 20, 2024, the total approved contract for Oasis Associates is \$165,000.
10. The release of the new SLOCOG Travel Demand Model with the 2023 Regional Transportation Plan requires evaluation of different project trip distribution for multiple scenarios. This requirement has triggered revised mitigation measures and intersection performance reporting. Central Coast Transportation has since had to engage with Caltrans to develop feasible mitigation measures to Caltrans-controlled facilities. These additional efforts by Central Coast Transportation will require an additional expense of \$17,000, making their total contract cost \$281,765 and the total EIR contract, if approved, \$972,668.

Options

1. Take no action.
2. Approve Resolution 24-XXX authorizing the City Manager to execute a Consultant Agreement amendment to Central Coast Transportation Consultants Traffic Impact Study Contract Amendment 6 of \$17,000 (for a new not-to-exceed of \$281,765).
3. Refer back to staff for additional analysis.

Analysis and Conclusions

Central Coast Transportation has completed most of the work described in their original contract. Due to the applicant’s request to amend the project description, amendments to the draft EIR, including new biological studies, were needed. During such time that additional studies were being completed, the new SLOCOG Travel Demand Model was released with the 2023 Regional Transportation plan. This required the evaluation of additional project trip distributions for multiple scenarios and triggered revised mitigation measures and engagement with Caltrans. The attached proposed contract amendment 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	\$291,364		\$666,433
Central Coast Transportation Consulting	Phase 2–Traffic Impact Study	\$128,790	\$135,975	\$17,000	\$281,765

Oasis	Project Management	\$45,000	\$120,000	\$165,000
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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, §§ 15060, subd. (c)(2)-(3), 15378.

Recommendation (Option 2)

Approve Resolution 24-XXX authorizing the City Manager to approve the contract amendment to Central Coast Transportation Consultants Traffic Impact Study, Contract Amendment 6, for \$17,000 (for a new not-to-exceed of \$281,765).

Attachments

1. Resolution 24-XXX authorizing the City Manager to approve contract amendment.
 - a. Exhibit A – Central Coast Transportation Consulting Contract Amendment 6