



REPORT NO. CCDC-09-02

DATE ISSUED: February 11, 2009

ATTENTION: Honorable Chair and Members of the Redevelopment Agency
Docket of February 17, 2009

ORIGINATING DEPT.: Centre City Development Corporation

SUBJECT: Agreement for Environmental Impact Report Services - Areawide

COUNCIL DISTRICTS: 2 and 8

REFERENCE: None

STAFF CONTACT: P. Dean Coker, Advance Planning Manager, (619) 533-7137

REQUESTED ACTION: That the Redevelopment Agency (“Agency”) authorize an agreement with EDAW/AECOM (EDAW), to prepare an Environmental Impact Report (EIR) analyzing recommendations found in a transit study titled *Complete Community/Complete Mobility* for an amount not to exceed \$494,116.

STAFF RECOMMENDATION: That the Agency authorize an agreement with EDAW, to prepare an EIR analyzing recommendations found in a transit study titled *Complete Community/Complete Mobility* for an amount not to exceed \$494,116; and that the Auditor is authorized to appropriate and expend up to \$494,116 for the purpose of financing the Agreement.

SUMMARY: On May 15, 2007, a final agreement to settle ongoing litigation concerning the City of San Diego's Downtown Community Plan (DCP) was entered into between petitioner Save Our Forest and Ranchlands (SOFAR) and the following parties: City of San Diego; Centre City Development Corporation (“Corporation”); Agency; and the San Diego City Council (“Council”). A condition of the agreement is a requirement that states the Corporation will hire a transit consulting firm to prepare a Transit-Oriented Alternative study which identifies the following opportunities: (a) more efficiently manage the downtown San Diego transportation system; (b) investigate funding options for specific transit improvements; and (c) reduce significant transportation and parking impacts of the DCP. This report is complete and is titled *Complete Community/Complete Mobility*.

The settlement agreement also requires the Corporation to prepare an EIR that will analyze the recommendations found in the study. An EIR, as well as the public process associated with its completion, will take approximately one calendar year to complete (est. October 2009).

FISCAL CONSIDERATIONS: Agency funds in the amount of \$494,116 for this study are available in the Fiscal Year 2009 Areawide Community Plan budget.

CENTRE CITY DEVELOPMENT CORPORATION RECOMMENDATION: On November 6, 2008, the Centre City Development Corporation Board voted to approve the staff recommendation.

COMMUNITY PARTICIPATION AND PUBLIC OUTREACH EFFORTS:

The California Environmental Quality Act (CEQA) EIR process includes several points where public comments are to be accepted and integrated into the report. Additionally, the settlement agreement stipulates presentation of the report to the Centre City Advisory Committee, Corporation, City of San Diego Planning Commission, and the City Council, each of which offer public comment opportunities.

KEY STAKEHOLDERS AND PROJECT IMPACTS:

Key stakeholders include the general public who move throughout downtown on one or more of the transportation modes that serve the area. The EIR will analyze project impacts and present the results of the analysis, discuss alternatives and make recommendations for mitigations as is normally performed in an EIR.

BACKGROUND

On May 15, 2007, a final agreement to settle ongoing litigation concerning the City of San Diego's DCP was entered into between petitioner SOFAR and the following parties: City of San Diego; Corporation; Agency; and Council. A condition of the agreement is a requirement by the Corporation to enter into a contract with a transit consulting firm to prepare a Transit-Oriented Alternative study that identifies the following opportunities: (a) more efficiently manage the downtown San Diego transportation system; (b) investigate funding options for specific transit improvements; and (c) reduce significant transportation and parking impacts of the DCP.

The settlement agreement also requires the Corporation to prepare an EIR on the recommendations made in the study and to then present the outcomes of both the study and the EIR to the Centre City Advisory Committee, City of San Diego Planning Commission and the Council, who may then accept or reject any or all of the recommendations made in the study. An EIR and the public process associated with its completion will take approximately one calendar year (est. October 2009).

EDAW, an environmental consulting firm with offices located in San Diego, was named in the settlement agreement as the firm designated to conduct the EIR. EDAW also serves as the Corporation's on-call environmental and planning consultant and is a recognized authority on CEQA, as well as the author of numerous EIRs within and for the City of San Diego, San Diego County and throughout the State of California.

The following provides a summary of the financial status of the Agreement:

Original Agreement	Nov. 2008	\$494,116
--------------------	-----------	-----------

Firm Name: EDAW/AECOM (EDAW)		
PRINCIPALS AND PRIMARY STAFF ASSIGNED TO CONTRACT	TITLE	PRIMARY CONTACTS
John Bridges	Principal	Bobbette Biddulph, Project Manager

EQUAL OPPORTUNITY

Firm Name: EDAW/AECOM (EDAW)		
SUBCONSULTING FIRM Wilson & Co.	PRINCIPAL Mark Peterson	FIRM CERTIFICATION OBE

ENVIRONMENTAL IMPACT

None – this EIR analyzes potential impacts of the Complete Community/Complete Mobility study recommendations (if adopted).

Honorable Chair and Members of the Redevelopment Agency
Docket of February 17, 2009

Page 4

CONCLUSION

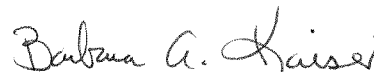
The proposed project is intended to satisfy the stated condition in the Settlement Agreement requiring that an EIR be conducted analyzing the recommendations made in the transit study title *Complete Community/Complete Mobility* by the Corporation. Additionally, this work offers the opportunity for an analysis of transit-oriented recommendations that, if adopted, may contribute positively to pertinent mobility issues in the downtown area and the major transportation corridors serving that area.

Respectfully submitted,

Concurred by:



P. Dean Coker
Advance Planning Manager



Barbara A. Kaiser
Vice President - Real Estate Operations

Attachments: A – Scope of Work
B – Cost Proposal Summary

S:\matter\Dean\EDAW_Agency_1.13.09_FINAL.doc