

Members of the public may address the City Council on any item shown on the agenda or matter of the Council's authority after completion of "Request to Address the Council Form" available in the lobby of the Council Chambers. This form must be completed 15 minutes prior to the scheduled meeting time. Pursuant to Section 54957.5 of the California Government Code, Any writings (Except for those writings which are exempt from disclosure) which are distributed to all or a majority of the members of the City Council are available for public inspection in the lobby of the City Council Chambers and in the office of the City Clerk during regular business hours.

**COMPTON CITY COUNCIL
AGENDA
01/25/2022
5:30 PM**

**Closed Session 4:30 P.M.
Public Meeting 5:30 P.M.**

**CITY COUNCIL CHAMBERS
205 SOUTH WILLOWBROOK AVENUE
COMPTON, CALIFORNIA 90220**

MOMENT OF SILENCE

PLEDGE OF ALLEGIANCE

ROLL CALL

PUBLIC COMMENTS ON CLOSED SESSION AGENDA ITEMS

(Persons wishing to address the City Council on the Closed Session items may do so at this time. Comments are limited to one (1) minute per speaker and shall be limited to Closed Session agenda items)

CLOSED SESSION – 4:30 p.m.

PUBLIC EMPLOYEE APPOINTMENT

Title: City Manager

Pursuant to Government Code Section 54957 (b)(1)

CONFERENCE WITH LEGAL COUNSEL - EXISTING LITIGATION

Michael Fletcher, et al. v. City of Compton, LASC Case No. BC670866

Briana Macon Smith, et al. v. County of Los Angeles, et al., LASC

Case No.18STCV01917

Jenny Adame, et al. v. City of Compton, LASC Case No. 19STCV22593

Chelsea Miles v. City of Compton, LASC Case No. BC650375

Pursuant to Government Code Section 54856.9(a)

RECESS TO CLOSED SESSION

OPENING

PUBLIC MEETING – 5:30 P.M.

REPORT ON CLOSED SESSION ACTION(S)

HEARINGS

5:35 P.M. - PUBLIC HEARING - CONSOLIDATED ANNUAL PERFORMANCE AND EVALUATION REPORT (CAPER) FISCAL YEAR 2020-2021

5:40 P.M. - PUBLIC HEARING - AMENDMENT OF THE HUD ANNUAL ACTION PLAN REGARDING NON-PROFIT PARTNERSHIPS

PUBLIC COMMENTS ON AGENDA ITEMS AND NON-AGENDA MATTERS

CONSENT AGENDA

Consent items are routine and expected to be non-controversial. They will be acted upon by the Council at one time without discussion unless a Council Member requests an item be removed or discussed.

APPROVAL OF MINUTES

1. DECEMBER 28, 2021
DECEMBER 29, 2021-Special

REGULAR AGENDA

CITY MANAGER'S REPORT

2. A REQUEST TO SCHEDULE A JOINT PUBLIC HEARING - HOUSING AUTHORITY 2022 PUBLIC HOUSING AGENCY (PHA) ANNUAL PLAN (March 22, 2022 at 5:50 p.m.)

NEW BUSINESS

3. A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF COMPTON AUTHORIZING THE CITY MANAGER TO ENTER INTO A PROFESSIONAL SERVICES AGREEMENT WITH AND ESTABLISH A PURCHASE ORDER FOR MIG, INC. FOR PREPARATION OF A COMPREHENSIVE CITYWIDE GENERAL PLAN 2040 UPDATE AND ENVIRONMENTAL IMPACT REPORT (\$979,683)
4. A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF COMPTON AMENDING THE FISCAL YEAR 2021-2022 BUDGET AND APPROVING A SIDE LETTER AGREEMENT BETWEEN THE CITY OF COMPTON AND THE SERVICE EMPLOYEES INTERNATIONAL UNION (S.E.I.U.), LOCAL 721 COMPTON MAINTENANCE AND TRADES AND PUBLIC SAFETY UNITS TO AUTHORIZE ESSENTIAL WORKER PAY UTILIZING AMERICAN RESCUE PLAN ACT FUNDS

COUNCIL COMMENTS

ADJOURNMENT

NEXT REGULAR MEETING: 2/1/2022 @ 5:30 PM

Visit our website at <http://www.comptoncity.org>

DECEMBER 28, 2021

The Compton City Council meeting was called to order at 5:33 p.m. by Mayor Emma Sharif in the Council Chambers of City Hall. The Moment of Silence Ceremony and the Pledge of Allegiance was also led by Emma Sharif.

ROLL CALL

Council Members Present – I. Galvan, J. Bowers, L. Darden, Mayor E. Sharif

Council Members Absent – M. Chambers (*Entered the meeting at 6:06 p.m.*)

Other Officials Present: E. Perrodin, A. Godwin, B. Mims, R. Simpson

5:35 P.M. - PUBLIC HEARING – CONSOLIDATED ANNUAL PERFORMANCE AND EVALUATION REPORT (CAPER) FISCAL YEAR 2020-2021

5:40 P.M. – PUBLIC HEARING – AMENDMENT OF THE HUD ANNUAL ACTION PLAN REGARDING NON-PROFIT PARTNERSHIPS

City Clerk Alita Godwin indicated that Staff has requested that the hearings be re-scheduled for **January 25, 2022, at 5:35 p.m.** for the Consolidated Annual Performance and Evaluation Report and **January 25, 2022, at 5:40 p.m.** for the HUD Annual Action Plan.

PUBLIC COMMENTS ON AGENDA ITEMS AND NON-AGENDA MATTERS

Robert Ray addressed the City Council regarding agenda item Number 2 (Accessory Dwelling Units- ADUs) and questioned whether the City Attorney can find a ‘loophole’ to prevent ADUs in Compton. Mr. Ray stated that if ADUs are allowed in the City, it will create a dangerous situation and require the City to hire additional personnel. Mr. Ray expressed that the City must develop a policy whereby every City employee is fully vaccinated or tested on a regular basis to prevent the spread of the highly transmissible Omicron variant of the coronavirus and urged the residents to follow all protocols to prevent the spreading of the deadly virus. He also requested that the City develop a plan to deal with the illegal fireworks during the New year celebrations. Mr. Ray concluded by urging the City and community to work with nonprofit organizations that have been approved by the State and maintain the proper documentation regarding their non-profit status.

Benjamin Holifield, President Compton Business Chamber of Commerce, commended the City Treasurer for his financial report and presentation. Mr. Holifield commented that Screamin Eagles has done a wonderful job in removing the discarded debris from the streets and further encouraged the City Council to clean up and beautify the City--particularly Compton Boulevard, which represents all 4 City Council Districts. Mr. Holifield proclaimed that Compton must be clean, safe and friendly.

Johnnie Walker addressed the City Council and indicated that she has previously come before the City Council requesting assistance with the many nuisances and disturbances created by a residence on Tucker Street near Bullis Road. Ms. Walker noted that Foster Elementary School is near the location and there are no speed limit or school zone signs and added that cars are continually speeding through the area endangering the lives of the residents of the community. Ms. Walker requested assistance from the City Council.

Versalle Lewis also addressed the City Council regarding the nuisance property in the 1600 block of East Tucker Street which is an illegal drug Methamphetamine House. Mr. Lewis noted that there have been many calls from the community regarding the drug sales and illegal activities at the house with foot and vehicle traffic operating 24 hours a day, 7 days a week. Mr. Lewis urged the City Council to develop a plan to abate this problem before someone is injured or killed.

Linda Kelly, Executive Director of Fathers and Mothers Who Care, which is a nonprofit organization that provides homeless services such as food, shelter and clothing for the community residents. Ms. Kelly urged the City Council to reject the ordinance governing emergency shelters. Ms. Kelly further noted that Project Roomkey is run by the County of Los Angeles and do not provide adequate services to Compton residents, therefore, Compton must have its own shelter to meet the needs of the community. Ms. Kelly stated that the homeless population should not be

required to live in industrial areas and further urged the City Council to reject the ordinance relative to emergency shelters.

Miller Martin commented that his District 1 neighborhood is having issues with illegal street takeovers in the intersection of Grandee and Stockwell and 137th street. Mr. Martin stated that he reported this activity and the Sheriff's took over an hour to respond to the location. Mr. Martin indicated that the young people are taking over the streets and urged the City Council to take action before someone is injured or killed. Mr. Martin suggested that the City contact the California Highway Patrol for assistance.

Mark Smith addressed the City Council regarding agenda item Number 2 (Accessory Dwelling Units - ADUs) and requested that the City amend the resolution to regulate the accessory dwelling units. Mr. Smith then indicated that the City's sewer system is already overtaxed with the current population, and any additional high-density dwellings will create an overwhelming burden on the City. Mr. Smith requested that the Council properly regulate the ADUs.

Lynn Boone commented that the ordinance concerning ADUs must be reconsidered by the City Attorney. Ms. Boone further stated that Compton is a Charter City and if there is something in place prohibiting ADUs, it cannot be overturned by the State. Ms. Boone then raised concerns regarding the water and sewer systems of the City and further stated that the City does not have a City Engineer or Street Superintendent to oversee and sign-off on the work being done in the City of Compton. She went on to state that there is no oversight for the City Council and further emphasized that Compton must have a proper and qualified City Manager. Ms. Boone concluded by referencing Section 1305 of the Compton City Charter which gives the people the right to recall an elected official.

REGULAR AGENDA

CITY MANAGER'S REPORT

1. A REQUEST TO AUTHORIZE TRAVEL FOR ELECTED OFFICIALS TO ATTEND THE INDEPENDENT CITIES ASSOCIATION WINTER SEMINAR 2022 - JANUARY 20, 2022 - JANUARY 23, 2022 - INDIAN WELLS, CALIFORNIA (Approximately \$1,508.00 per person, excluding tax)

City Clerk Alita Godwin questioned whether the Councilmembers would be attending the seminar. Councilmembers Galvan and Bowers indicated that they would attend the seminar and Councilmember Darden and Mayor Sharif indicated that they would not be in attendance.

The travel request was approved by the following vote on roll call:

AYES: Council Members – Galvan, Bowers, Darden, Sharif
NOES: Council Members – None
ABSENT: Council Members – Chambers

It was later stated that Councilmember Chambers would attend the above seminar.

