

MEETING DATE: **09.27.10**

AGENDA ITEM: **Approval of Scope of Work for Request For Proposals
for Redevelopment Plan Amendment and Environmental
Consultant Services, and Authorization to Release
Request For Proposals.**

ATTACHMENTS

	<u>Pages</u>
1. Agency Staff Report from December 7, 2009 agenda packet	1-4
2. Memo dated July 15, 2009, from UFI/GRC Redevelopment Planning	5-16
3. Map of the Culver City Redevelopment Project	17
4. Draft Scope of Work for Redevelopment Plan Amendment	18-20
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Meeting Date: 12/07/09		Item Number: <u>A-2</u>	
REDEVELOPMENT AGENCY BOARD AGENDA ITEM: Receive and File a Memorandum on Eminent Domain Amendment Feasibility and Direct Staff to Issue Requests for Proposal for Redevelopment and Environmental Consultants for Redevelopment Plan Amendment Services			
Contact Person/Dept.: John Fisanotti Glenn Heald		Phone Number: (310) 253-5767 (310) 253-5752	
Fiscal Impact: Yes ☒ No ☐		General Fund: Yes ☐ No ☒	
Public Hearing: ☐		Action Item: ☒ Attachments: ☒	
Commission Action Required: Yes ☐ No ☒		Date: _____	
Public Notification Notice was published in the Culver City News on November 26 and December 3, 2009 and by E-Mail to Meetings and Agendas – Redevelopment Agency by 12/04/09.			
Department Approval: Sol Blumenfeld (11/24/09)		Agency General Counsel Approval: Murray O. Kane (11/24/09)	
Chief Financial Officer Approval: Mark Scott (by N. Kimball) (12/01/09)		Executive Director Approval: Mark Scott (12/02/09)	
<u>RECOMMENDATION:</u> Staff recommends that the Redevelopment Agency Board (Board) (1) receive and file a memorandum on eminent domain amendment feasibility and (2) direct staff to issue a request for proposals for redevelopment and environmental consultants for redevelopment plan amendment services affecting Component Areas 3 and 4 in order to extend the time limit for the potential use of eminent domain. <u>BACKGROUND:</u> Pursuant to the Redevelopment Plan, the authority for the Redevelopment Agency (Agency) to use eminent domain expires on December 23, 2010 in all four component areas of the Culver City Redevelopment Project. If the Board wishes to extend the authority beyond that date, the Redevelopment Plan must be amended. When required, the Agency has used eminent domain to complete property acquisition where a negotiated purchase cannot be achieved and the required findings can be made. The Agency has not and cannot use eminent domain to acquire residential properties. This same restriction is expected to be continued should the eminent domain authority be extended. On February 2, 2009, the Board approved a contract with UFI/GRC Redevelopment Planning (the “Consultant”) to conduct a preliminary feasibility study to determine if there appears to be sufficient evidence to support the findings necessary to amend			

the Redevelopment Plan. The Board chose to seek a preliminary feasibility study to obtain an opinion of whether the requisite findings necessary for an amendment could be made.

DISCUSSION:

Amending the Redevelopment Plan, in accordance with the requirements of the California Health and Safety Code¹, can be a lengthy and costly process (the consultant cost for doing the required studies and preparing the necessary documents could be as much as \$100,000.)

As detailed in the Memorandum (see Attachment No. 1), pursuant to California Redevelopment Law, it must be found that: significant blight² remains and that the blight cannot be eliminated without the use of eminent domain. The preliminary study concludes *"In general, our analysis indicates that sufficient blight remains in the four existing redevelopment project areas to justify extending non-residential eminent domain authority for the statutory maximum of twelve years."*

As alluded to above time limit extensions for continued use of eminent domain are limited by law to a maximum of 12 years. However, in three of the four component areas the redevelopment project will expire in less than 12 years. Therefore, the maximum extension which could be considered is:

Component Area	Expiration	Extension
No. 1	July 26, 2014	3½ years
No. 2	December 28, 2014	4 years
No. 3	November 25, 2018	8 years
No. 4	December 23, 2022	12 years

Redevelopment often requires assembling a development site from a group of smaller adjoining parcels within the Redevelopment Project Area. The inability to acquire a critical piece can stop a vitally needed project. Eminent domain provides a necessary tool to accomplish land assembly. Moreover, there are tax benefits through condemnation that can be conferred to property owners. Thus, an Agency that is seeking to have all the tools of redevelopment at its disposal would be disadvantaged without the authority to use eminent domain to acquire parcels and relocate occupants. Again, the Agency does not currently possess the authority to use eminent domain for residential parcels nor is it proposed to create that authority

¹ California Redevelopment Law (Health & Safety Code Section Division 24, Part 1, Chapter 4, Article 12, commencing with §33450 et seq.) details the steps necessary to amend a Redevelopment Plan for the Redevelopment Project. In this particular case, an added requirement would be evidence for the record to support findings that: A) Significant blight remains within the project area; and B) That this blight cannot be eliminated without the use of eminent domain.

² Refer to pages 2 and 3 of Attachment No. 1 for the conditions of blight as defined in California Redevelopment Law.

in the contemplated extension period if such an extension period is ultimately adopted by the Board.

The Consultant's report preliminarily concludes that there is sufficient evidence of blight in each of the four Component Areas of the Redevelopment Project to extend the time limit on the use of eminent domain, though the timeframes vary by project area from 3 1/2 to 12 years.

Based upon the Consultants' preliminary conclusions and the expiration dates of the various project areas, staff recommends the Board focus on renewing the eminent domain authority in Project Areas 3 and 4. The use of eminent domain is best justified in Component Areas 3 and 4, since there are fewer opportunities for land assembly and eliminating blight in areas 1 and 2. By eliminating Component Areas 1 and 2 from consideration, the Agency would achieve a savings in the cost of the amending the plan. The savings would come primarily from reduced field work, somewhat reduced analytical costs and reduced administrative costs such as printing and mailing.

If the Board approves moving forward with the RFP process, staff will seek proposals from qualified redevelopment and environmental consultants for the work necessary to amend the Redevelopment Plan in Component Areas 3 and 4, and present the results to the Board for consideration (currently projected for the first half of 2010).

FISCAL ANALYSIS:

As a necessary tool of redevelopment, eminent domain can provide increased land value and increased tax revenues. For example, a projection of the possible increase in assessed valuation and the corresponding increase in tax increment was calculated in Attachment No. 2. The calculation analyzes a new two-story commercial development which is projected to result in an average increase of 334% over the average of current assessed values. This equates to new tax increment of approximately \$72,000 per acre of new development per year to the Agency (tax increment is distributed 80% to commercial/industrial funds and 20% to the Low- and Moderate Income Housing Set Aside Fund). If the Agency's eminent domain authority is not extended the opportunity to capture the monies resulting from this increased tax increment may be lost.

An initial budget of \$100,000 for the necessary consultant and environmental services, needed to properly process a redevelopment plan amendment is recommended. Some funds are available in the Agency's budget for fiscal year 2009-10 in account No. 59190400.619800. If the decision is made to proceed with obtaining proposals for consultant services, staff will recommend a budget amendment after the proposals have been received and the actual costs are known.

ATTACHMENTS:

1. Memo dated July 15, 2009, from UFI/GRC Redevelopment Planning
2. Projection of future tax increment income to the Agency

MOTION:

That the Redevelopment Agency Board:

1. Receive and file a memorandum, dated July 15, 2009 from UFI/GRC Redevelopment Planning on the feasibility of amending the Redevelopment Plan for the Culver City Redevelopment Project to extend the time limit for the use of eminent domain; and,
2. Direct the Executive Director to issue a request for proposals for redevelopment and environmental consultants for redevelopment plan amendment services to extend the time limit on the use of eminent domain in Component Areas 3 and 4.



