Los Angeles County
Department of Regional Planning

Planning for the Challenges Ahead

Richard J. Bruckner
Director

June 4, 2013

The Honorable Board of Supervisors
County of Los Angeles
383 Kenneth Hahn Hall of Administration
500 West Temple Street
Los Angeles, CA 90012

Dear Supervisors:

APPROVAL OF AMENDMENT TO CONTRACT WITH THE PLANNING CENTER FOR AN ENVIRONMENTAL IMPACT REPORT, NOISE TECHNICAL STUDY, AND TRANSPORTATION STUDY FOR THE COUNTYWIDE GENERAL PLAN UPDATE AND ANTELOPE VALLEY AREA PLAN UPDATE (ALL DISTRICTS AFFECTED) (3 VOTES)

SUBJECT

The Department of Regional Planning (DRP) is seeking Board approval to amend Contract No. 76621, substantially similar to Exhibit A (attached), between the County of Los Angeles and The Planning Center to extend the term for Environmental Impact Report (EIR) for the Countywide General Plan Update and the Antelope Valley Area Plan Update for two years from July 14, 2013 to July 14, 2015.

IT IS RECOMMENDED THAT YOUR BOARD:

Authorize the Director of Planning or his designee to execute Amendment No. 2, substantially similar to Exhibit A (Attachment I), to Contract No. 76621 with The Planning Center, effective upon Board approval to extend the term for two years from July 14, 2013 to July 14, 2015.

PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION

On July 15, 2008, the County entered into Contract No. 76621 with The Planning Center, for the period July 15, 2008, through July 14, 2011, to develop an EIR, a Noise Technical Study, and a Transportation Technical Study to complete the Countywide General Plan Update. In November 2010, at the direction of your Board, the County amended Contract No. 76621 with The Planning Center to expand the scope of the EIR to include an environmental analysis of the Antelope Valley Area Plan Update and extend the contract term to July 14, 2013.

Since then, the contract has reached major milestones, including the development of a GIS-based land use build-out model; the release of the Notice of Preparation for the EIR in August 2011; the completion of two scoping meetings in the Antelope Valley and in Downtown Los Angeles in September 2011; and the development of the technical studies to support the EIR. In addition, The Planning Center worked closely with County staff to coordinate the EIR with Phases I and II of the County's Community Climate Action Plan effort, and Southern California Association of Governments (SCAG) 2012 Regional Transportation Plan and Sustainable Communities Strategy.

DRP reached major milestones with the General Plan Update, including the release of revised drafts of the General Plan Update in April 2011 and in May 2012. During this time, DRP held multiple meetings and workshops throughout the County, and worked extensively with landowners, community groups, special interest groups, State and local agencies, and County departments to solicit feedback on the General Plan Update.

DRP also reached major milestones with the Antelope Valley Area Plan Update, including the release of a full preliminary draft of the Area Plan Update in March 2011, and to date, over 170 meetings have been held in the Antelope Valley to solicit support and discuss the Plan. The Antelope Valley Blue Ribbon Committee, a stakeholder group formed by Supervisor Antonovich subsequent to the last contract amendment, requested numerous meetings with DRP to address their concerns with the Area Plan Update. While those meetings required additional work and time, they resulted in land use changes that provide for more economic development opportunities and a better jobs-housing balance. Since some of these land use changes affected areas represented by Town Councils, additional meetings between DRP and Town Councils were also required. This unforeseen but important effort to address the concerns of the Antelope Valley Blue Ribbon Committee and other stakeholders, which ultimately improved the Area Plan Update, added delay to the contract schedule and necessitated the need to extend the term of the contract.

The Planning Center is not expected to complete the deliverables in the timeframe provided in the November 2010 Amendment, and additional time is needed. Additional funding is not being requested as certain tasks for the contract were placed on hold due to the delays described above. In addition, the existing contract includes a $127, 088 contingency. Furthermore, the Planning Center and DRP will work together to move forward in an expedient manner that will create cost efficiencies.