UNFINISHED BUSINESS

2. AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF COMPTON AMENDING SECTION 30-11.2 (SECONDARY DWELLING UNITS) OF CHAPTER 30 (ZONING) OF THE COMPTON MUNICIPAL CODE TO REGULATE ACCESSORY DWELLING UNITS AND JUNIOR ACCESSORY DWELLING UNITS AND DELETING REFERENCES TO SECONDARY DWELLING UNITS, AND FINDING THE ORDINANCE TO BE EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (Second Reading)

On motion by Darden, seconded by Galvan, the reading of the ordinance in full was waived by the following vote on roll call:

AYES: Council Members – Galvan, Bowers, Darden, Sharif
NOES: Council Members – None
ABSENT: Council Members – Chambers

It was moved by Galvan, seconded by Bowers, that the ordinance be adopted.

Councilman Bowers raised concerns that the ordinance should be revised to address the concerns of the residents.

Assistant City Manager Antwine stated that the ordinance will bring the City into compliance with the State mandate. Mr. Antwine indicated that currently, the City receives 5 to 6 ADU applications per week adding that this ordinance has been in effect for two years now, and City Staff has been managing the caseload. This ordinance will allow the City to regulate the application process and effectuate the design guidelines and criteria for which ADUs can be built and allow for better consistency within the community.

City Attorney Perrodin informed the City Council and community that the manner in which this particular legislature was written, the State law supersedes the municipal General Law as well as Charter City law. Attorney Perrodin then resolved that the City of Compton must abide by this legislation.

Ordinance Number 2,341 entitled ‘AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF COMPTON AMENDING SECTION 30-11.2 (SECONDARY DWELLING UNITS) OF CHAPTER 30 (ZONING) OF THE COMPTON MUNICIPAL CODE TO REGULATE ACCESSORY DWELLING UNITS AND JUNIOR ACCESSORY DWELLING UNITS AND DELETING REFERENCES TO SECONDARY DWELLING UNITS, AND FINDING THE ORDINANCE TO BE EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT’ was adopted by the following vote on roll call:

AYES: Council Members – Chambers, Galvan, Darden, Sharif
NOES: Council Members – Bowers
ABSENT: Council Members – None

3. AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF COMPTON AMENDING SECTIONS 30-3, 30-7, 30-8, 30-9, 30-10, 30-12, 30-13, 30-14, AND 30-26 OF CHAPTER 30 (ZONING CODE) OF THE COMPTON MUNICIPAL CODE RELATED TO CAR WASHES, EMERGENCY SHELTERS, AND PERSONAL STORAGE FACILITIES

On motion by Galvan, seconded by Darden, the reading of the ordinance in full was waived by the following vote on roll call:

AYES: Council Members – Chambers, Galvan, Bowers, Darden, Sharif
NOES: Council Members – None
ABSENT: Council Members – None

It was moved by Chambers, seconded by Galvan, that the ordinance be adopted.

Councilmember Darden noted that State guidelines prohibit the placement of Emergency Shelters in residential zones, and further questioned if the City would be in compliance with these regulations if the proposed ordinance is adopted.

Assistant City Manager Antwine explained that the proposed ordinance allows for a ‘by right’ use for the construction of Emergency Shelters. Mr. Antwine indicated that the State has put forth additional housing mandates that require cities to streamline the production of affordable housing and added that this ordinance will allow local governments to create local overlay zones and provide a special incentive for Emergency Shelters.

Councilman Bowers raised concerns that essentially ADUs can be deemed as ‘emergency shelters,’ but for profit, and residential neighborhoods would be adversely affected.

Councilmember Darden then questioned whether the section referring to emergency shelters can be removed from the ordinance prior to approval by the Council.

Mayor Sharif commented that she is in favor of homeless shelters in the City and placing a shelter in the industrial area of Compton is feasible, noting that the residents have spoken in opposition to a shelter within the residential communities.

After further discussion, Councilmember Chambers offered an amending motion to delete the sections concerning emergency shelters and approve the remaining ordinance. The motion was seconded by Galvan and approved by the following vote on roll call:

AYES: Council Members – Chambers, Galvan, Bowers, Darden, Sharif
NOES: Council Members – None
ABSENT: Council Members – None

Ordinance Number 2,342 entitled ‘AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF COMPTON AMENDING SECTIONS 30-3, 30-7, 30-8, 30-9, 30-10, 30-12, 30-13, 30-14, AND 30-26 OF CHAPTER 30 (ZONING CODE) OF THE COMPTON MUNICIPAL CODE RELATED TO CAR WASHES, EMERGENCY SHELTERS, AND PERSONAL STORAGE FACILITIES’ was adopted by the following vote on roll call:

AYES: Council Members – Chambers, Galvan, Bowers, Darden, Sharif
NOES: Council Members – None
ABSENT: Council Members – None

COUNCIL COMMENTS

Councilmember Chambers offered the following communications/announcements:

- Thanked Supervisor Holly Mitchell for providing free Covid-19 test kits that will be distributed to senior housing facilities, local churches as well as the unsheltered population.
- Reported numerous street potholes around the community and requested that the City utilize tar fillings for repair.
- Thanked Pastor Michael Fisher and the Greater Zion Church Family for hosting a free gas giveaway at the Chevron gas station located at Wilmington and Rosecrans and served over 250 residents.
- Encouraged the residents to visit CareerLink for information regarding the companies currently accepting job applications such as the City of Carson, KBK Construction, City of Inglewood, El Camino College and many more -- please contact Collee Fields at: cfields@comptoncity.org for further information.
- Thanked all the Compton residents for working with her throughout her first year as Councilwoman and further thanked the community for allowing her to serve on the City Council.
- Requested that the Council meeting be adjourned in memory of Nobel Peace Prize Recipient **Bishop Desmond Tutu**.

Councilmember Galvan offered the following communications/announcements:

- Thanked the community for voicing their concerns at the Council meeting and further indicated that Covid-19 cases are on the rise and announced that his office has free at-home Covid-19 testing kits available.
- Thanked United Hands for their wonderful Christmas Toy Giveaway and their ongoing support to the community.
- Wished everyone a safe and Happy New Year!

Councilmember Bowers offered the following communications/announcements:

- Thanked everyone for their support and participation in the Christmas Toy Drives and various food giveaways throughout the community and further thanked the many wonderful donors, sponsors and volunteers.
- Reported that he will continue to engage with the California Highway Patrol regarding reassessing the City's intersections to combat the illegal vehicle street takeovers.
- Wished everyone a safe and Happy New Year!

Councilmember Darden offered the following communications/announcements:

- Invited the community to attend the Youth Home Garden Workshop for children ages 3 to 8 to experience a hands-on class regarding beginning a home garden at the Chase Community Center, 401 W. Compton Blvd on January 2, 2022, from 1:00 p.m. to 3:00 p.m.
- Reported that she met with the Manager of the Crystal Park Casino Hotel whereby they discussed a future housing development project that will take place sometime in 2022.
- Reported that she distributed blankets donated by Republic Waste to the Seniors at St. Timothy Towers, and also began delivering the rapid Covid-19 testing kits to residents in the Fourth district and wherever needed, and added that she and her liaison responded to many complaints and inquiries during the week.
- Thanked Public Works, General Services and the Parks and Recreation Staff for all their dedicated and outstanding work throughout the pandemic.
- Wished everyone a safe, healthy and prosperous New Year!

Mayor Sharif offered the following communications/announcements:

- Mayor Sharif thanked the community residents, children, donors, volunteers and Staff members who attended and supported the various events held throughout the City.
- Mayor Sharif announced that she also would be distributing free Covid-19 rapid tests to the Compton community and encouraged those interested in obtaining a test to call her office at 310-605-5597 to obtain the test kits.
- Mayor Sharif encouraged the City Manager to look into providing speed limit and school zone street signage near the area of Foster Elementary School.
- Mayor Sharif wished everyone a healthy, prosperous and Happy New Year!

ADJOURNMENT

On motion by Galvan, seconded by Chambers, the City Council meeting was adjourned in memory of **Nobel Peace Prize Recipient Bishop Desmond Mpilo Tutu** at 6:34 p.m. by the following vote on roll call:

AYES: **Council Members – Chambers, Galvan, Bowers, Darden, Sharif**
NOES: **Council Members – None**
ABSENT: **Council Members – None**

CITY CLERK OF THE CITY OF COMPTON

MAYOR OF THE CITY OF COMPTON

DECEMBER 29, 2021

On motion by Galvan, seconded by Darden, the Special Compton City Council meeting was reconvened to order at 8:57 a.m., by the following vote on roll call:

Council Members Present: Chambers, Galvan, Bowers, Darden, Sharif

Council Members Absent: None

Other Officials Present: E. Perrodin, A. Godwin

City Attorney's Reports

1. City Manager's Interviews

On motion by Darden, seconded by Chambers, City Council recessed at 8:59 a.m. to conduct City Manager Interviews, by the following vote on roll call:

AYES: Council Members – Chambers, Galvan, Bowers, Darden, Sharif

NOES: Council Members – None

ABSENT: Council Members – None

RECONVENED

On motion by Galvan, seconded by Chambers, the City Council meeting was reconvened at 2:35 p.m., by the following vote on roll call:

AYES: Council Members – Chambers, Galvan, Bowers, Darden, Sharif

NOES: Council Members – None

ABSENT: Council Members – None

On motion by Chambers, seconded by Darden, the meeting was adjourned to January 13, 2022 at 8:30 a.m., by the following vote on roll call:

AYES: Council Members - Chambers, Galvan, Bowers, Darden, Sharif

NOES: Council Members - None

ABSENT: Council Members - None

City Clerk of the City of Compton

Mayor of the City of Compton

JANUARY 25, 2022

TO: HONORABLE MAYOR AND CITY COUNCIL MEMBERS

FROM: CITY MANAGER

**SUBJECT: A REQUEST TO SCHEDULE A JOINT PUBLIC HEARING –
HOUSING AUTHORITY 2022 PUBLIC HOUSING AGENCY (PHA)
ANNUAL PLAN**

SUMMARY

Staff is requesting a Joint Public hearing between the City Council and the Urban Community Development Commission for Tuesday, March 22, 2022 @ 5:50 p.m.

DISCUSSION

The United States Department of Housing and Urban Development (HUD) requires all Public Housing Agency (PHA) to develop and implement an Annual Plan. The Annual Plan provides details about the PHA's immediate operations, programs and services and notifies HUD of changes that were not included in the Five-Year Plan.

The information that the PHA must submit to HUD under the Annual Plan, are the discretionary policies of the various plan components or elements (i.e., programs, operations, and strategies for meeting local housing needs and goals) and not the statutory or regulatory requirements that govern these components.