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Memo

To: John Fisanotti
From: Ernie Glover
Date: July 15, 2009
RE: Eminent Domain Amendment Feasibility

Introduction

This memorandum examines the potential for amending Culver City's existing redevelopment project areas to extend eminent domain authority on properties used for non-residential purposes. The following recommendations are based on a generalized field analysis of remaining blight conditions performed by UFI|GRC Redevelopment Planning, and upon interviews with Redevelopment Agency and City departmental staff members.

In general, our analysis indicates that sufficient blight remains in the four existing redevelopment project areas to justify extending non-residential eminent domain authority for the statutory maximum of twelve years.

Recommendation

Authorize Redevelopment Agency staff to begin the plan amendment program by recruiting a redevelopment plan amendment consulting firm in conformance with Redevelopment Agency procedures. The eminent domain amendment should be limited to extension of eminent domain authority on property used for non-residential purposes only. All forms of legal residential use would be exempted from eminent domain, with the possible exception of care-taker dwellings associated with non-residential uses such as industrial development.

An eminent domain extension program could take up to twelve months, but can usually be completed in six to nine months depending on the issues and controversy involved.

Criteria for Extending Eminent Domain Authority

Sections 33333.4(a)(3)(A) and (B) of the Health and Safety Code (the "Community Redevelopment Law" or "CRL") set the basic requirements for the extension or re-institution of eminent domain authority in redevelopment project areas. The Agency must find, based on substantial evidence, that significant blight remains in the Project Areas, and that the blight cannot be eliminated without the use of eminent domain. In short there must be a nexus between the remaining blight documented for the amendment and the use of eminent domain.

Note that the adoption of Proposition 99 in 2008 significantly limited eminent domain use by redevelopment agencies. This proposition excluded, with certain exceptions, owner-occupied residences from a redevelopment agency's authority to acquire property through eminent domain. It is proposed herein to extend the Agency's eminent domain authority, but only to include properties used for non-residential purposes. As an example, an apartment along a commercial corridor would be excluded, but a commercial use would not be excluded.

Conditions of Blight

The CRL divides conditions of blight into physical and economic. Blight surveys and documentation are aimed at identifying the presence and extent of these following conditions, although not all need to be present to substantiate prevalent or significant blight.

Physical Blight

According to CRL Section 33031(a), the following conditions are the physical characteristics that cause blight:

- Buildings in which it is unsafe or unhealthy for persons to live or work. These conditions may be caused by serious building code violations, serious dilapidation and deterioration caused by long-term neglect, construction that is vulnerable to serious damage from seismic or geologic hazards, and faulty or inadequate water or sewer utilities.
- Conditions that prevent or substantially hinder the viable use or capacity of buildings or lots. These conditions may be caused by buildings of substandard, defective, or obsolete design or construction given the present general plan, zoning, or other development standards.
- Adjacent or nearby incompatible land uses that prevent the development of those parcels or other portions of the project area.
- The existence of subdivided lots that are in multiple ownership and whose physical development has been impaired by their irregular shapes and inadequate sizes, given present general plan and zoning standards and present market conditions.

Economic Blight

In addition to having conditions of physical blight, redevelopment areas must also exhibit at least one condition of economic blight. According to CRL Section 33031(b), the following conditions are the economic characteristics that cause blight:

- Depreciated or stagnant property values
- Impaired property values, due in significant part, to hazardous wastes on property where the agency may be eligible to use its authority
- Abnormally high business vacancies, abnormally low lease rates, or an abnormally high number of abandoned buildings
- A serious lack of necessary commercial facilities that are normally found in neighborhoods, including grocery stores, drug stores, and banks and other lending institutions
- Serious residential overcrowding that has resulted in significant public health or safety problems
- An excess of bars, liquor stores, or adult-oriented businesses that has resulted in significant public health, safety, or welfare problems
- A high crime rate that constitutes a serious threat to the public safety and welfare.

A blighted area that contains the conditions described above may also be characterized by the existence of inadequate public improvements or inadequate water or sewer utilities.

Project Area Analysis

The following sections assess in general terms the remaining conditions of blight in each of the City's four Component Areas.¹ This is not intended as a detailed or definitive blight analysis; rather, it is intended to show that sufficient blighting conditions appear to remain in the Project Areas, and that these observed conditions would justify more detailed analysis.

Component Area 1 ("Slauson/Sepulveda")

Component Area 1 (see Figure 1) is the oldest of the Agency's redevelopment project areas, and will expire in July 2014. As with the other Component Areas, current eminent domain authority will expire on December 23, 2010. An eminent domain extension will allow the Agency to commence eminent domain proceedings in this Component Area through July 26, 2014.

Land uses in this Component Area include commercial and office development, with some residential uses on Playa Street. The office development is modern, Class A, in character. The Westfield Shoppingtown Mall (Fox Hills Mall) is currently being significantly upgraded. However, commercial

¹ The four original redevelopment project areas were merged into a single project area in 1998. At that time the original project areas were renamed Component Areas.

ATTACHMENT 2

development along Slauson Avenue, including a Penny's, a Circuit City, and the Hooman Buick/Pontiac/GMC automobile dealership all seem to be vacant. There is a concentration of older, obsolete industrial and service commercial development northwest of Sepulveda Boulevard. Lot consolidations in this latter area may be necessary to effect a redevelopment program.

Blighting Condition	Observed Conditions
Physical Conditions of Blight	
1. Buildings in which it is unsafe or unhealthy for persons to live or work.	Code enforcement has identified issues in the western corner of the Component Area west of Sepulveda.
2. Conditions that prevent or substantially hinder the viable use or capacity of buildings or lots.	Obsolete lot pattern and building design hinders reinvestment.
3. Adjacent or nearby incompatible land uses that prevent the development of those parcels or other portions of the project area.	No significant issues
4. The existence of subdivided lots that are in multiple ownership and whose physical development has been impaired by their irregular shapes and inadequate sizes, given present general plan and zoning standards and present market conditions.	Obsolete parcelization pattern hinders development pursuant to general plan and zoning.
Economic Conditions of Blight	
5. Depreciated or stagnant property values	No significant indicators of depreciated values, but suspected in areas with closed stores near Slauson and Sepulveda.
6. Impaired property values, due in significant part, to hazardous wastes on property where the agency may be eligible to use its authority	No significant issues observed, but may be some hazardous waste issues in the area east of Sepulveda and south of Slauson.
7. Abnormally high business vacancies, abnormally low lease rates, or an abnormally high number of abandoned buildings	Business vacancies high north of mall due to economic downturn and closures of major retailers.
8. A serious lack of necessary commercial facilities that are normally found in neighborhoods, including grocery stores, drug stores, and banks and other lending institutions	None observed.
9. Serious residential overcrowding that has resulted in significant public health or safety problems	None observed.
10. An excess of bars, liquor stores, or adult-oriented businesses that has resulted in significant public health, safety, or welfare problems	None observed.

Blighting Condition	Observed Conditions
11. A high crime rate that constitutes a serious threat to the public safety and welfare.	None observed or reported by Police Department.

Component Area 2 (“Overland/Jefferson”)

The second oldest of the four Component Areas, Component Area 2 will expire on December 28, 2014, but current eminent domain authority will expire on December 23, 2010. An extension of eminent domain authority will allow the Agency to commence eminent domain proceedings through December 28, 2014.