Approval of the recommended action will allow the Director of Planning or his designee to execute Amendment No. 2, substantially similar to Exhibit A to retain The Planning Center to assist DRP to complete the environmental analysis for the General Plan Update and the Antelope Valley Area Plan Update. As the contract progresses, DRP

will continue to engage with stakeholders on these efforts. As shown in the schedule (Attachment II), the DRP will release final drafts of the General Plan Update and the Antelope Valley Area Plan Update to the public by October 2013, followed by the release of the Draft EIR for public review in January 2014. DRP will initiate the Regional Planning Commission (RPC) public hearing for the General Plan Update in February 2014 and will initiate the RPC public hearing for the Antelope Valley Area Plan Update in March 2014.

Implementation of Strategic Plan Goals

This action supports the County's Strategic Plan, Goal No.1, Operational Effectiveness and Goal No. 3, Integrated Services Delivery, by providing the public with services that are both beneficial and responsive.

FISCAL IMPACT/FINANCING

The total amount for Contract No. 76621, the current contract with The Planning Center to prepare an EIR for the Countywide General Plan Update and the Antelope Valley Area Plan Update, is $1,046,790. The action is a request to extend the contract term and will not result in any additional allocation of funds.

FACTS AND PROVISIONS/LEGAL REQUIREMENTS

On July 15, 2008, the County entered into Contract No. 76621 with The Planning Center for the period July 15, 2008, through July 14, 2011, to develop an EIR, a Noise Technical Study, and a Transportation Technical Study to complete the Countywide General Plan Update. In November 2010, your Board authorized DRP to execute an amendment to the contract for the General Plan Update. This amendment expanded the scope of the EIR to include an environmental analysis of the Antelope Valley Area Plan Update and extended the contract term to July 14, 2013.

Exhibit A adds language to the contract to extend the term of the contract for two more years.

County Counsel has reviewed and approved Exhibit A as to use and form.

ENVIRONMENTAL DOCUMENTATION

The services provided through this contract amendment will not have an effect on the environment and therefore, this contract is exempt from California Environmental Quality Act (CEQA), pursuant to Section 15378 (b) (4) of the CEQA Guidelines.

IMPACT ON CURRENT SERVICES (OR PROJECTS)

Your Board's approval of the Amendment ensures DRP's ability to complete the General Plan Update and Antelope Valley Area Plan Update and to comply with the CEQA.

Should you have any questions on the General Plan Update, please contact Connie Chung in the General Plan Development and Housing Section at (213) 974-6417 or cchung@planning.lacounty.gov. Should you have any questions on the Antelope Valley Area Plan Update, please contact Mitch Glaser in the Community Studies North Section at (213) 974-6426 or mglaser@planning.lacounty.gov.

Respectfully submitted,

RICHARD J. BRUCKNER
Director

RJB:JS:CC/MG:ems

Attachments (2)

c: Executive Office, Board of Supervisors
Chief Executive Office (Rita Robinson, Anthony Baker)
County Counsel

Attachment I

EXHIBIT A

ENVIRONMENTAL IMPACT REPORT, NOISE TECHNICAL STUDY AND TRANSPORTATION STUDY CONTRACT

AMENDMENT NO. 2

THIS AMENDMENT is made and entered into this _____ day of _____, 2013,

by and between COUNTY OF LOS ANGELES (hereafter "County").

and THE PLANNING CENTER (hereafter "Contractor)

WHEREAS, reference is made to that certain document entitled, "ENVIRONMENTAL IMPACT REPORT, NOISE TECHNICAL STUDY AND TRANSPORTATION STUDY FOR THE COUNTYWIDE GENERAL PLAN UPDATE", dated July 15, 2008 and further identified as County Contract No. 76621 and any amendment thereto (all hereafter referred to as "Contract"); and

~~WHEREAS, it is the intent of the parties hereto to increase the maximum obligation for the County and to make other changes described hereinafter; and~~

~~WHEREAS, under delegated authority the Department of Regional Planning has expanded the Scope of Work of this Contract; and~~

WHEREAS, the Contract provides that changes may be made in the form of a written amendment which is formally approved and executed by the parties.

NOW, THEREFORE, the parties agree as follows:

1. This Amendment shall become effective upon date of execution by all parties.
2. Contract Paragraph 4.0, Subparagraph 4.1 shall be revised as follows: "The term of this Contract shall be ~~five (5)~~ two (2) years commencing on ~~or about~~ the earlier of: July 15, 20~~08~~13, or upon execution of the parties."