The PHA's Annual Plan provides the plans and procedures required to be consistent with the goals and objectives of the PHA's Five Year Plan.

RECOMMENDATION

Staff respectfully requests a joint public hearing be scheduled for Tuesday, March 22, 2022, at 5:50 p.m. in the Council Chambers located at 205 South Willowbrook Avenue, Compton.

**ALENA SALL-PHOK, HOUSING SERVICES SUPERVISOR
COMPTON LOCAL HOUSING AUTHORITY
COMMUNITY DEVELOPMENT DEPARTMENT**

APPROVED FOR FORWARDING:

RONERICK D. SIMPSON

CITY MANAGER

January 25, 2022

TO: HONORABLE MAYOR AND CITY COUNCIL MEMBERS

FROM: COMMUNITY DEVELOPMENT DEPARTMENT

SUBJECT: A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF COMPTON AUTHORIZING THE CITY MANAGER TO ENTER INTO A PROFESSIONAL SERVICES AGREEMENT WITH AND ESTABLISH A PURCHASE ORDER FOR MIG, INC. FOR PREPARATION OF A COMPREHENSIVE CITYWIDE GENERAL PLAN 2040 UPDATE AND ENVIRONMENTAL IMPACT REPORT (\$979,683)

SUMMARY

Adoption of the attached resolution will authorize the City Manager to enter into a Professional Service Agreement with MIG, Inc. for preparation of a comprehensive General Plan 2040 Update and associated Program Environmental Impact Report and establish a purchase order in the amount of Nine Hundred Seventy Nine Thousand Six Hundred Eighty Three Dollars (\$979,683.00).

BACKGROUND

Section 65300 of the California Government Code requires the City of Compton to adopt and update a General Plan that contains all the required elements, describes the City's long term goals for growth and development and identifies policies and programs to achieve those goals. The City's current 2010 General Plan, adopted in 1991, is obsolete and eleven (11) years out-of-date, leaving the City without up-to-date policy guidance. The existing General Plan does not reflect the City as of the 2020's or the new laws adopted over the past 30 years.

In 2021, the City was awarded \$400,000 from the Senate Bill 2 ("SB2") and LEAP grants from the U.S. Department of Housing and Urban Development ("HCD") to prepare the next Housing and Land Use Element updates. The purpose of both grants is to facilitate and promote the development of more housing through reduced government regulation and increased administrative review. The Community Development Department ("Department") had originally intended to prepare a Request for Proposals ("RFP") to update just the Land Use and Housing Elements; however, staff has determined it to be in the best interest of the City to use the SB2 and LEAP grant funds, combined with General Fund money, and prepare a comprehensive General Plan Update and Program Environmental Impact Report ("EIR") instead of just the Housing and Land Use Elements.

On February 18, 2021, the City released an RFP regarding these proposed services and advertised the RFP in various medians including the Compton Bulletin, City's website and the National APA page.

The RFP seeks qualified planning firms to prepare a completely new General Plan, incorporating all of the new land uses, housing, environmental, traffic and circulation laws, policies and best practices related to all various elements of a General Plan and a Program EIR for the City and the unincorporated areas within the City's sphere of influence.

STATEMENT OF ISSUE

The proposed new General Plan 2040 Update will analyze, discuss and provide goals and policies for the following areas:

- **Land Use:** Land uses that address the various needs of the city and compatibility of increased density and larger building forms adjacent to low density and other suburban densities and intensities.
- **Transportation:** improved safety and connections for people walking, cycling, driving, sidewalks, and taking transit
- Improved public spaces
- **Housing:** addressing the need for a variety of different additional housing
- **Infrastructure:** need for water, sewer, utilities, communications and street improvements/
- Developing specific strategies for business attraction, retention, and expansion.
- **Conservation:** Parks, recreation programming, and open space needed to support differing housing types
- **Public Safety:** Noise, hazards, crime prevention, meaningful techniques to engage diverse community stakeholders
- **Historic Resources:** preserving cultural and historic building, spaces and landmarks.

The Community Department will be responsible for fiscal oversight, program monitoring, and reporting of the preparation of the General Plan document and EIR. The proposed new General Plan will establish goals and policies for land use, housing, open space, circulation, noise, public safety and public facilities and also research and discuss historic preservation, design guidelines and market conditions for economic development.

Staff is recommending MIG, Inc. as the planning firm to prepare the City of Compton 2040 General Plan Update and EIR. The proposed schedule for the General Plan 2040 update will begin in November of 2021 with anticipated completion by January 2024.

This General Plan Update effort will provide the City of Compton with current and accurate plan that will allow the City to be compliant with all State regulations and implementation of the best practices and policies relative to land use policies. The General Plan will serve as the strategic long term policy guiding document for the City to use in making all future development decisions.

In addition to the technical preparation of the General Plan document, community involvement is critical to the success and support the General Plan will receive from the public. The General Plan is a reflection of the values and vision of the community the General Plan serves. Toward this goal, MIG will develop an Outreach and Social Marketing Plan that will announce the preparation of the General Plan Update program to the community.

The City in conjunction with MIG will promote participation in planned activities to elicit input from a variety of stakeholders in the Compton community. This Plan will outline proposed activities, informational materials, collaterals, and other communication tools.

**Staff Report – Resolution Authorizing Professional Services Agreement with MIG, Inc. for Preparation General Plan Update and Environmental Impact Report
January 25, 2022, page 3 of 4**

MIG will conduct one-on-one interviews with key community stakeholders both in-person meetings or in digital format such as Zoom meetings. A multi-media campaign via social media will inform the community of important activities and milestones. All written and digital engagement materials will be translated into Spanish.

A website for the project will be created and contain information such as the project schedule and process information, ways to get involved, upcoming meetings, how to provide input, and public documents. Bilingual and highly graphic designed surveys will be created for in-person distribution and for an online platform, such as Lime Survey, and small-group community meetings will be conducted within neighborhoods to foster participation with individuals who do not typically participate at public meetings.

FISCAL IMPACT

The total costs for this agreement is \$979,683. The funding for this agreement will be a combination of the Measure P and Grant Funds. The City's measure P will contribute \$579,683.00 and the State of California SB2 and LEAP grants will contribute \$400,000 combined.

The Community Development Department Planning Division Fiscal Year 2021 – 2022 budget shall be amended as follows;

Increase Revenues in the following accounts:

<u>Account No.</u>	<u>Description</u>	<u>Amount</u>
2789-780-001-3569	SB2 Grant (Other State Grant)	\$310,000
2789-780-002-3569	LEAP Grant (Other State Grant)	\$90,000

Decrease Expenditures in the following accounts:

<u>Account No.</u>	<u>Description</u>	<u>Amount</u>
1004-610-000-4269	Measure P (Other Contract Services)	\$579,683

<u>Account No.</u>	<u>Description</u>	<u>Amount</u>
1004-780-000-4266	Measure P - (Contract Services)	\$579,683
2789-780-001-4266	SB2 Grants - (Contract Services)	\$310,000
2789-780-002-4266	LEAP Grant - (Contract Services)	\$90,000

RECOMMENDATION

Staff recommends that the City Council adopt the attached Resolution.

**ROBERT DEGADILLO
SENIOR PLANNER
COMMUNITY DEVELOPMENT DEPARTMENT**

APPROVED FOR FORWARDING:

**RONERICK D. SIMPSON
CITY MANAGER**

RESOLUTION NO. _____

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF COMPTON
AUTHORIZING THE CITY MANAGER TO ENTER INTO A PROFESSIONAL
SERVICES AGREEMENT WITH AND ESTABLISH A PURCHASE ORDER FOR
MIG, INC. FOR PREPARATION OF A COMPREHENSIVE CITYWIDE GENERAL
PLAN 2040 UPDATE AND ENVIRONMENTAL IMPACT REPORT (\$979,683)**

WHEREAS, Government Code section 65300 requires the City of Compton to adopt and update a General Plan that contains all the required elements, describes the City's long term goals for growth and development and identifies policies and programs to achieve those goals; and

WHEREAS, the City's current 2010 General Plan, adopted in 1991, is obsolete and eleven (11) years out-of-date, leaving the City without up-to-date policy guidance; and

WHEREAS, in 2021, the City was awarded a \$400,000 from the Senate Bill 2 ("SB2") and LEAP grants from the U.S. Department of Housing and Urban Development ("HCD") to prepare the next Housing and Land Use Element updates; however, Community Development Department ("Department") has determined it to be in the best interest of the City to use the SB2 and LEAP grant funds, combined with General Fund money and prepare a comprehensive General Plan Update and Program Environmental Impact Report ("EIR") instead of just the Housing and Land Use Elements; and

WHEREAS, on February 18, 2021, the Department released and posted a Request for Proposals in the Compton Bulletin, on the City's website and the National APA RFP page seeking a qualified planning firm to prepare a completely new General Plan, incorporating all of the new land uses, housing, environmental, traffic and circulation laws, policies and best practices related to all various elements of a General Plan and a Program EIR for the City and the unincorporated areas within the City's sphere of influence; and

WHEREAS, the proposal of MIG, Inc. was determined by staff to demonstrate the competence and the professional qualifications necessary for the satisfactory performance of the services required at a fair and reasonable price of \$979,683.00; and

WHEREAS, the Department will manage fiscal oversight, program monitoring, reporting and preparation of the General Plan document and EIR; and

WHEREAS, funds for this expenditure are available in the Department's budget.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF COMPTON DOES HEREBY RESOLVE AS FOLLOWS:

Section 1. That the City Manager, on the advice and approval of the City Attorney is hereby authorized to enter into a Professional Services Agreement with MIG, Inc. for preparation of a comprehensive General Plan Update and associated Program Environmental Impact Report.

Section 2. That a purchase order is authorized to be established for MIG, Inc. in the amount of \$979,683.00 for the preparation of a comprehensive General Plan Update and associated Program Environmental Impact Report.

Section 3. That a combination of the General Fund monies in an amount of Five Hundred Seventy Nine Thousand Six Hundred Eighty Three Dollars (\$579,683.00) and the Four Hundred Thousand Dollars (\$400,000.00) in SB2 and LEAP grants will be expended over a period encompassing Fiscal Years 2021-2022, 2022-2023 and 2023-2024. The SB2 and LEAP grants have already been accepted by the City Council and incorporated into the 2021-2022 Fiscal Year budget of the Community Development Department in Account No. 2789-780-001-3569 and 2789-780-002-3569. The remaining Measure P monies (\$579,683) is available in Account No. 1004-000-000-3109.

