

MEETING DATE: **October 25, 2010**

AGENDA ITEM: **Discussion Related to the Reuse of Vacant Gas Station Sites.**

ATTACHMENTS

	<u>Pages</u>
1. Map of Vacant Gas Station Sites in Redevelopment Component Area No. 4	1
2. Photographs of Existing Site Conditions September 2010	2-3
3. Matrix of Vacant Gas Stations' Status and Recommended Actions	4
4. Letter of Interest from Olina Biofuels LLC	5-6

VACANT GAS STATIONS

WITHIN REDEVELOPMENT COMPONENT AREA NO. 4

ATTACHMENT 1

Culver CITY

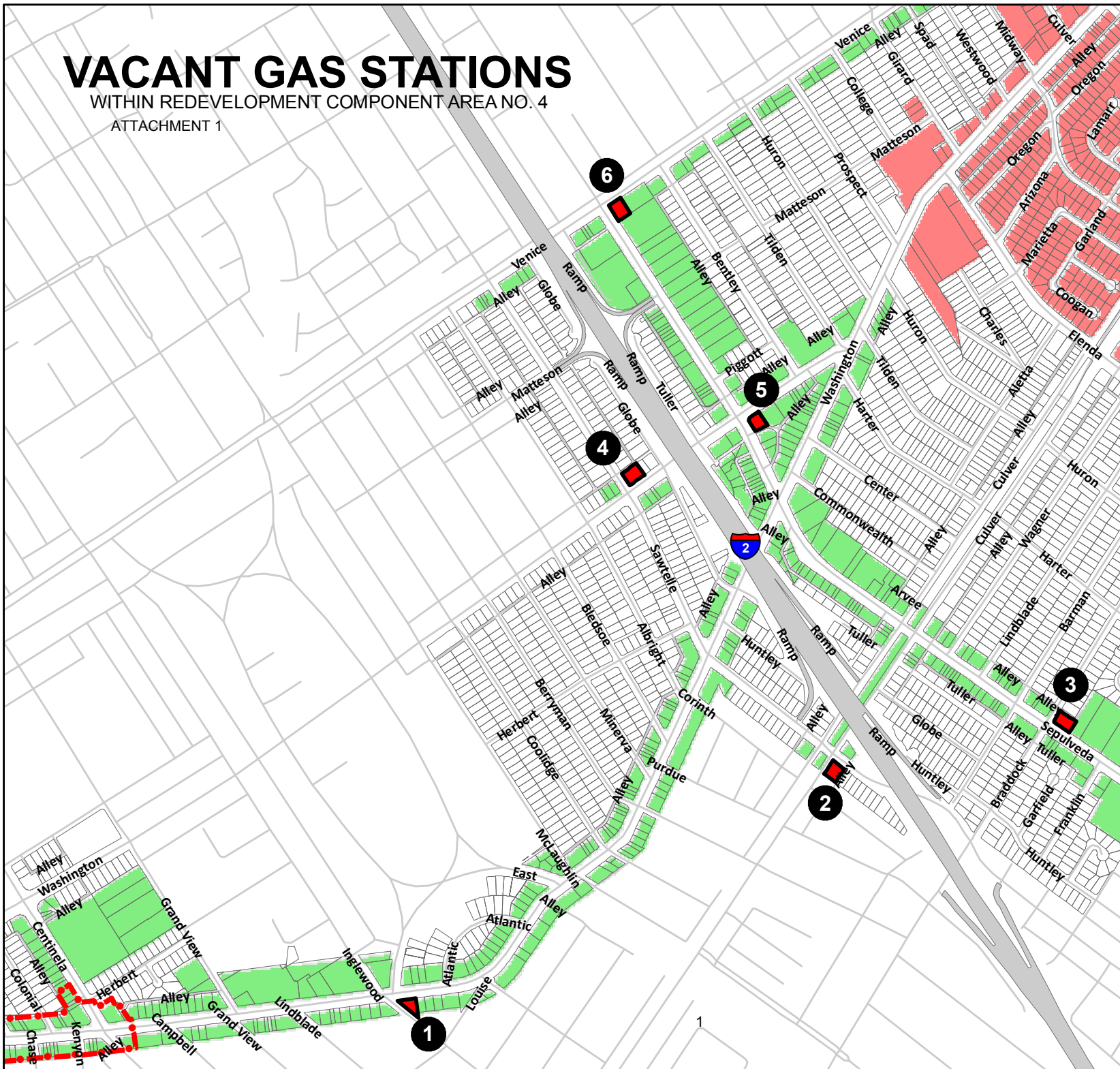
REDEVELOPMENT AGENCY

- (1) 11962 Washington Blvd.
- (2) 11304 Culver Blvd.
- (3) 4436 Sepulveda Blvd.
- (4) 11281 Washington Pl.
- (5) 11198 Washington Pl.
- (6) 3800 Sepulveda Blvd.

Legend

- GAS STATIONS**
- AIP**
- Area No. 3**
- Area No. 4**

Area in Detail



11304 Culver Blvd.
(@ Sawtelle Blvd.)



3800 Sepulveda Blvd.
(@ Venice Blvd.)



4436 Sepulveda Blvd.
(@ Braddok Dr.)



11198 Washington Pl.
(@ Sepulveda Blvd.)



11281 Washington Pl.
(@ Sawtelle Blvd.)



11962 Washington Blvd.
(@ Inglewood Blvd.)



Potential Agency Actions

Station	Status: Environmental / Availability	RFP	Polanco	Interim Use	Tenant	Screen
11304 Culver Blvd.	Case Closure Pending / For Lease	X		X	X	X
3800 Sepulveda Blvd.	Remediation Complete- Monitoring / Oil Leasehold	X	X			X
4436 Sepulveda Blvd.	Clean / For Lease	X		X	X	X
11198 Washington Place	Case Closure Pending / Oil Leasehold	X				X
11281 Washington Place	Clean / For Sale	X		X	X	X
11962 Washington Blvd.	Clean / For Sale	X		X	X	X

August 15, 2010

Sol Blumenfeld
Assistant Executive Director
Redevelopment Agency
City of Culver City
9770 Culver Blvd.
Culver City, CA 90232

Dear Mr. Blumenfeld,

This letter is an expression of interest on the part of Olina Biofuels LLC, a Los Angeles based biofuels marketer and retailer, in establishing a working relationship with the City of Culver City. After our meeting with Michael Pasternak and Josh Williams on Monday, August 9th, my business partners and I wish to formally express our interest in working with The City of Culver City Redevelopment Agency to establish the first fully dedicated biofuels fueling facility in Los Angeles County.