Component Area 2 generally lies along Jefferson Boulevard from Sepulveda Boulevard north to Pearson Street. (See Figure 1.) Land uses in the Component Area are predominantly residential north of Overland Avenue, and a mix of commercial development and older residential development south of Overland Avenue. There is obsolete commercial development along Overland Avenue north of Jefferson Boulevard, and along Jefferson west of Dobson Way. Apartment buildings south of Kinston Avenue are in need of significant re-investment according to code enforcement staff. A relatively new community commercial center lies along Jefferson Boulevard.

The following table summarizes significant remaining conditions of blight observed in Component Area 2.

CRL Blighting Condition	Observed Conditions
Physical Conditions of Blight	
1. Buildings in which it is unsafe or unhealthy for persons to live or work.	Code enforcement has identified issues in apartment buildings south of Kinston Avenue.
2. Conditions that prevent or substantially hinder the viable use or capacity of buildings or lots.	Obsolete lot pattern and building design hinders reinvestment along Jefferson Boulevard in the vicinity of Overland Avenue.
3. Adjacent or nearby incompatible land uses that prevent the development of those parcels or other portions of the project area.	No significant issues
4. The existence of subdivided lots that are in multiple ownership and whose physical development has been impaired by their irregular shapes and inadequate sizes, given present general plan and zoning standards and present market conditions.	Obsolete parcelization pattern hinders development pursuant to general plan and zoning, especially along Jefferson Boulevard in the vicinity of Overland Avenue.

CRL Blighting Condition	Observed Conditions
Economic Conditions of Blight	
5. Depreciated or stagnant property values	Potentially depreciated property values were observed in along Jefferson Boulevard in the vicinity of Overland Avenue. This is especially the case where parcelization patterns hinder new investment.
6. Impaired property values, due in significant part, to hazardous wastes on property where the agency may be eligible to use its authority	No significant issues observed.
7. Abnormally high business vacancies, abnormally low lease rates, or an abnormally high number of abandoned buildings	No significant issues observed.
8. A serious lack of necessary commercial facilities that are normally found in neighborhoods, including grocery stores, drug stores, and banks and other lending institutions	None observed.
9. Serious residential overcrowding that has resulted in significant public health or safety problems	None observed.
10. An excess of bars, liquor stores, or adult-oriented businesses that has resulted in significant public health, safety, or welfare problems	None observed.
11. A high crime rate that constitutes a serious threat to the public safety and welfare.	None observed or reported by Police Department.

Component Area 3 (“Washington/Culver”)

Component Area 3 will expire on November 25, 2018, but current eminent domain authority will expire on December 23, 2010. An extension of eminent domain authority will allow the Agency to commence eminent domain proceedings through November 25, 2018.

This Component Area includes most of the commercial and industrial territory east of Overland Avenue, including land between Culver Boulevard and Venice Boulevard east of Elenda Street. (See Figure 1.) Land uses in Component Area 3 are complex, and include Culver City’s downtown area, the predominantly industrial/heavy commercial eastern end of the City, and older strip commercial development mostly along Washington Boulevard.

There has been significant re-investment in this area over the past decade, including the re-emergence of the downtown area and significant rehabilitation along Washington Boulevard. Continuing significant

ATTACHMENT 2

conditions of observed blight were concentrated along Washington Boulevard east of Culver Boulevard, and in the Hayden industrial tract. Issues in the Hayden industrial tract include internal circulation issues, and older, run-down industrial buildings.

Very low water pressure and substandard hydrant spacing along Washington Boulevard east of Main Street result in fire safety issues in this area.

The table below summarizes significant remaining conditions of blight observed in Component Area 3.

CRL Blighting Condition	Observed Conditions
Physical Conditions of Blight	
1. Buildings in which it is unsafe or unhealthy for persons to live or work.	Code enforcement has identified issues concentrated east of Hargis Street and in the vicinity of National Boulevard and Washington Boulevard. Very low water pressure and substandard hydrant spacing contribute to fire safety issues.
2. Conditions that prevent or substantially hinder the viable use or capacity of buildings or lots.	Obsolete lot pattern and building design hinders reinvestment along portions of Culver Boulevard, mostly east of the downtown area, and along Washington Boulevard west of Overland Avenue.
3. Adjacent or nearby incompatible land uses that prevent the development of those parcels or other portions of the project area.	Incompatibility issues may occur in the older industrial areas near the east end of Washington Boulevard.
4. The existence of subdivided lots that are in multiple ownership and whose physical development has been impaired by their irregular shapes and inadequate sizes, given present general plan and zoning standards and present market conditions.	Obsolete parcelization pattern hinders development pursuant to general plan and zoning along commercial strips on Washington Boulevard west of Overland Avenue and along Culver Boulevard mostly east of the downtown area.
Economic Conditions of Blight	
5. Depreciated or stagnant property values	Depreciated property values are in evidence east of the Culver Boulevard/Washington Boulevard intersection. This is evidenced by abandoned commercial uses, vacant buildings, and apparent lack of re-investment. Obsolescence also is an indicator of depreciated property values, in that reinvestment is difficult, which reduces market values for properties.
6. Impaired property values, due in significant part, to hazardous wastes on property where the agency may be eligible to use its authority	No significant issues observed, but soils contamination may occur in older industrial areas.

CRL Blighting Condition	Observed Conditions
7. Abnormally high business vacancies, abnormally low lease rates, or an abnormally high number of abandoned buildings	Significant business vacancies were noted in the eastern end of the Component Area.
8. A serious lack of necessary commercial facilities that are normally found in neighborhoods, including grocery stores, drug stores, and banks and other lending institutions	None observed.
9. Serious residential overcrowding that has resulted in significant public health or safety problems	None observed.
10. An excess of bars, liquor stores, or adult-oriented businesses that has resulted in significant public health, safety, or welfare problems	None observed.
11. A high crime rate that constitutes a serious threat to the public safety and welfare.	None observed or reported by Police Department.

Component Area 4

Adopted in 1998, this Component Area comprises multiple sub-areas linking the other three Component Areas, along Washington Boulevard west of Component Area 3, and along Sepulveda Boulevard. (See Figure 1.) An eminent domain extension would authorize the Agency to commence eminent domain proceedings through December 23, 2022. Component Area 4 is set to expire in 2028.

The predominant land use in Component Area 4 is older strip commercial intermixed with scattered multiple-family development and some institutional uses. A new Costco-anchored shopping center is located at the far western extent of Washington Boulevard.

Significant remaining blight is evident throughout the Component Area. The parcelization pattern throughout the Component Area is obsolete for modern commercial and residential development standards, which is reflected in a lack of new construction or significant new investment. The Culver City/Los Angeles city boundary line splits lots along the south side of Washington Boulevard west of Zanja Street, which results in service issues and may contribute to lower property values. There are also significant building code issues, which would lead to public health and safety problems in the area.

The Sepulveda Boulevard portion of Component Area 4 has a consistently obsolete strip commercial development pattern. There appears to be a strong automobile commercial orientation, especially north of Washington Boulevard. As with other portions of the Component Area, the Sepulveda Boulevard strip is dominated by small, narrow, older commercial lots under multiple ownerships. The size and shape of these parcels makes them difficult to develop given modern commercial building and development standards.