RESOLUTION NO. _____

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Section 4. That the Community Development Department Planning Division Fiscal Year 2021 – 2022 budget shall be amended as follows;

Increase Revenues in the following accounts:

Account No.	Description	Amount
2789-780-001-3569	SB2 Grant (Other State Grant)	\$310,000
2789-780-002-3569	LEAP Grant (Other State Grant)	\$90,000

Decrease Expenditures in the following accounts:

Account No.	Description	Amount
1004-610-000-4269	Measure P (Other Contract Services)	\$579,683

Increase Expenditures in the following account:

Account No.	Description	Amount
1004-780-000-4266	Measure P - (Contract Services)	\$579,683
2789-780-001-4266	SB2 Grants - (Contract Services)	\$310,000
2789-780-002-4266	LEAP Grant - (Contract Services)	\$90,000

Section 5. That a copy of this Resolution shall be filed in the office of the City Manager, City Controller, City Clerk, City Attorney and Community Development Department.

Section 6. That the Mayor shall sign and the City Clerk shall attest to the adoption of this Resolution.

ADOPTED this _____ day of _____, 2022.

MAYOR OF THE CITY OF COMPTON

ATTEST:

CITY CLERK OF THE CITY OF COMPTON

STATE OF CALIFORNIA
COUNTY OF LOS ANGELES
CITY OF COMPTON: ss

I, Alita Godwin, City Clerk of the City of Compton, hereby certify that the foregoing Resolution was adopted by the City Council, signed by the Mayor, and attested to by the City Clerk at a regular meeting thereof held on the _____ day of _____, 2022.

That said Resolution was adopted by the following vote, to wit:

AYES: **COUNCIL MEMBERS-**
NOES: **COUNCIL MEMBERS-**
ABSTAIN: **COUNCIL MEMBERS-**
ABSENT: **COUNCIL MEMBERS-**

CITY CLERK OF THE CITY OF COMPTON

**PROFESSIONAL SERVICES AGREEMENT
BETWEEN
CITY OF COMPTON
AND
MIG, INC.**

This **AGREEMENT** is entered by and between the **CITY OF COMPTON**, a municipal corporation of the State of California (hereinafter referred to as “**CITY**”) located at 205 South Willowbrook Avenue, Compton, California 90220, and **MIG, INC.** (hereinafter referred to as “**CONSULTANT**”), located at 537 South Raymond Ave, Pasadena, California, 91105 (each a “Party” and collectively, the “Parties”).

RECITALS:

WHEREAS, the current 2010 City of Compton General Plan, adopted in 1991, is obsolete and eleven (11) years out-of-date leaving the City without up-to-date policy guidance; and

WHEREAS, the preparation of a new comprehensive General Plan is critical to the logical long term growth and development of the City; and

WHEREAS, the City needs to employ the services of an educated, trained, experienced and resourceful consultant to prepare an updated General Plan, organized in a user friendly format and incorporating current applicable legislation, and a Program Environmental Impact Report (“Project”); and

WHEREAS, Consultant (MIG, Inc.) warrants that it is specifically trained, experienced, competent, and has the resources to provide such services which will be required by this Project and Agreement; and

WHEREAS, Consultant is willing to render such professional services subject to the terms and conditions set forth in this Agreement; and

WHEREAS, by Resolution No. _____, adopted on _____ 2021, the City Council authorized the City Manager to accept the proposal of the Consultant and enter into an agreement to provide the necessary services.

NOW, THEREFORE, Consultant and City, for the consideration, terms and conditions herein described, mutually agree as follows:

1. Services to Be Rendered by Consultant. It is the mutual understanding of the Parties that the Consultant shall perform and be responsible for preparation of a completely new 2040 General Plan, incorporating all of the new land use, housing, environmental, traffic and circulation laws, policies and best practices related to all various elements of a General Plan, plus an associated Program Environmental Impact Report. More specifically, Consultant shall provide and perform the following services:

Task 1: Project Initiation, Management and Coordination (\$85,645)

1.1 Project Initiation. **Deliverable:** MIG will deliver to City staff a finalized scope of work, schedule and budget. **Timing:** Within 30 days of the Notice to Proceed date.

1.2: Project Management. **Deliverable:** MIG will prepare and deliver to City staff an up to date version of the scope of work, schedule, or budget within one week of any agreed upon revision. MIG will also prepare monthly invoices and status reports. **Timing:** Duration of the Project.

1.3: Coordination Meetings. **Deliverable:** MIG will prepare agendas two days prior to each meeting and deliver to City staff a meeting summary of the items discussed and follow up items in a PDF and Word format within one week of any conference call, zoom or physical meeting. **Timing:** Duration of the Project.

1.4: Document Review and Field Reconnaissance. **Deliverable:** MIG will deliver to City staff a brief summary of the results of the reconnaissance and field surveys in a PDF and Word format. **Timing:** Within 90 days of the Notice to Proceed.

Task 2: Setting the Foundation: Technical Report and Analysis(\$110,720)

2.1: Compton Today; Constraints and Opportunities. **Deliverable:** MIG will deliver to the City a 2021 Constraints and Opportunities Report in a PDF and Word format in English and Spanish. **Timing:** Within 120 days of the Notice to Proceed.

2.2: Pedestrian Realm Analysis. **Deliverable:** MIG will prepare a report in a PDF and Word format that documents the Pedestrian Analysis along with recommendations for land use and circulation alternatives as well as propose new and goals and policies, addressing any problem areas. **Timing:** Within 120 days of the Notice to Proceed.

2.3: Market Demand Study. **Deliverable:** MIG will deliver to City staff a Market Study in a PDF and Word format. **Timing:** Within 120 days of the Notice to Proceed.

Task 3: Listening to Compton: Community Engagement Program (\$168,885)

3.1: Public Outreach and Engagement Plan. **Deliverable:** MIG will prepare an Outreach and Social Marketing Plan in a PDF and Word format as described above. **Timing:** Within 90 days of the Notice to Proceed.

3.2: Stakeholder Meetings. **Deliverable:** MIG will prepare and submit to City staff a stakeholder meeting summary in a PDF and Word format for each interview. Each interview shall contain information regarding stakeholder concerns, the stakeholders' vision for Compton and willingness to participate further as a community representative. **Timing:** Within 90 days of the Notice to Proceed and summary within two weeks of the interview.

3.3: Compton Innovates Multi-Media Campaign.

3.3.1: Logo and Branding. **Deliverable:** MIG will submit to City staff three (3) alternative branding concepts with logo, colors, and type face to City staff for a two week review. City staff will after a two-week review transmit to MIG a preferred branding concept. MIG will then submit the logo/branding to the City in high resolution GIF, PDF and Word formats. **Timing:** Within 45 days of the Notice to Proceed.

3.3.2: Project Website. **Deliverable:** Online fully function web page with branding, links for surveys, FAQ page, documents section, Project email address and sign up page for community participation or to receive future information. MIG will translate all written and digital engagement materials into Spanish. **Timing:** Within 30 days of the Notice to Proceed.

3.3.3: Multi-Media. **Deliverable:** Written Multi-Media Plan in PDF and Word formats. **Timing:** Within 90 days of the Notice to Proceed.

3.3.4: Community Surveys. **Deliverable:** A PowerPoint presentation of the results of each survey and written summary report of the survey results in English and Spanish. **Timing:** Within two weeks of the completion of each survey.

3.4: Backyard Community Listening Sessions. **Deliverable:** A written summary of each listening session along with a sign-up sheet.

3.5: In-Community Events. **Deliverable:** Kiosk/booth along with associated sign-up sheet, handout and survey materials. A brief written summary of the discussion or survey results returned as a result of the Kiosk placement. **Timing:** Day(s) of the event.

3.6: Compton Innovates: Digital Scavenger Hunt. **Deliverable:** List of locations where outreach events will occur as identified in the final Public Outreach and Engagement Plan. **Timing:** Ongoing for the duration of the Project.

3.7: Community Advisory Committee. **Deliverable:** Meeting summary and sign-up sheet. **Timing:** At the conclusion of each meeting.

3.8: Community Meeting Series. **Deliverable:** A sign-up sheet and written summary of each meeting. **Timing:** Within one week of the conclusion of each meeting.

3.9: General Plan Vision Statement and Guiding Principles. **Deliverable:** A word format document of the Vision statement and guiding Principles. **Timing:** Within 180 days of the Notice to Proceed.

Task 4: Exploring Options for Compton's Future (\$68,030)

4.1: Land Use and Transportation Alternatives and Charrette. **Deliverable:** Three land use and transportation scenarios with written descriptions. **Timing:** One month prior to the first meeting discussing the scenarios.

4.2: Pro Forma Financial Analysis. **Deliverable:** Draft and Proforma Financial Analysis in Word and PDF format. **Timing:** One month (to coincide with Task 4.1).

4.3: Citywide Fiscal Impact Model. **Deliverable:** Draft and Final Fiscal Impact Report in Word and PDF format.

Task 5: Preparing a Plan for Compton 2040 (\$249,575)

5.1: Screencheck Draft General Plan. **Deliverable:** A digital Word and PDF version of the Administrative Draft Screencheck 2040 General Plan with goals, policies and objective implementing measures.

5.2: Administrative Draft and Public Review Draft General Plan. **Deliverable:** Three (3) bound hard copies and a digital Word and PDF version of the Administrative Draft 2040.

5.3: Implementation and Action Plan.

5.4: Land Use Plan and Zoning Code Consistency Analysis. **Deliverable:** A Land Use Plan and Zoning Map consistency analysis in digital GIS, Word and PDF formats.

Task 6: Understanding Impacts: Environmental Documentation (\$249,841)

6.1: EIR Initiation.

6.2: Initial Study, Notice of Preparation, and Scoping Meeting. **Deliverable:** MIG will provide City staff with three (3) hardcopies in addition to a digital Word and PDF version of the draft and final IS and copies of all filed CEQA notices.

6.3: Administrative Draft Program EIR. **Deliverable:** A digital preliminary and final administrative draft of the PEIR including all technical studies, findings, mitigation measures, mitigation monitoring and

Professional Services Agreement – MIG, Inc.
Prepare 2040 General Plan & Program Environmental Impact Report
Planning/Resolution No. _____

reporting program (MMRP). City staff will conduct two screencheck reviews prior to the public release of final draft 2040 General Plan for 45 day public review.