IN WITNESS WHEREOF, the Board of Supervisors of the County of Los Angeles has caused this Amendment to be subscribed by its Director of Regional Planning, and Contractor has caused this Amendment to be subscribed in its behalf by its duly authorized officer, the day, month and year first above written.

COUNTY OF LOS ANGELES

By _____
Richard J. Bruckner
Director of Planning

THE PLANNING CENTER
Contractor

_____
Signature

By _____
Printed Name

Title _____

APPROVED AS TO FORM:

JOHN F. KRATTLI
County Counsel

By _____
JILL M. JONES
Deputy County Counsel

DRAFT

Attachment II

			2013									2014											
	Start	Finish	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
RPC and Board																							
RPC Discussion #1 Public Hearing Schedule	26-Jun																						
RPC Discussion #2 GP/AV/ZC	23-Oct																						
RPC Discussion #3 HMA/SEA	20-Nov																						
Public hearing notices sent out	17-Jan																						
RPC Public Hearing #1 General Plan Update	26-Feb																						
RPC Public Hearing #2 Antelope Valley Area Plan Update	First week																						
RPC Public Hearing #3 HMA Ordinance and SEA	26-Mar																						
RPC Public Hearing #4 Zoning Consistency	23-Apr																						
Courtesy public hearing reminder sent out	28-Jul																						
RPC Public Hearing #5 Wrap Up and RPC Action+ALUC*	27-Aug																						
Board public hearings*	23-Sep	28-Oct																					
EIR																							
Technical studies	1-Apr	23-Aug																					
Screencheck EIR	1-Jul	20-Sep																					
County screencheck review	23-Sep	1-Nov																					
Revised Screencheck EIR	4-Nov	6-Dec																					
2nd County screencheck review	9-Dec	10-Jan																					
Draft EIR development	13-Jan	24-Jan																					
Notice of Completion/Notice of Availability sent out	17-Jan																						
60 day Draft EIR public review period	24-Jan	25-Mar																					
Response to comments/Final EIR*	25-Mar	27-Aug																					
Other GP/AV/ZC Activities																							
Final release of revised Draft GP/public review	1-Oct	30-Nov																					
Zoning consistency outreach (zone change letters for GP and FF zone changes, and M-zones)	1-Jun	30-Nov																					

*Tentative. Schedule will depend on the completion of the Final EIR.

5/8/2013

Attachement II

GENERAL PLAN UPDATE/ANTELOPE VALLEY AREA PLAN UPDATE/ZONING CONSISTENCY
REGIONAL PLANNING COMMISSION PUBLIC HEARING SCHEDULE

	DATE
Discussion #1: Public Hearing Schedule	26-Jun-13
Discussion #2: Overview of Project	23-Oct-13
General Plan Update	
Antelope Valley Area Plan Update	
Zoning consistency	
Program EIR	
Discussion #3: SEA Ordinance/HMA Ordinance	20-Nov-13
Public Hearing #1: General Plan Update	26-Feb-14
General Plan Framework	
Land Use Element	
Mobility Element	
Air Quality Element	
Conservation and Natural Resources Element	
Parks and Recreation Element	
Noise Element	
Safety Element	
Public Services and Facilities Element	
Economic Development Element	
Implementation Program	
Public Hearing #1: Antelope Valley Area Plan Update	First week of March
Evening meeting in the Antelope Valley	
Plan Elements, Land Use Policy Maps	
Public Hearing #3: SEA Ordinance and HMA Ordinance	26-Mar-14
Same day, but separate agenda items	
Provide refresher on SEA & HMA Policies in GP	
Public Hearing #4: Zoning Consistency	23-Apr-14
Provide refresher on land use legend, TOD policy, industrial strategy, etc.	
New zones: R-5, MXD-RU, C-RU, and C-MJ	
Modified zones: MXD, M-1, M-1.5, M-2, M-3, M-2.5, M-3, and MPD	
Zone change maps for General Plan and Antelope Valley Area Plan	
Public Hearing #5: Wrap-Up & RPC Action + ALUC Public Hearing	27-Aug-14 *
Overview of project	
Address concerns brought up by the RPC	
Final EIR	
Close public hearing	
ALUC public hearing	

*Tentative. Schedule will depend on the completion of the Final EIR.