According to the Southern California Biodiesel Users Group there are more than 4,000 biodiesel users in the Los Angeles area that could consume 2,000,000 gallons of fuel each year. Unfortunately access to retail biodiesel fuel in “traditional fueling” stations has become very problematic in California due to certain State regulations. Olina Biofuels would like to meet the market demand for biodiesel by working with the City of Culver in developing one or more fueling facilities dedicated to the sale of sustainable fuels, while meeting all State and City regulatory requirements.

Biodiesel is a clean burning alternative fuel, produced from domestic, renewable resources such as used cooking oil, excess plant oils, animal fats, and even new sources such as algae. Biodiesel is sustainable and contains no petroleum, but it can be blended at any level with petroleum diesel to create a biodiesel blend. Biodiesel blends from B5 to B99 can be used in most compression-ignition (diesel) engines with little or no modifications. Biodiesel is simple to use, biodegradable, nontoxic, and essentially free of sulfur and aromatics.

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We would like to meet with you and your staff to explore how Olina and the City of Culver City may work together to bring about the first fueling facility dedicated to the sale of sustainable biodiesel fuels. Please contact me at your earliest convenience at 310.800.8079 so we can discuss Olina's strategic plan and what the appropriate steps might be to implement the plan. Thank you in advance for your consideration in this matter.

Sincerely,

A handwritten signature in dark ink, appearing to read 'Fred Makapugay', with a stylized flourish at the end.

Fred Makapugay, CEO