6.4: Draft EIR for Public Review. **Deliverable:** Fifteen (15) bound hard and one (1) digital copies of the PEIR to the City for internal review and copies of all State and/or County CEQA notices and agency mailing lists.

6.5 : Response to Comments/FEIR and MMRP. **Deliverable:** One (1) hard and digital copy of the Response to Comments and Final EIR (RTC/FEIR) that includes the Mitigation Monitoring and Reporting Program (MMRP) bound separately from the FEIR. **Timing:** Within 30 days of the expiration of the 45 day public review period.

6.6: Findings of Fact and Statement of Overriding Considerations. **Deliverable:** A digital Word and PDF version of the written Findings of Fact and Statement of Overriding Considerations. **Timing:** Prior to the 45 day public review period and incorporated into the circulated PEIR.

6.7: Notice of Determination (NOD). **Deliverable:** One (1) hard and one (1) digital copy of the filed Notice of Determination. **Timing:** Within five (5) days of the final City Council approval of the General Plan and Program Environmental Impact Report.

Task 7: Adopting the Plan: Public Hearings and Final Documentation (\$30,460)

7.1: SB 18 and AB 52 Consultation. **Deliverable:** A digital copy of the certified letters sent requesting tribal consultation of the 2040 General Plan and Program Environmental Impact Report and mailing list. MIG, if received, will forward the letters of all tribal responses received as a result of the consultation letters sent out.

7.2: Joint PC/CC Study Sessions. (Facilitate and Conduct) **Deliverable:** PowerPoint presentation of draft general plan and PEIR and facilitation of the meeting.

7.3: PC/CC Public Hearings. (Facilitate can Conduct) **Deliverable:** PowerPoint presentation of draft General Plan and PEIR and facilitation of both the Planning Commission and City Council meetings.

7.4 Provide the City with twenty (20) bound hardcopies of the completed and adopted General Plan and five (5) bound hardcopies of the Program Environmental Impact Report.

As more fully discussed and described within the City's "**Request for Proposal – Preparation of the 2040 General Plan and Environmental Impact Report**" and the Consultant's "**Proposal to Prepare General Plan 2040 and Environmental Impact Report**" dated April 15, 2021, both of which are incorporated herein. In case of conflict(s), the provisions of this Agreement take precedence. Conflicts in interpretation of the this agreement will be addressed through mutual written agreement between both parties and/or utilization of a mediation/arbitration services to resolve any disagreement or clarification cannot be reached between the parties.

The terms of the above services may be revised upon mutual written agreement between the Parties and executed by authorized representatives to allow for: 1) reallocation of funds among identified tasks, 2) modification of timing of tasks, 3) modification of deliverables, and 4) substitution of a new or modified task for an existing task, provided that the overall cost of the agreed services does not exceed the amount of \$979,683.00, as specified in Section 3 below.

Consultant acknowledges that in entering into this Agreement the City is relying on Consultant's special skills and experience to do and perform the services in accordance with best standards of professional practice. While performing the services, Consultant agrees to perform all the said work and furnish all the necessary materials at its own cost and expense necessary to complete said services in a

manner consistent with that degree of care and skill ordinarily exercised by members of the same profession currently practicing under similar circumstances and to the reasonable satisfaction of the City.

Consultant services hereunder shall be performed in good, workmanlike and professional manner. Consultant shall be responsible for correcting and completing all errors and omissions related to the services provided by the Consultant for this Agreement at no additional cost to the City. "Errors" and "Omissions" for purposes of this paragraph are defined to mean a failure by the Consultant to meet the standards of its profession as set forth in the preceding paragraph. The acceptance of the services by City does not release Consultant from these obligations.

Consultant will be responsible for employing or engaging all persons necessary to perform the services. All of Consultant's staff will be qualified by training and experience to perform their assigned tasks. Consultant will give its personal attention to the fulfillment of the provisions of this Agreement by all of its employees and subcontractors, if any, and will keep the services under its control. On demand of City, if any employee or subcontractor of Consultant fails or refuses to carry out the provisions of this Agreement or appears to be incompetent or to act in a disorderly or improper manner, he or she shall be discharged immediately from providing services pertaining to this Agreement.

Laura Stetson, Principal-in-Charge of Consultant, shall be primarily responsible for representing Consultant in performance of this Agreement.

2. Duration of Contract. Consultant agrees to commence the services provided for herein upon written Notification to Proceed from the City and to continue in a diligent and professional manner until the Project is complete, unless terminated earlier. The parties anticipate that Consultant's services may be completed twenty-eight (28) months from issuance of the Notice to Proceed.

Consultant will generally adhere to the schedule set forth within Consultant's Proposal provided that City will grant reasonable extensions of time for the performance of the services occasioned by unusually lengthy governmental reviews of Consultant's work product or other unavoidable delays occasioned by unforeseen circumstances; provided, further, that such unavoidable delay will not include strikes, lockouts, work stoppages, or other labor disturbances conducted by, or on behalf of, Consultant's officers or employees.

Consultant acknowledges the importance to City of City's Project schedule and agrees to put forth its best professional efforts to perform the services in a manner consistent with that schedule. City understands, however, that Consultant's performance must be governed by sound practices. Consultant will work such overtime or engage such personnel and equipment as necessary to maintain the schedule, without additional compensation.

3. Compensation. The method of payment for this Contract will be on a fee-for-services, per Task, billable at the rates identified within Consultant's "**Fee Proposal**," included with Consultant's "**Proposal**," dated April 15, 2021, which is incorporated herein. It is understood and agreed between the Parties that the maximum compensation payable for all services to be provided by the Consultant during the term of this Agreement shall be limited to a not-to-exceed amount of **Nine Hundred Seventy Nine Thousand Six Hundred Eighty Three Dollars (\$979,683.00)**. The total price paid the Consultant will include compensation for all work, including materials, supplies, vendor services, expenses and subcontracted work (unless expressly agreed to be paid by the City). No additional compensation will be paid to the Consultant, unless there is a change in the scope of the work or the scope of the Project. In the instance of a change in the scope of work or scope of the Project, adjustment to the total compensation will be negotiated between the Consultant and the City. Adjustment in the total compensation will not be effective until authorized and approved in writing by the Parties.

Progress payments may be made in arrears based on the percentage of work and deliverables completed by the Consultant. If Consultant fails to submit the required deliverable items according to schedule or as required by the Agreement, except for those amounts that are due and not reasonably in

dispute, the City shall have the right to delay payment and/or terminate this Agreement in accordance with the provisions noted herein.

Consultant shall be reimbursed within thirty (30) days, or as promptly as fiscal procedures may permit, upon receipt by the City of itemized invoices for services completed. Invoices shall be submitted no later than 45 calendar days after the performance of work for which the Consultant is billing. Invoices shall detail the work performed on each task as applicable. Invoices shall be delivered or mailed to the Community Development Department at the following address: **City of Compton, 205 South Willowbrook Avenue, Compton, California 90220.**

In the event of termination, the Consultant shall be entitled to compensation for the undisputed reasonable value of services performed to the effective date of termination, including any non-cancellable obligations incurred prior to termination; provided, however, that the City may condition payment of such compensation upon the Consultant's delivery to the City of any and all City property, documents, reports, records, materials and work product associated with the performance of this Agreement.

4. Ownership of Materials. All product produced by Consultant or its agents, employees, and subcontractors pursuant to this Agreement (the "Work Product") is the property of City upon Consultant's receipt of payment for same. In the event this Agreement is terminated, all Work Product produced by Consultant or its agents, employees and subcontractors pursuant to this Agreement will be delivered to City pursuant to the termination clause of this Agreement. Consultant will have the right to make one (1) copy of the Work Product for Consultant's records.

The Work Product may be used by City and its agents, employees, representatives, and assigns, in whole or in part, or in modified form, for all purposes City may deem advisable, without further employment of or payment of any compensation to Consultant; provided, however, that if this Agreement is terminated for any reason prior to completion of the Project and if under such circumstances City uses, or engages the services of and directs another consultant to use, the Work Product, City agrees to hold Consultant harmless from any and all liability, costs, and expenses relative to claims arising out of matters and/or events which occur subsequent to the termination of this Agreement as a result of causes other than the fault or negligence of Consultant, or anyone for whose acts it is responsible, in preparation of the Work Product. Consultant will not be responsible for deficiencies solely attributable to modifications of the Work Product performed by others, or that arise from use of the Documents in connection with a Project or site other than that shown in the Work Product.

5. Independent Contractor Status. Consultant, its officers, employees, subconsultants, subcontractors, agents and volunteers (collectively hereinafter the "Consultant"), will perform the services in Consultant's own way and pursuant to this Agreement as an independent contractor and in pursuit of Consultant's independent calling, and not as an employee of City. The persons used by Consultant to provide the services under this Agreement will not be considered employees of City for any purposes. Neither the City nor any of its officers, employees, agents or volunteers shall have any control over the conduct of the Consultant, except as expressly set forth in this Agreement. Consultant expressly warrants that while engaged in carrying out and complying with any terms and conditions of this Agreement that Consultant shall not at any time or in any manner, represent that Consultant is in any manner officers, employees, agents or volunteers of the City. Consultant shall obtain no rights to retirement, health care or any other benefit that accrue to City officials, officers, or employees. Consultant expressly waives any claim to such rights. Consultant retains the right to provide services for others during the term of this Agreement.

The payment made to Consultant pursuant to the Agreement will be the full and complete compensation to which Consultant is entitled. City will not make any federal or state tax withholdings on behalf of Consultant or its agents, employees or subcontractors. City will not pay any workers' compensation insurance, retirement contributions or unemployment contributions on behalf of Consultant or its employees or subcontractors. Consultant agrees to indemnify and pay City within thirty (30) days for any tax, retirement contribution, social security, overtime payment, unemployment payment or workers' compensation payment which City may be required to make on behalf of Consultant or any agent,

employee, or contractor of Consultant for work done under this Agreement. At the City's election, City may deduct the amounts paid pursuant to this Section, from any balance owing to Consultant.

6. Successors, Assignment and Delegation. City and the Consultant each binds themselves, their partners, successors, assigns and legal representatives to the other hereto and to partners, successors, assigns and legal representatives of such other party in respect to all covenants, agreements and obligations contained in this Agreement.