CRL Blighting Condition	Observed Conditions
Physical Conditions of Blight	
1. Buildings in which it is unsafe or unhealthy for persons to live or work.	Code enforcement has identified issues related to inadequate maintenance, lack of setbacks, and illegal additions concentrated along Washington Boulevard between Glencoe Avenue and Sawtelle Boulevard. These conditions are mostly concentrated in the backs of lots
2. Conditions that prevent or substantially hinder the viable use or capacity of buildings or lots.	Obsolete lot pattern and building design hinders reinvestment along portions of Culver Boulevard, mostly east of the downtown area, and along Washington Boulevard west of Overland Avenue.
3. Adjacent or nearby incompatible land uses that prevent the development of those parcels or other portions of the project area.	Incompatibility issues may occur in the older industrial areas near the east end of Washington Boulevard.
4. The existence of subdivided lots that are in multiple ownership and whose physical development has been impaired by their irregular shapes and inadequate sizes, given present general plan and zoning standards and present market conditions.	Obsolete parcelization pattern hinders development pursuant to general plan and zoning along commercial strips on Washington Boulevard west of Overland Avenue and along Culver Boulevard mostly east of the downtown area.
Economic Conditions of Blight	
5. Depreciated or stagnant property values	Depreciated property values are in evidence east of the Culver Boulevard/Washington Boulevard intersection. This is indicated by abandoned commercial uses, vacant buildings, and apparent lack of re-investment.
6. Impaired property values, due in significant part, to hazardous wastes on property where the agency may be eligible to use its authority	No significant issues observed, but soils contamination may occur in older industrial areas.
7. Abnormally high business vacancies, abnormally low lease rates, or an abnormally high number of abandoned buildings	Significant business vacancies were noted in the eastern end of the Component Area.
8. A serious lack of necessary commercial facilities that are normally found in neighborhoods, including grocery stores, drug stores, and banks and other lending institutions	None observed.
9. Serious residential overcrowding that has resulted in significant public health or safety problems	None observed.
10. An excess of bars, liquor stores, or adult-oriented businesses that has resulted in	None observed.

CRL Blighting Condition	Observed Conditions
significant public health, safety, or welfare problems	
11. A high crime rate that constitutes a serious threat to the public safety and welfare.	None observed or reported by Police Department.

How Eminent Domain Authority Helps Alleviate Remaining Blight Conditions

The CRL requires that amendments to extend eminent domain authority document that there is significant remaining blight in the affected redevelopment project area, and that eminent domain authority is necessary to remediate the blighting conditions. Since eminent domain allows the Agency to assemble parcels for future development aimed at alleviating blighting conditions, the blighting conditions that eminent domain could remediate include those that may require property acquisition by the Agency.

These conditions could include:

- Assembly of small parcels to form a larger parcels meeting modern development standards
- Assembly of parcels to help remediate health and safety issues
- Assembly of parcels or easements for the purpose of building modernization or rehabilitation
- Parcel acquisitions for public purposes or to remediate health and safety problems, as appropriate

Note that a redevelopment plan's having eminent domain authority does not mean that such authority will ever be used.

Potential Plan Amendment Schedule

As mentioned earlier in this memorandum, redevelopment plan amendments to extend eminent domain take between six and nine months, but can require up to one year if there are significant public issues.

The following is a general schedule for completing an eminent domain amendment.

Week	Activity
1	Agency Board Authorizes Contract
4	Contract Signed, Work Begins
4-12	Research and Mapping
19	Draft Documents Delivered to Agency Staff
27	Environmental Documents Circulated

ATTACHMENT 2

33	Public Notices of Hearing Mailed and Published Final Documents Available for Public Review
35	Community Meeting
37	Joint Public Hearing, Ordinance Amending Plan Introduced
39	City Council Approves Ordinance Amending Plan

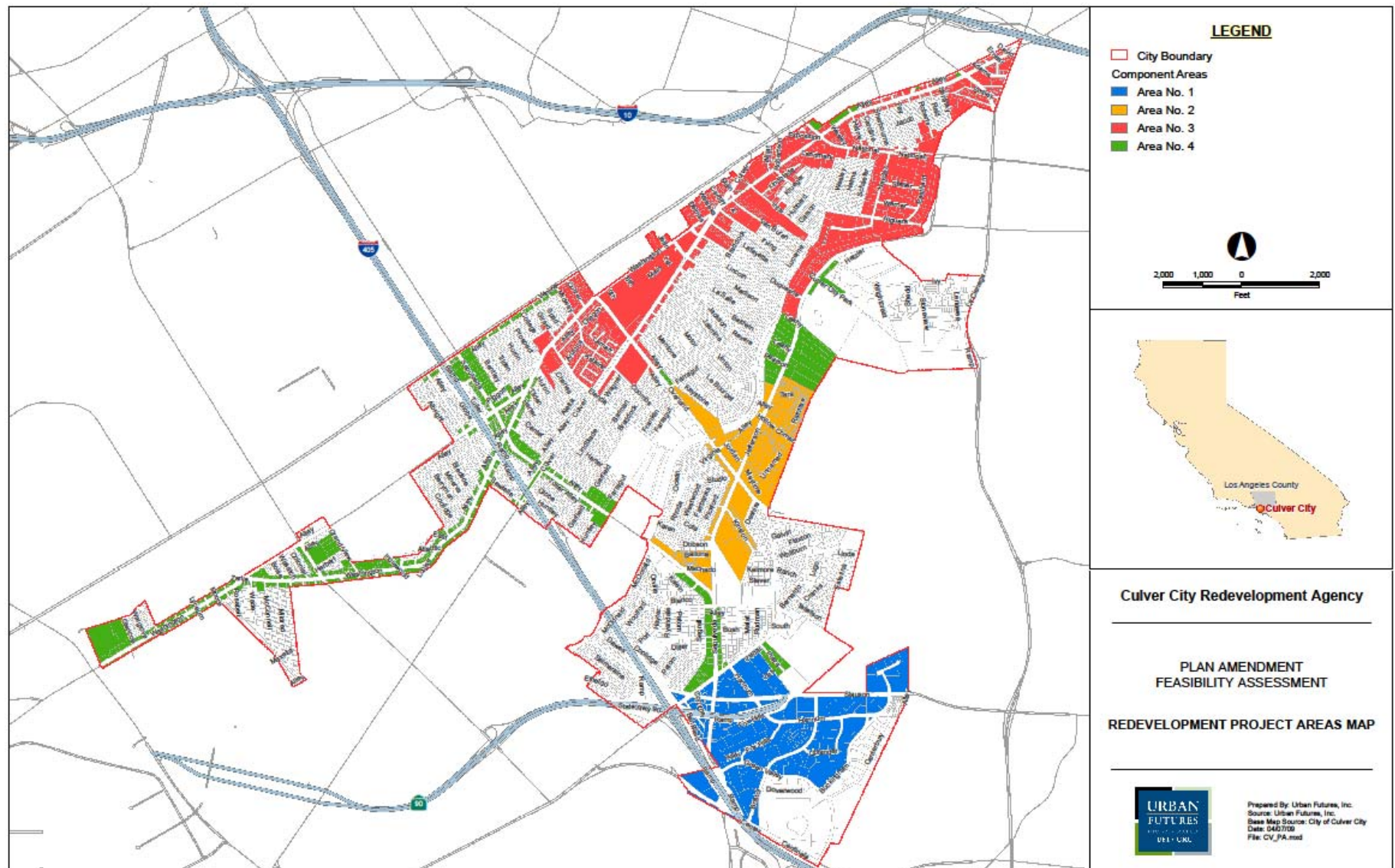
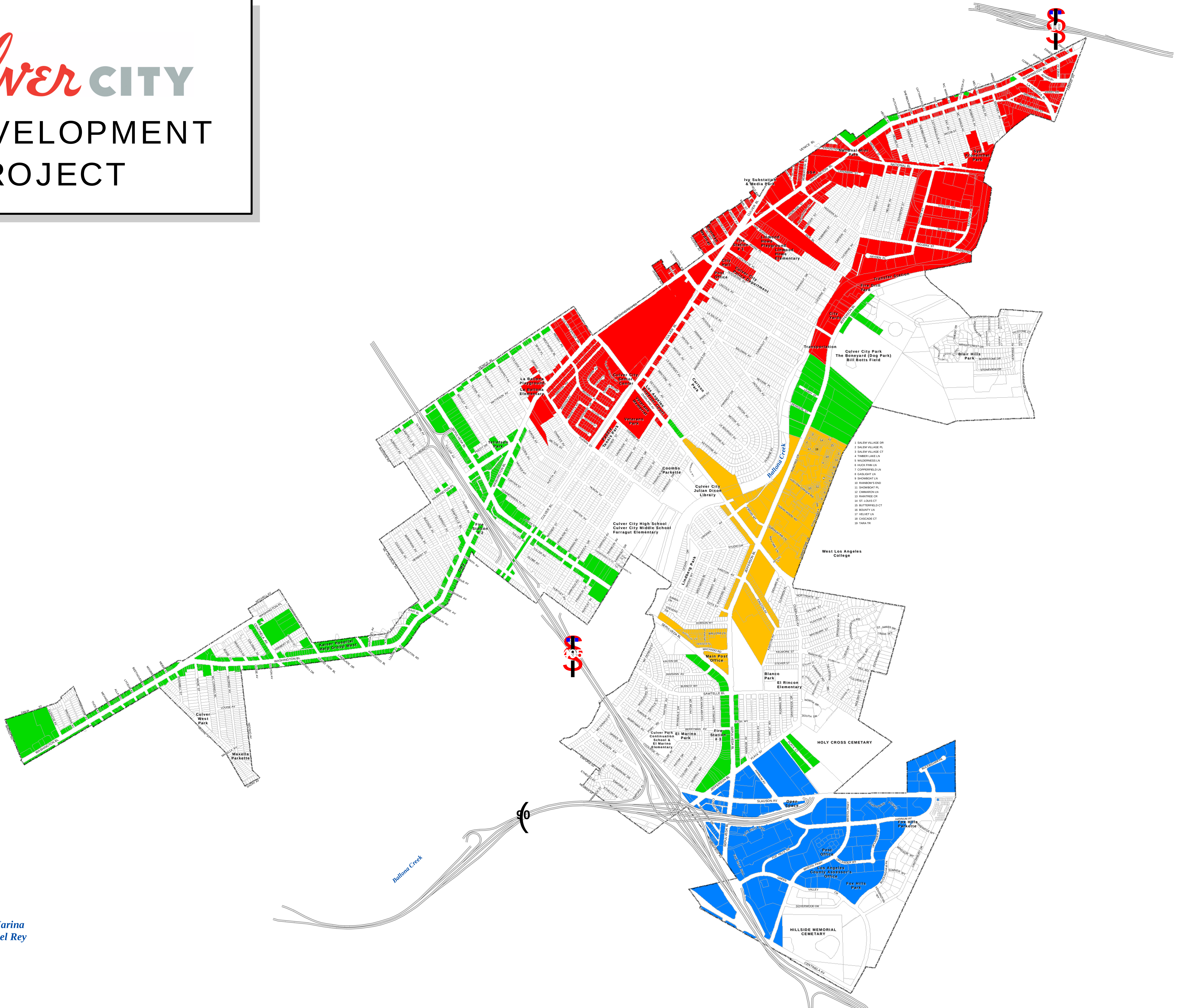


FIGURE 1

City of

Culver CITY

REDEVELOPMENT
PROJECT



Marina
Del Rey

Component Areas

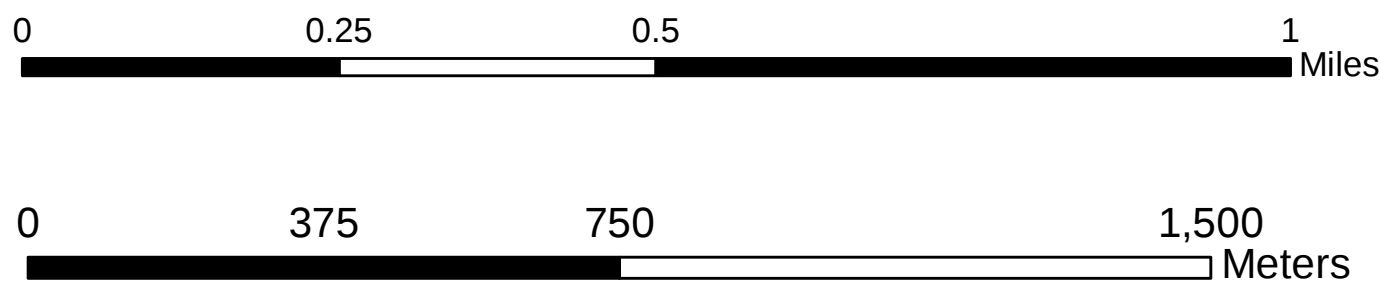
Area No. 1 Expiration Date: 07/26/2014	Area No. 3 Expiration Date: 11/25/2018	City Boundary
Area No. 2 Expiration Date: 12/28/2014	Area No. 4 Expiration Date: 11/23/2029	



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DRAFT

Request for Proposal

Scope of Work for Consultant Services for:

A Redevelopment Plan Amendment To Extend the Time Limit to Initiate Eminent Domain Within Component Areas No. 3 and 4, and to Extend the Time Limit to Incur Debt in Component Area No. 4 of the Culver City Redevelopment Project

TASK 1 – PREPARE WORK SCHEDULE

The consultant shall prepare a detailed program schedule. The schedule shall identify specific tasks and deadlines, including delivery dates for draft and final materials, meetings and hearing.

TASK 2 – PREPARE CONTINUING BLIGHT ANALYSIS

The consultant shall physically examine all properties (from the adjoining street or sidewalk) within component areas three (3) and four (4) of the Culver City Redevelopment Project (hereinafter, the “Amendment Area”) for evidence of blighting conditions. The consultant shall also look for evidence of blight by examining documents, records, files containing records indicative of the physical condition of the properties within the Amendment Area such as, but not limited to, records of code enforcement violations, building division corrections, fire department corrections, etc. The consultant shall also examine and analyze documents, records and files for evidence of economic blight. Such records may included but not be limited to: property values, rent or lease rates, vacancies, turn-over rates, crime statistics, property size and shapes and obsolescence. The consultant shall prepare and include an economic analysis of the Amendment Area including a pro-forma evaluation representative of current development economics. The results of the continuing blight analysis shall be described using a combination of maps, text and photographs. The manner in which acquisition of parcels through eminent domain can help alleviate blight shall then be described.

TASK 3 – PREPARE ENVIRONMENTAL DOCUMENTS

In consultation with the City's Planning Division staff and the environmental impact report consultant, the consultant shall prepare documents necessary for the level of environmental clearance deemed necessary. The environmental analysis will consist of at a minimum, analysis of greenhouse gas emissions and a traffic study.

TASK 4 – PREPARE REDEVELOPMENT PLAN REVISIONS

The consultant shall prepare the proposed amendment consisting of required text changes.

TASK 5 – PREPARE REPORT TO CITY COUNCIL

The consultant shall prepare the Report to City Council to include the information relative to the eminent domain extension. This will include additional material required under California Redevelopment Law Section 33333.4 and sections 33450 et. seq., including Section 33457.1.

TASK 6 – ATTEND PLANNING COMMISSION MEETINGS

The consultant shall prepare for, and attend the Planning Commission meeting(s) at which the environmental aspects of the proposed project will be considered by the Planning Commission.