The expertise and experience of Consultant are material considerations for this Agreement. Consultant shall not assign or transfer any interest in this Agreement or the performance of any of Consultant's obligations under this Agreement without the prior written consent of the City. Any attempted assignment or transfer of any of Consultant's rights, duties or obligations arising under this Agreement shall be null and void.

7. Nondiscriminatory Employment Practices. During the performance of this Agreement, the Consultant agrees not to discriminate against any employee or applicant for employment because of race, sex, creed, color, religion, age, sexual orientation, marital status, national origin, political affiliation, handicap or belief in accordance with requirements of City, State or Federal laws and regulations. Consultant will take affirmative action to ensure that applicants are employed, and that employees are treated during employment without regard to their race, sex, creed, color, religion, age, sexual orientation, marital status, national origin, political affiliation, handicap or belief in accordance with requirements of City, State or Federal laws and regulations. Such actions shall include, but not be limited to the following: employment, upgrading, demotion or transfer; recruitment or recruitment advertising; layoffs or termination; rates of pay or other forms of compensation; and selection for training, including apprenticeship. The Consultant agrees to post in conspicuous places, available to employees, applicants and subcontractors for employment, notices setting forth the provisions of this non-discrimination clause.

In the event of the Consultant's non-compliance with the non-discrimination clause of this Agreement, this Agreement may be immediately canceled, terminated or suspended in whole or in part.

8. Subcontracting. Consultant's services are unique and personal. Except as may be specified in Consultant's Proposal and agreed to by the City, Consultant will not subcontract any portion of the services without prior written approval of City Manager or his/her designee. If Consultant subcontracts any of the services, Consultant will be fully responsible to City for the acts, errors and omissions of Consultant's subcontractor and of the persons either directly or indirectly employed by the subcontractor, as Consultant is for the acts and omissions of persons directly employed by Consultant. Nothing contained in this Agreement will create any contractual relationship between any subcontractor of Consultant and City. Consultant will be responsible for payment of subcontractors. Consultant will bind every subcontractor and every subcontractor of a subcontractor by the terms of this Agreement applicable to Consultant's work unless specifically noted to the contrary in the subcontract and approved in writing by City.

9. Other Consultants. The City reserves the right to employ other consultants in connection with the services.

10. Indemnification. Consultant shall indemnify and save harmless the City, its officials, officers, employees, agents and volunteers (collectively hereinafter the "City"), against any and all damages to property or injuries to or death of any person or persons, including property and employees or agents of the City and shall indemnify and save the City from any and all liability and expense including reimbursement of reasonable defense costs and legal fees, and claims, demands, suits, actions or proceedings of any kind or nature, including Workers' Compensation claims, of or by anyone whomsoever to the extent resulting from or arising out of the negligent, reckless or willful misconduct for the Consultant, its officers, employees, subconsultants, subcontractors or agents in the performance of the duties undertaken by Consultant pursuant to this Agreement.

This indemnification and hold harmless obligation does not extend to claims arising out of the negligence or willful misconduct of the City.

11. Insurance. Without limiting the Consultant's indemnification of the City, Consultant shall obtain and maintain, at its cost and expense, for the duration of the Agreement and any and all amendments, insurance against claims for injuries to persons or damage to property which may arise out of or in connection with performance of the services by Consultant or Consultant's agents, representatives, employees or subcontractors. The insurance will be obtained from an insurance carrier admitted and authorized to do business in the State of California. Such evidence shall specifically identify this Agreement and shall contain express conditions that the City is to be given written notice at least thirty (30) days in advance of any termination or implementation of a reduction of limits or material change of insurance coverage as specified herein. ***Failure on the part of the Consultant to procure or maintain insurance shall constitute a material breach upon which the City may immediately terminate this Agreement.*** All insurance required hereunder shall be primary with respect to any insurance maintained by the City.

Coverages and Limits. Consultant will maintain the types of coverages and minimum limits indicated below, unless the City Manager, in consultation with the City Attorney approves a lower amount. These minimum amounts of coverage will not constitute any limitations or cap on Consultant's indemnification obligations under this Agreement. City, its officers, agents, volunteers and employees make no representation that the limits of the insurance specified to be carried by Consultant pursuant to this Agreement are adequate to protect Consultant. The coverage will contain no special limitations on the

scope of its protection to the above-designated insureds except for Workers Compensation and errors and omissions insurance. Consultant will obtain occurrence coverage, excluding Professional Liability, which will be written as claims-made coverage. If Consultant believes that any required insurance coverage is inadequate, Consultant will obtain such additional insurance coverage, as Consultant deems adequate, at Consultant's sole expense.

11.1 Commercial General Liability Insurance. \$1,000,000 combined single-limit per occurrence for bodily injury, personal injury and property damage. If the submitted policies contain aggregate limits, general aggregate limits will apply separately to the work under this Agreement or the general aggregate will be twice the required per occurrence limit.

11.2 Automobile Liability. \$1,000,000 combined single-limit per accident for bodily injury and property damage.

11.3 Workers' Compensation and Employer's Liability. Workers' Compensation limits as required by the California Labor Code and Employer's Liability limits of \$1,000,000 per accident for bodily injury. Workers' Compensation and Employer's Liability insurance will not be required if Consultant has no employees and provides, to City's satisfaction, a declaration stating this.

11.4 Professional Liability. Errors and omissions liability appropriate to Consultant's profession with limits of not less than \$1,000,000 per claim. The coverage shall also provide an extended two (2) year period commencing upon termination or cancellation of this Agreement.

Endorsements. For Commercial General Liability Insurance and Automobile Liability Insurance, Consultant will ensure that the policies are endorsed to name the City of Compton and its respective elected and appointed officers, officials, employees, agents and volunteers as "**additional insureds**" with respect to liability arising out of the activities of the Consultant. Any failure to comply with provisions of the policies shall not affect coverage provided to the City. ***Prior to City's execution of this Agreement, Consultant shall furnish certificates of insurance and endorsements to City.***

Waiver of Subrogation. The policies shall contain a waiver of subrogation for the benefit of City.

12. Permits and Licenses. Consultant, at its own expense, during the term of this Agreement, shall obtain and maintain all appropriate business and professional permits, licenses and certificates that may be required in connection with the performance of services by the Consultant. Upon execution of this

Agreement, the Consultant shall show evidence of a business license permit in conformance with *Section 9-1.2 of the Compton Municipal Code*.

13. Maintenance of Records. Consultant will maintain complete and accurate records with respect to costs incurred under this Agreement. All records will be clearly identifiable. Consultant will allow a representative of City during normal business hours to examine, audit, and make transcripts or copies of records and any other documents created pursuant to this Agreement. Consultant will allow inspection of all work, data, documents, proceedings, and activities related to the Agreement for a period of three (3) years, or longer if required by law, from the date of final payment under this Agreement.

14. Warranties. Consultant represents and warrants (a) that Consultant has no obligations, legal or otherwise, inconsistent with the terms of this Agreement or with Consultant's undertaking this relationship with City, (b) that the performance of the services called for by this Agreement do not and will not violate any applicable law, rule or regulation or any proprietary or other right of any third party, (c) that Consultant will not use in the performance of his responsibilities under this Agreement any confidential information or trade secrets of any other person or entity and (d) that Consultant has not knowingly entered into or will enter into any agreement (whether oral or written) in conflict with this Agreement.

15. General Compliance with Laws. Consultant will keep fully informed of federal, state and local laws and ordinances and regulations which in any manner affect those employed by Consultant, or in any way affect the performance of the services by Consultant. Consultant will at all times observe and comply with these laws, ordinances, and regulations and will be responsible for the compliance of the services with all applicable laws, ordinances and regulations. In the event the Consultant encounters any conflict between such laws and ordinances, Consultant shall notify the City in writing and the parties agree to work cooperatively to resolve the conflict.

16. Termination. In the event of the Consultant's failure to prosecute, deliver, or perform the services, after giving written notice of default and five (5) days to correct the same, then, in addition to any other remedies, City may terminate this Agreement for nonperformance by notifying Consultant in writing. Consultant has five (5) business days to deliver any documents owned by City and all work in progress to the City address contained in this Agreement. City will make a determination of fact based upon the Work Product delivered to City and of the percentage of work that Consultant has performed which is usable and of worth to City in having the Agreement completed. Based upon that finding City will determine the final payment of the Agreement. In the event City elects to terminate, City will have the right to immediate possession of all Work Product and work in progress prepared by Consultant, whether located at Consultant's place of business, or at the offices of a subconsultant.

The City's obligation is payable only from funds appropriated for the purpose of this Agreement. All funds for payments after the end of the current fiscal year are subject to the City's legislative appropriation for this purpose. In the event this Agreement extends into succeeding fiscal year periods and the City Council does not allocate sufficient funds for the next succeeding fiscal year payments, this Agreement shall terminate immediately upon written notice from the City.

Either Party, upon tendering fifteen (15) calendar days written notice to the other Party, may terminate this Agreement for convenience. In this event and upon request of City, Consultant will assemble the Work Product without charge and put it in order for proper filing and closing and deliver it to City.

On termination of this Agreement Consultant will be paid for work performed to the termination date; however, the total will not exceed the total agreed fee payable under this Agreement unless duly authorized adjustments to the agreed compensation has been approved in writing by the Parties. City will make the final determination as to the portions of tasks completed and the compensation to be made.

17. Force Majeure. In the event that performance by either party is rendered impossible (permanently or temporarily) due to acts of war, acts of terrorism, fires, floods, epidemics, quarantine restrictions, or other natural occurrences, strikes, work slowdowns, lockouts (other than lockout by Consultant), or other similar acts to those described above or other causes beyond the reasonable control

of such party, and without fault or negligence, said event shall excuse performance by such party, or in the case of temporary impossibility, shall excuse performance only for a period commensurate with the period of impossibility. Notwithstanding the foregoing, City shall have the right to terminate this Agreement upon any event that renders performance impossible. In such case, City shall be responsible for payment of compensation for the reasonable value of services rendered to the point at which this Agreement is terminated, but in no event to exceed the total lump sum fee payable under this Agreement.

18. Covenants Against Contingent Fees. Consultant warrants that Consultant has not employed or retained any company or person, other than a bona fide employee working for Consultant, to solicit or secure this Agreement, and that Consultant has not paid or agreed to pay any company or person, other than a bona fide employee, any fee, commission, percentage, brokerage fee, gift, or any other consideration contingent upon, or resulting from, the award or making of this Agreement. For breach or violation of this warranty, City will have the right to terminate this Agreement for nonperformance, or, in its discretion, to deduct from the Agreement price or consideration, or otherwise recover, the full amount of the fee, commission, percentage, brokerage fees, gift, or contingent fee.