TASK 7 – PUBLIC NOTICES AND MEETINGS

Two notices shall be prepared for mailing to all owners and occupants of the Amendment Area. The first mailing will be to inform the recipient of the planned amendment and to invite them to a community meeting. The second mailing will comprise the public notice required by CRL. This public notice will include publication of the notice in a local newspaper of general circulation, once a week for four successive weeks, first class mailing to each known property owner, resident and business in the Amendment Area, and certified mailings to affected taxing agencies. The consultant shall prepare and coordinate the mailings, and shall bill the Agency separately for directly related mailing costs including printing and postage.

The consultant shall prepare for and attend up to ____ community meetings within the Amendment Area.

TASK 8 – PREPARE ORDINANCE AND OTHER RESOLUTIONS

The consultant shall coordinate efforts and assist Agency General Counsel with preparing the ordinance and resolutions necessary to enact a plan amendment.

TASK 9 – ATTEND JOINT PUBLIC HEARING

The consultant shall assist Agency staff and Agency General Counsel to prepare for and shall attend the Joint Public Hearing of the City Council and Redevelopment Agency Board, when it considers the Plan Amendment. It is anticipated that only one meeting will be required in this regard.

TASK 10 – FINAL TRANSMITTALS

Upon adoption of the ordinance approving a plan amendment the consultant shall prepare a statement of redevelopment proceedings for recordation at the Los Angeles County Recorder's office. The consultant shall also prepare and provide the forms of transmittals to the various taxing agencies, the Los Angeles County Assessor and the Los Angeles County Auditor/Controller's office.

**REDEVELOPMENT PLAN AMENDMENT
TRAFFIC ANALYSIS – RFP SCOPE OF WORK**

June 17, 2010

Overview

The purpose of the traffic study is to evaluate the impact of the proposed Redevelopment Plan Amendment on traffic and parking conditions. The traffic study will analyze the impacts of the traffic generated by the changes in distribution of land uses in the City between existing land uses and the 2025 build-out land uses allowed under the City's General Plan Update. Factors to be evaluated consist of traffic patterns, trip generation (both vehicular and pedestrian), traffic safety, transit availability within the area, parking availability (on-street and off-street), area and causes of congestions and bicycle and pedestrian flows. Due to the nature of the project area, it is imperative that the traffic circulation analysis and parking treat the redevelopment areas in a holistic manner by evaluating the interrelated vehicular, transit, bicycle and pedestrian modes of transportation. The proposed Redevelopment Plan Amendment will draw information and precedence from work done by the City in updating the report, Culver City Redevelopment Plan Amendment and Merger, published in November 1998. This is not a typical traffic study for a single development project, but rather an assessment of the impact of changes in land use in different parts of the City. Therefore, the City encourages a creative approach to accomplish the analysis and evaluation of the Redevelopment Plan Amendment.

Consultant Qualifications:

- 1- Consultant shall have experience in traffic studies for government agency general plans or plan amendments to general plans as it related to impacts on traffic.
- 2- Consultant shall have had experience in preparing or participating in a major role, a similar analysis in the last 10 to 12 years for a municipality of approximately 40,000 residents.
- 3- The consultant has a broad knowledge of the City's General Plan and planning policies.
- 4- The consultant is acquainted with the surrounding developments and traffic patterns in the adjoining jurisdictions.

Task 1: Review the Culver City Redevelopment Plan Amendment and Merger, November 16, 1998, and traffic studies for significant future development projects.

Review the traffic study in Culver City Redevelopment Plan Amendment and Merger, November 16, 1998, Traffic, Circulation, and Parking, in Appendix E. Tables 4.2-8 and 4.2-9, show Year 2000 AM and PM study intersection levels of service, existing (1991) versus General Plan update (2000) including mitigation for 42 signalized intersections in Culver City. Review the listed mitigation measures.

Review the following traffic studies to be provided by the City:

- 1998 Certified Final Program Subsequent Environmental Impact Report for the Culver City Redevelopment Plan Amendment and Merger
- West Los Angeles College
- Playa Vista Phase 2, The Village At Playa Vista
- Symantec
- Czucker/Legado
- Culver Studios Expansion
- Review available information on significant planned development, including the Triangle Site, the development planned on Parcel B, and the proposed shared parking site on the north side of Washington Boulevard between Hughes Avenue and Delmas Terrace.

Work Project 1: Report on the recently completed significant development projects and those in the planning stages.

Task 2: Update all information in the 1998 traffic study by interviewing City staff and reviewing available reports.

Update information in the 1998 report Tables 4.2-3 to 4.2-7, Land Use By Category, Trip Generation Rates By Category, etc.

Update Redevelopment Plan Areas and Amendment Areas.

Update existing conditions on the roadway network, the public transit system and the bikeway classification plan.

Report on the status of the recommended mitigation measures in the 1998 document.

Report on improvements to the City's transportation infrastructure since completion of the 1998 document.

Report on the City's planned transportation improvements.

Update the City's development impact fees, and the planned new development fees associated with the Metro's new Congestion Management Program (CMP). New Citywide CMP developer fees may be established in 2012.

Report on the City's Trip Reduction Programs.

Report on the City's new traffic control system, which became operational 2010.

Report on the City's draft updated traffic study criteria in the document, "City's Traffic Study Criteria For The Review of Proposed Development Projects Within The City of Culver City." This new draft criteria traffic study criteria have been approved by the City's Planning Commission. However, the criteria have not been finalized as of the publication of this document.

Update the availability of on-street and off-street parking in the City, and indicate proposed and recommended changes to parking in the City, based on the City's Downtown Parking Study, June 2010 by Walker Parking Consultants.

Report on the Draft Culver City Bicycle and Pedestrian Master Plan by Alta Planning.

Report on the City's participation on the Regional Development and Traffic Mitigation Working Group and the potential projects proposed by the Group.

Report on SCAG's La Cienega Boulevard Corridor Improvement Project as it affects access to Culver City.

Work Project 2. Report updated information since the 1998 study, including updated maps of the City's Circulation Element, the Culver City Municipal Bus Lines, the Bikeways Classifications Map and thresholds of significant impact.

Task 3: Confirm the intersections to be reanalyzed.

Confirm the intersections to be reanalyzed as part of the Redevelopment Plan Amendment Process. Determine if the same 42 intersections should be analyzed or if some intersections should be added. Obtain City approval before analyzing the intersections. Use the Intersection Capacity Utilization (ICU) method or the Transportation Research Board Critical Movement Analysis (CMA), Circular 212 Planning Method to analyze traffic operation conditions at study intersections.

City will provide recent manual traffic counts at 55 signalized intersections (see Exhibit A for a listing of the intersections).

Work Product 3: Report on the intersections to be analyzed.

Task 4: Compare intersection LOS between existing 2010 conditions to 2025 projections.

Conduct a traffic analysis for the “Project” with a horizon year of 2025. The “Project” will be the difference in land uses between the uses shown in the 1998 EIR and the land use in 2025 for the new redevelopment plan amendment.

The projected traffic generated by the project in its various locations in 2025 will be based on the City’s growth rate obtained by the change in land use between the 1998 EIR and the land use planned in 2025, and the latest edition of the Institute of Transportation Engineers’ (ITE) publication “Trip Generation.” The ambient growth between 2010 and 2025 shall be based on expected growth rates for the City, using available SCAG and Metro projections. Traffic generated by the Project at its various locations will be assigned to the transportation system.

Prepare tables showing LOS at each study intersection for year 2010 AM and PM compared to 2025 with and without the Project. Include LOS with mitigation, as needed.

Work Product 4: Report on the impacts of the Project at individual intersections and for the overall average of all the study intersections using the City’s draft Traffic Study Criteria.

Task 5: Analyze potential mitigation measures for traffic and parking, if needed, based on the findings in Task 4.

If the project results in no significant impacts at individual intersections and for the overall average of all study intersections, no further mitigation measures may be needed, except for the ongoing transportation infrastructure improvements.

If the project results in significant impacts at individual intersections or for the overall average of all study intersections, the traffic study will recommend general additional transportation improvements, including transit, road, non-automotive improvements to further improve the transportation infrastructure. The report should note that, through the CEQA process, developers of each project will be responsible to mitigate their projects’ impact on the transportation system.

Report that the City would continue to improve its transportation infrastructure by ongoing programs. The ongoing transportation improvements include road improvements, transit enhancements, developer funded traffic mitigation measures, projects funded by developer traffic impact fees, transportation demand management (TDM) and transportation system management (TSM) measures.

Work Product 5: Report the findings of the traffic study, including mitigation measures for traffic and parking, if needed, proposed transportation projects planned by the City, and provide information on developer traffic impact fees planned under Metro’s new Congestion Management Plan (CMP).

Deliver five draft copies of the report.

Deliver one electronic version of the report after the draft copy has been modified and or approved.

Deliver ten printed and bound versions of the final analysis.

Study Management Requirements (Part of the boiler plate)

1. The study shall be prepared and stamped by a Professional Engineer, registered in the State of California who has extensive experience with traffic studies, and in particular with traffic studies for redevelopment plan amendments.
2. Indicate the project manager and others who will participate in the traffic study, and the amount of time each will devote to the project.
3. Indicate the experience of those who will participate in the traffic study, especially their past traffic studies dealing with plan amendments.
4. Respondents to the RFP shall include in their submittals a strategic outline approach of how the consultant firm will accomplish the objectives and tasks listed herein.
5. As this is not a typical traffic study for a single development project, but rather an assessment of the impact of changes in land use in different parts of the City, the City encourages a creative approach to accomplish the analysis and evaluation of the Redevelopment Plan Amendment.

Attachment No. 6

Draft Scope of Work for Climate Action Plan

A. Task 1 - Develop Baseline GHG Inventories

The baseline greenhouse gas (GHG) emissions inventory provides important information about the community's existing emissions sources and can help the City identify which actions will be most effective at reducing emissions. Having an accurate baseline is also critical for setting realistic emissions reductions targets. For this reason, it is critical that the baseline is accurate. During this task, the City and consultant will develop a baseline inventory for (1) emissions associated with local government operations, and (2) emissions associated with all activities taking place within the community.

The community-wide baseline inventory will be prepared in a manner that can be easily separated into a subset baseline inventory. The subset baseline inventory will comprise of the breakdown of greenhouse gas emissions data by Redevelopment Component Area Nos. 3 and 4. This subset baseline inventory will allow the Redevelopment Agency to proceed forward with the CEQA environmental analysis portion for the Redevelopment Plan Amendment project, in advance of completing the Climate Action Plan.

Task 1.1 - Develop Municipal Operations GHG Inventory

Emissions from municipal operations include carbon dioxide (CO₂) and other GHG emissions attributed to fuel use in City-owned vehicle fleets (including police cars and maintenance vehicles), electricity use, and solid waste management. Emissions associated with Culver City's streetlights, traffic signals, and water distribution systems would appear on the municipal GHG inventory.

Task 1.2 - Develop Community-wide GHG Inventory

All GHG emissions occurring within City boundaries will be included in the community-wide inventory. The community-wide inventory will be developed in accordance with industry accepted protocols and best-practices.

Task 1.3 – Develop a Subset of the Community-wide GHG Inventory by Redevelopment Plan Component Area Nos. 3 and 4

The consultant shall break down the community-wide GHG emissions inventory data into a separate subset inventory based on data within Redevelopment Component Area Nos. 3 and 4, for use in the Redevelopment Agency's CEQA GHG environmental analysis for the Redevelopment Plan Amendment project.

B. Task 2 – Develop Climate Action Plan Outline

During this task, the consultant, with input from City staff, shall develop an outline for the Climate Action Plan (CAP). Cities throughout California have developed a wide variety of CAP styles, formats, and structures. Culver City seeks to develop a CAP with enough detail to be a useful tool for staff as they implement programs and in evaluating future development proposals.

Task 2.1 - Develop Draft Outline

Using existing climate action and energy plans, a detailed outline of the CAP will be developed. The outline will contain a placeholder for all of the major components of the CAP in the order they will likely appear in the first version of the CAP. The outline will provide the framework for reaching the objective of the planning process. This structure will help provide direction for staff and the consultant as well as the public during the drafting of the CAP.

Task 2.2 - Review Draft Outline with City Staff

Staff shall review and comment on the outline before it is finalized. City staff will ultimately be responsible for implementing the CAP, so its input is essential for producing an effective CAP. Providing feedback on the outline is a convenient way for staff to be involved in the CAP planning process at an early stage. City staff from the appropriate City departments will review and comment on the outline, including staff from Public Works, Transportation, and Community Development.

Task 2.3 - Revise Outline Based on Staff Comments

A final CAP outline will be prepared based on comments from staff.

C. *Task 3 - Set Emissions Targets*

During this task, the City will establish emissions reduction targets for municipal operations and the community as a whole. To establish the target, the consultant shall present written recommendations to City staff listing several possible emissions reduction targets. These targets will be based on California's AB 32 and other recognized emissions reduction guidelines or documents. The proposed emissions target will also be in alignment with regional goals for reducing transportation-related emissions, as required by SB 375. The recommendations will also serve to help the City determine which target to select. City staff will be responsible for obtaining approval by the City Council for the emissions reduction target. The consultant shall assist staff to prepare for the City Council meeting, and shall attend and present at the meeting.

D. *Task 4 - Identify and Evaluate Emissions Reductions Measures*

Upon completion of Task 4, the consultant and City staff will have developed a better sense of what the City will need to do in order to achieve its emissions reduction targets.

Task 4.1 - Review City Policies and Plans

Consultant shall review the City's municipal ordinances, land use policy, general plan elements, and environmental programs (including, but not limited to, existing policies, programs or ordinances such as the Green Building program and Photovoltaic Ordinance) to make recommendations for additional opportunities for emission reduction strategies.

Task 4.2 - Review Possible Actions and Identify Best-Suited Actions for City

Beginning with a comprehensive list of measures that communities across the State have implemented to curb emissions, the consultant will work with City staff to identify the measures that are most suitable for Culver City. During this task, the consultant will be compiling two lists of measures: the first list will include measures that the City can implement to reduce emissions from internal government operations, and the second list will include measures the City can employ to reduce emissions from the community at large. The two lists will differ in that the measures for municipal operations will be more specific project-based activities (for example: replacing certain City fleet vehicles with hybrid vehicles.) The list of measures that are geared for the community at large will include activities more oriented towards program and ordinance development that will encourage or provide incentives to community members to take action. The two lists will be similar in that they will include measures that will fall into the following categories:

- Energy efficiency (in new construction and existing buildings)
- Renewable energy (on-site and off-site renewable energy)
- Land use and zoning (goal to reduce transportation emissions)
- Active advocacy for low-carbon mobility (goal to reduce emissions/miles traveled)
- Solid waste management
- Education and outreach
- Active advocacy for regional, state, and federal emissions reductions programs
- Climate change adaptation

To minimize costs, Culver City will leverage the time and resources other cities have devoted to developing their CAPs by relying on existing materials and strategies, as well as analyses and measurements to provide estimated GHG reductions. Culver City will also take advantage of work it has already completed when developing this document and other related documents.