19. Certifications. The Consultant, under penalty of perjury, certifies that, except as noted below, he/she or any other person associated therewith in the capacity of owner, partner, director, officer, manager:

- a. is not currently under suspension, debarment, voluntary exclusion, or determination of ineligibility by any Federal, State or local agency; and
- b. has not been suspended, debarred, voluntarily excluded or determined ineligible by any Federal, State or local agency within the past 3 years; and
- c. does not have a proposed debarment pending; and
- d. has not been indicted, convicted, or had a civil judgment rendered against him/her/it by a court of competent jurisdiction in any matter involving fraud or official misconduct in connection with obtaining, attempting to obtain, or performing a public (Federal, state or local) transaction or contract under a public transaction; violation of Federal or state antitrust statutes or commission of embezzlement, theft, forgery, bribery, falsification or destruction of records, making false statements, or receiving stolen property within the past 3 years; and
- e. are not presently indicted or otherwise criminally or civilly charged by a governmental entity (Federal, State or local) with commission of any of the offenses enumerated in the preceding paragraph; and
- f. have not had one or more public transactions (Federal, State or local) terminated for cause or default within the past 3 years.

If there are any exceptions to this certification, insert the exceptions in the following space.

[Supply exceptions on separate page]

For any exception noted above, indicate below to whom it applies, initiating agency, and dates of action.

[Attach separate page]

This certification is a material representation of fact upon which reliance was placed when this transaction was made or entered into. Submission of this certification is a prerequisite for making or entering into this transaction. The above certifications are part of this Agreement. Signing this Agreement on the signature portion thereof shall also constitute signature of the above Certifications.

Daniel S. Iacafano, President

(Date)

20. Jurisdiction, Venue and Governing Law. Any action at law or in equity brought by either of the Parties for the purpose of enforcing a right or rights provided for by this Agreement will be tried in a court

Professional Services Agreement – MIG, Inc.
Prepare 2040 General Plan & Program Environmental Impact Report
Planning/Resolution No. _____

of competent jurisdiction in the County of Los Angeles, State of California, and the Parties waive all provisions of law providing for a change of venue in these proceedings to any other county. This agreement will be governed by the laws of the State of California.

21. Testimony. Consultant will testify at City's request if litigation is brought against City in connection with Consultant's services under this agreement. Unless the action is brought by Consultant, or is based upon Consultant's actual or alleged negligence or other wrongdoing, City, upon prior written agreement with Consultant will compensate Consultant for time spent in preparation for testimony, testimony, and travel at Consultant's standard hourly rates at the time of actual testimony.

22. Waivers. The waiver by either Party of any breach or violation of any term, covenant, or condition of this Agreement or of any applicable law will not be deemed to be a waiver of such term, covenant, condition or law or of any subsequent breach or violation of same or of any other term, covenant, condition or law. The acceptance by either Party of any fee or other payment which may become due under this Agreement will not be deemed to be a waiver of any preceding breach or violation by the other Party of any term, covenant, or condition of this Agreement or any applicable law.

23. Authority. The individuals executing this Agreement and the instruments referenced in it on behalf of Consultant each represent and warrant that they have the legal power, right and actual authority to bind Consultant to the terms and conditions of this Agreement.

24. Severability. If any term, provision, condition or covenant of this Agreement or its application to any party or circumstances shall be held, to any extent, invalid or unenforceable, the remainder of this Agreement, or the application of the term, provision, condition or covenant to persons or circumstances other than those as to whom or which it is held invalid or unenforceable, shall not be affected, and shall be valid and enforceable to the fullest extent permitted by law.

25. Amendments. This Agreement may be modified or amended only be written document executed by both Consultant and City's City Manager and approved as to form by the City Attorney. Such document shall expressly state that it is intended by the parties to amend the terms and conditions of this Agreement.

26. Confidentiality. All documents, s, information, data, and exhibits prepared or assembled by Consultant in connection with the performance of the Services pursuant to the Agreement are confidential until released by the City to the public, and the Consultant will not make any of these documents or information available to any individual or organization not employed by the Consultant or the City without the written consent of the City before any such release.

27. Entire Agreement. This Agreement, together with any other written document referred to or contemplated by it embody the entire Agreement and understanding between the parties relating to the subject matter of it. The City Manager is authorized, in consultation with the City Attorney, to agree to non-material amendments to this Agreement. Neither this Agreement nor any of its provisions may be amended, modified, waived or discharged except in a writing signed by both parties.

28. Notices. Any notices required or permitted under this Agreement shall be effective when delivered in person; and effective one (1) business day after delivery by facsimile transmission; and effective five (5) days after mailing by U.S. Mail, postage prepaid and properly addressed as follows:

To Consultant:

MIG, Inc.
537 South Raymond Avenue
Pasadena, California, 91105
Attn: Laura Stetson, Principal
(626) 744-9872
(626) 744-9873 – fax.

Professional Services Agreement – MIG, Inc.
Prepare 2040 General Plan & Program Environmental Impact Report
Planning/Resolution No. _____

To City:

City of Compton
205 South Willowbrook Avenue
Compton, California 90220
Attn: Robert Delgadillo, Senior Planner
Community Development Department
(310) 605-5532
(310) 761-1488 - fax.

With copy to:

City of Compton
205 South Willowbrook Avenue
Compton, California 90220
Attn: City Manager

29. **Miscellaneous.** No provision of this Agreement is to be interpreted for or against either party because that party or that party's legal representative drafted such provision.

Should either party hereto, or any representative, successor or assign of either party hereto, resort to litigation to enforce the provisions of this Agreement, the party or parties prevailing in such litigation shall be entitled, in addition to such other relief as may be granted, to recover its or their reasonable attorney's fees and costs in such litigation from the party or parties against whom enforcement is sought.

IN WITNESS WHEREOF, CONSULTANT has executed this Agreement, and the **CITY**, by its City Manager, who is authorized to do so, has executed this Agreement.

MIG, INC., CONSULTANT

Dated: _____

By _____
Laura Stetson, Principal-in-Charge

CITY OF COMPTON

Approved by:

Dated: _____

By _____
Ronerick D. Simpson, City Manager

Approved as to form:

By _____
Eric J. Perrodin, City Attorney

Dated: _____

ATTEST:

Professional Services Agreement – MIG, Inc.
Prepare 2040 General Plan & Program Environmental Impact Report
Planning/Resolution No. _____

Dated: _____

By _____
Alita Godwin, City Clerk



Compton 2040 General Plan

AND ENVIRONMENTAL IMPACT REPORT



PROPOSAL | APRIL 15, 2021



537 SOUTH RAYMOND AVENUE | PASADENA, CA 91105
(626) 744-9872 | WWW.MIGCOM.COM

In association with:

THE NATELSON DALE GROUP | VERONICA TAM & ASSOCIATES | ITERIS
BKF ENGINEERS | ARCHITECTURE+HISTORY, LLC | URBAN SEMILLAS





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BERKELEY, FULLERTON,
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COLORADO

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OREGON

PORTLAND

TEXAS

SAN ANTONIO

WASHINGTON

SEATTLE

April 15, 2021

Robert Delgadillo, Senior Planner
City of Compton, Community Development Department
205 S. Willowbrook Avenue
Compton, CA 90220

Subject: Proposal to Prepare General Plan 2040 and Environmental Impact Report

Dear Mr. Delgadillo and Selection Committee Members,

Compton is well situated geographically and culturally to elevate its status as the Hub City. With easy access to the ports and regional jobs center, together with capacity to grow the local industrial base and create productive uses surrounding the Compton and Artesia Blue Line stations, the City can attract new uses to diversify and build the local economy. Regional housing demands provide the opportunity to reinvigorate the downtown and commercial districts hit hard by retail trends and COVID-19 as new mixed-use environments. City residents represent many cultures that can be celebrated through arts, entertainment, and retail/dining destinations appealing to people of all income levels. **The new General Plan will help realize this vision.**

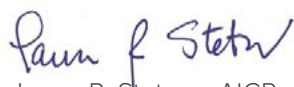
MIG, Inc., is pleased to submit this proposal to engage the Compton community in planning for its future and defining strategies to achieve success through a new General Plan. This planning program will provide the foundation for initiatives Mayor Aja Brown has defined as **critical for moving Compton forward**, among them economic growth, city beautification, and improved health for all Compton residents.

The **MIG Team** proposes a community-driven process to create the new General Plan. In addition to the experience and talents of MIG's planners, urban designers, and public engagement professionals, we have teamed with specialist firms to address the critical issues of economic development and fiscal stability (**The Natelson Dale Group**), affordable housing and anti-displacement (**Veronica Tam & Associates**), multimodal mobility (**Iteris**), infrastructure needs (**BKF Engineers**), historic preservation (**architecture + history, llc**), and authentic community outreach (**Urban Semillas**).

For nearly four decades, MIG has been connecting people with places through engaging, contextual, reality-based planning processes. Cities we have helped achieve success include Cudahy, La Palma, Long Beach, and Vernon, among many others. We are currently leading comprehensive General Plan updates in the cities of Santa Fe Springs, Commerce, and Whittier, as well as targeted updates in Paramount, Downey, and Baldwin Park. For Compton, our aim is to produce an **easy-to-use, actionable General Plan that will encourage investment.**

Your aspirations and approach for this program align with MIG's planning philosophy, and we welcome the opportunity to work with Compton. If you have any questions or would like additional information, please contact me at lstetson@migcom.com or by phone at (626) 744-9872.