Task 4.3 - Evaluate Best-Suited Actions

From the measures selected in Task 4.2, the consultant will analyze each measure to get a better sense of how they will contribute to the overall emissions reduction goals. Before

conducting the analysis, the consultant and City staff will decide which factors will be evaluated. Possible criteria include estimated emissions reductions, cost, time it will take to implement, and ease of implementation (relative to other actions).

As is appropriate, data that other cities have developed, such as estimated emissions reduction and cost estimates for specific actions, shall be used in order to minimize the analysis required. There are some restrictions on how proposed measures can be evaluated. Measures that are well-defined and will result in specific projects will be easier to evaluate than measures that are more nebulous in nature. For example, it is relatively straightforward to estimate the costs and emissions reductions associated with installing 10 MW of photovoltaic systems. However, it is difficult to estimate the costs and emissions reductions associated with designing and implementing a residential energy audit and energy efficiency retrofit program. For these difficult-to-evaluate measures, the consultant and City will make the best estimates possible given the limited information available.

Task 4.4 - Prioritize Actions & Develop Implementation Timeline

The consultant will work with City staff to prioritize measures and develop an implementation timeline that will allow the City to meet its long-term emissions targets. The prioritization will be based, in part, on the quantitative and qualitative results of Tasks 4.2 and 4.3.

Task 4.5 - Present Findings

The results of the analyses conducted during Task 4 will be presented in a written report to City staff.

E. *Task 5 – Public Workshops and Study Sessions*

The City will host four workshops/study sessions to gather input early on and throughout preparation of the CAP. With the exception of possibly the first workshop, the workshops held thereafter will be held in the format of a Study Session with the Planning Commission and City Council to gain feedback and guidance from the decision making bodies as well as the public throughout the process. At the workshops/study sessions the consultant and staff will aim to have the following information available:

- Summary of baseline emissions (both municipal and community-wide emissions)
- CAP outline
- Recommended emissions reduction targets
- List of prioritized actions to reduce emissions from municipal operations
- List of prioritized actions to reduce emissions from community-wide operations

The goal of the workshop/study sessions will be to gather feedback from the community as well as from decision making bodies on the proposed measures. Input received from public outreach activities will be incorporated into the Draft CAP.

Task 5.1 - Prepare Presentation and Handouts for Workshops/Study Sessions

The consultant, with review and input from City staff shall prepare the presentation and handouts listed above or as deemed appropriate by City staff. The handouts will help guide the process of public input.

Task 5.2 - Attend workshops/study sessions / Administer workshop/study sessions

The consultant shall attend, present and help administer the workshop/study sessions.

Task 5.3 - Review and Compile Input from workshops/study sessions

The consultant will compile feedback and input collected at the workshop/study sessions. As appropriate, this input will be incorporated into the Draft CAP. The consultant will assist City staff in developing an outreach plan to inform stakeholders about the CAP workshop/study sessions, though City staff will take the lead on the notification aspect of the meeting as well as securing the appropriate location of the workshops/study sessions.

F. *Task 6 - Develop Draft Climate Action Plan*

Task 6.1 - Develop Draft CAP

The consultant will convert the outline prepared during Task 2 into the Draft CAP, which will contain the emissions reduction targets, the lists of prioritized measures, and recommendations for implementing the CAP.

Task 6.2 - Review Draft Plan with City Staff

City staff shall review, provide comments and recommend revisions to the draft before it is released to the public.

Task 6.3 - Incorporate Staff Changes into Draft Plan

The consultant team will work with staff to incorporate the necessary changes identified during the staff review.

Task 6.4 - Prepare for Presentation to Planning Commission and City Council

During this task, the Draft CAP will be presented to the Planning Commission and the City Council jointly. The presentation will be conducted in conjunction with the public workshops described above (Task 5) and in the format of a joint study session with the Planning Commission and City Council. The consultant shall develop a presentation for these meetings.

G. Task 7 - Develop Final Climate Action Plan

Task 7.1 - Incorporate Suggested Changes

Suggested changes from public workshops, from City staff, Planning Commission and City Council shall be compiled by staff and provided to the consultant in a single document to facilitate incorporation into the final draft document

Task 7.2 - Review Final CAP with City Staff

During this task, the consultant team will provide the Final CAP to City staff for final staff review. City staff will be asked to make comments on the CAP before it is presented to the Planning Commission and to the City Council.

Task 7.3 - Incorporate Staff Changes into CAP

The consultant team will work with staff to incorporate the necessary changes.

Task 7.4 - Prepare for Presentation to Planning Commission and City Council

The consultant will prepare a presentation before the Planning Commission which formulates a recommendation to the City Council on the CAP. A presentation will then be made to the City Council for review and adoption.

H. Task 8 – Staff Meetings, Public Workshops/Study Sessions and Public Hearings

It is assumed that the consultant team will need to budget for staff meetings, public workshops/study sessions and public hearings or meetings throughout the course of writing the CAP. These meetings include:

Eight (8) Staff Meetings (i.e. Kickoff meeting, action prioritization and implementation timeline and other meetings as deemed necessary and appropriate by City staff.)

Four (4) Public Workshops/Study Sessions (see Task 5)

Two (2) Public Hearings to Present Final Plan

- (1) Planning Commission Public Hearing (Recommendation)
- (1) City Council Public Hearing (Adoption)

Attachment No. 7 - Draft Scope of Work
**Greenhouse Gas Inventory and Analysis for the Proposed Redevelopment Plan
Amendment**

The Greenhouse Gas Inventory and Analysis examines the degree to which a proposed project may result in an increase of greenhouse gas (GHG) emissions. Both short-term construction emissions occurring from construction equipment and haul truck trips, as well as long-term effects related to the ongoing operation of the proposed project are quantified and analyzed in relation to applicable regulatory plans and guidance policies pertaining to GHG emissions. The GHG Inventory and Analysis provides a tool for City staff to determine potential impacts associated with GHGs and climate change under CEQA.

Task 1-1. Develop Scope of Analysis

In preparation of the Greenhouse Gas and Analysis the consultant will meet with the Redevelopment Agency staff to identify the scope of the analysis, including the areas to analyze, i.e. Redevelopment Component Areas 3 and 4, which are the areas in which the Redevelopment Plan is proposed to be amended (the “Amendment Area”), and the characteristics of the proposed amendment as it may relate to potential development in the Amendment Area.

Task 1-2. Identify Existing Conditions

The consultant shall identify existing conditions (i.e., existing GHG emissions) in the Amendment Area using the best available data. The analysis report shall also include a section on the current regulatory environment, identifying federal, state and local policies and guidelines regarding the measurement and enforcement of GHG emissions.

Task 1-3. Analyze Impacts Related to Potential Development

Using industry accepted methodologies and software, the consultant shall prepare an analysis of potential project related GHG emissions (metric tons per year) resulting from new development in the Amendment Area. The analysis shall identify the source and amount of GHG emissions over the lifespan of each Redevelopment Component Area.

Task 1-4. Identify GHG Reduction Strategies

Consultant and staff shall identify existing City programs and policies that may result in a reduction of GHG emissions. In addition, the report shall include a brief summary of best practices – specifically design features/strategies – that will reduce GHG emissions from new development within the Amendment Area.

Task 1-5. Prepare GHG Analysis Report for Review by Staff

The consultant shall prepare a draft report for review by City and Redevelopment Agency staff. The report shall include all calculation sheets and source information. The consultant, with review and input by City and Redevelopment Agency staff, shall prepare a final document to be used as part of CEQA analysis of the Redevelopment Plan Amendment.