Regards,


Laura R. Stetson, AICP
Principal, MIG

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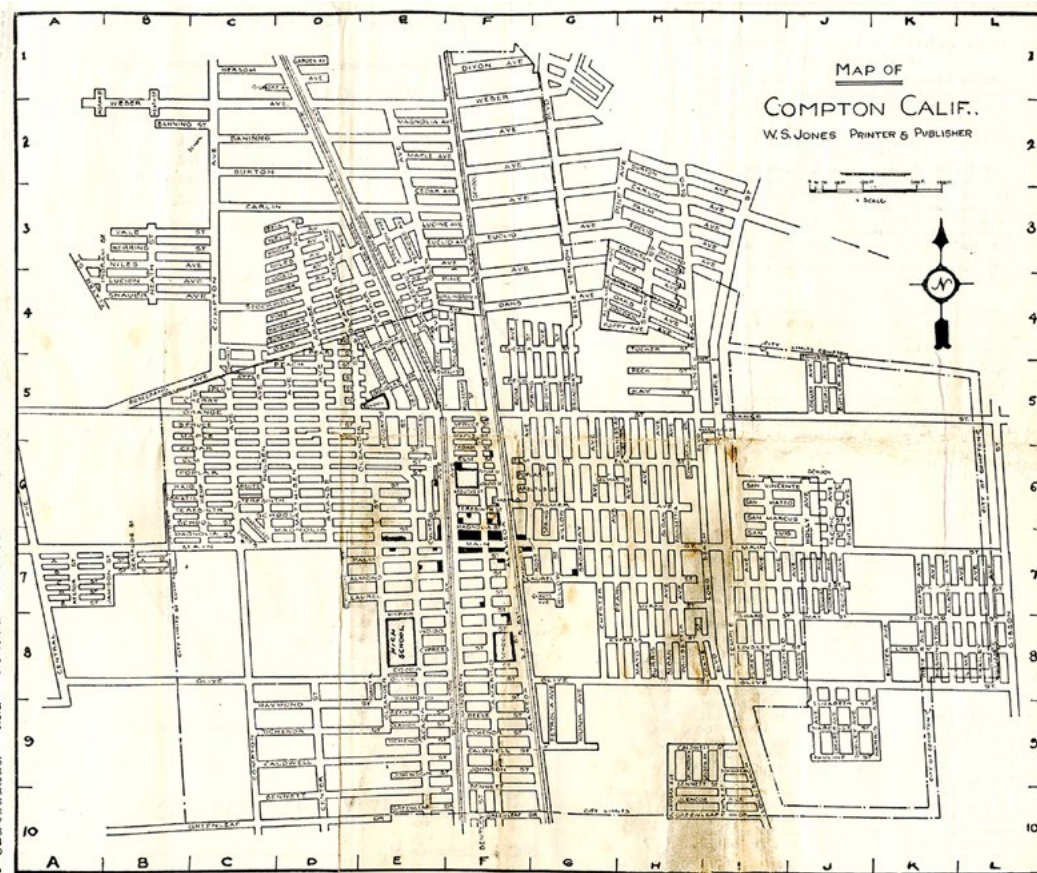
01 Understanding and Project Approach

Over the past two decades, Compton has shed a poor image stigmatized by violence portrayed in the media and by the music and film industries to one of a community focused on creating a new future. The City’s strategic location, easy access, and will of its leaders to guide Compton forward create positive conditions to create a plan for the next 20+ years: the new Compton General Plan.

Understanding

The City of Compton’s settlement history dates back to 1867, when a small band of pioneers from Stockton moved south, attracted by the opportunity to prosper in agriculture and found a town of their own. This well-organized and enterprising group incorporated the community in 1888, making Compton one of the oldest cities in Los Angeles County and a city that likely has experienced more economic and demographic change over the last 150 years than any other community in the region.

Today Compton’s agricultural roots can still be experienced at Richland Farms, where children can learn to ride a horse and how to grow food. Richland Farms represents just a small piece of City history, with the full history told by the post-World War II growth and evolution of suburban neighborhoods, construction of freeways that connect Compton to the ports and regional destinations, establishment of a major jobs center at Walnut Industrial Park, and today, opportunities to create new transit-focused districts around two light rail stations. The community’s demographic shifts over time—from majority white through the 1940s to majority Black up to 2000 and now majority Latino/Hispanic—reflect people’s desire to continue to seek opportunity in Compton, from affordable housing to skilled labor jobs to easy freeway and transit access to jobs throughout the region.



Map of Compton, 1926





In her New Vision for Compton, Mayor Aja Brown has expressed the importance of pursuing a multitude of initiatives, with this new General Plan process and document providing the framework for:

- **Stabilization of City finances**
- **Economic growth**
- **Urban beautification and street improvements**
- **Improved relations with the business community**
- **More efficient City programs and service delivery**
- **Enhanced public safety and emergency response**
- **Opportunities for youth**
- **Healthy city programs**
- **Celebration and promotion of arts and culture**
- **Improved government transparency**

To forward these initiatives, the General Plan must be a community-driven plan that expresses a clear vision and is based on a foundation of solid data and insightful assumptions about economic, technological, social, and environmental trends and change. The plan must move beyond a plan for physical growth and preservation to one that shapes what Compton looks to be culturally. The plan must support fiscal goals and community health objectives. And foremost, the plan must be accessible to all—in languages they understand and platforms they can use—to provide the transparency and accountability in decision-making processes voiced by Mayor Brown. These are the overarching objectives the City sets out in the Request for Proposals.

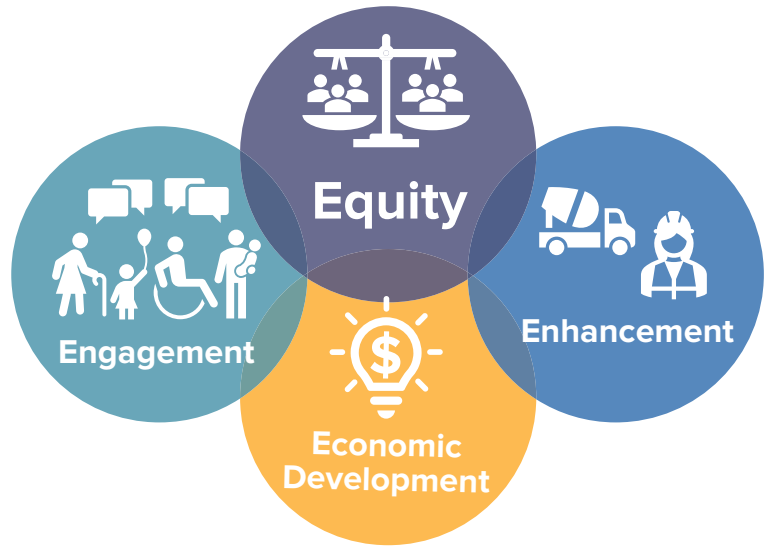
Approach

The MIG Team notes that the City’s approach described in the RFP reflects a community-based planning approach that we have applied to General Plan programs for nearly four decades. MIG pioneered methods of creative and inclusive community engagement as a means to craft plans that reveal the soul of a community—and that can be readily implemented given their broad public support. The entire program, from engagement to plan implementation, will be viewed through an equity lens.

For every General Plan project MIG is invited to lead, we craft a tailored work plan that responds to that city’s program objectives, available resources, and community sensibilities. Our goal is to create a unique General Plan that focuses on action.

Regarding the schedule, we recommend completing the work within 24 months to maintain community focus. The advantage about structuring a General Plan program is that no rules apply beyond ensuring the adopted General Plan addresses all State law content requirements.

One key requirement, however, is that sixth cycle Housing Elements for the Southern California Association of Governments (SCAG) region must be adopted by October 15, 2021; otherwise, a jurisdiction is subject to a four-year rather than eight-year update cycle. While Compton’s Regional Housing Needs Allocation (RHNA) is a relatively modest 1,004 housing units (relative to assignments for similarly sized cities), we recommend that the City not rush to prepare an element for adoption by October 15. The process for identifying sites for new housing and the types of housing the community desires, together with appropriate housing programs, requires a thoughtful and measured community discussion. We do not believe that time will be available to have this discussion and account for the 60-day review period by the Department of Housing and Community Development (HCD) even though the City recently had its fifth cycle Housing Element certified by HCD in August 2020. Housing law does provide a grace period, but Compton is not eligible for this since the fifth cycle element was not adopted on time. However, we will write a Housing Element that sets Compton up for success during the entire eight-year planning period.



In the RFP, the City indicates that properties within its sphere of influence (SOI) need to be considered in the planning process, as required by State law. The Planning Area for the General Plan will include the SOI, with land use policy identifying community preferences should Compton ever pursue annexation actions that would benefit both the City and property owners and residents. Please note that properties within the SOI cannot be used to satisfy Housing Element requirements for adequate sites. However, the General Plan can identify priorities for annexation that might be available for the mid-cycle Housing Element update (if annexed prior to initiating the mid-cycle update).

As follows, we articulate our proposed approach to the General Plan based on our team’s knowledge of Compton and based on your objectives expressed in the RFP. For Compton, we propose a General Plan program consisting of four phases: **I) Discovery and Visioning, II) Exploring Alternatives, III) A Plan for Compton 2040, and IV) Celebrating Our Future.**



PHASE I: DISCOVERY AND VISIONING

To provide the General Plan team and public with a common foundational understanding of conditions shaping decisions about the future, the MIG Team will undertake a series of technical studies that will be compiled in a comprehensive background report. This report will be highly graphic and will report not just existing conditions but associated policy implications. Included will be a market analysis prepared by team member The Natelson Dale Group and a detailed Pedestrian Realm Analysis to identify gaps in the system to safely connect neighborhoods to parks, schools, shopping districts, and other local destinations. We will initiate the public engagement process with Visioning: asking residents, business owners, visitors, and other stakeholders (who help support the economy) to share their ideas for making Compton the city they want it to be.

The engagement activities will be high tech and high touch, recognizing that while we live in an increasingly digital engagement world, people still want to get together in person to share ideas. And while the constraints imposed by COVID-19 may continue to limit the size of public gatherings through the summer, we also recognize that Compton residents may not have the ability or resources to participate online. Our Visioning process—and the balance of the community engagement program—will offer online and in-person options, including all-Spanish language events and activities.

The program can include a “Best Stop: Compton” (or some other branding that ties into current branding programs) series of pop-ups and backyard listening sessions to allow the community to examine and explain how the City and region have changed in the past several decades. The activities will inspire all to imagine and understand what changes can be anticipated over the next 25 years and beyond. Entertaining and inspiring speakers could provide unique insights about the region’s economy, City finances, alternative mobility modes, neighborhood equity, climate change, new types of housing choices, emerging technologies, vehicle and workplace automation, housing, and retail trends. Notably, we would want to engage former and current Compton residents in high-profile positions who want to “give back” to their hometown, as well as people steeped in the history, culture, and needs of Compton, such as Ruben Quarcoopome of Designing in Color and Ron Finley of the Ron Finley Project.

Informed by community engagement, including work with a Community Advisory Committee (CAC), we will produce a Vision and Guiding Principles booklet that will establish the General Plan foundation.

PHASE II: EXPLORING COMPTON'S FUTURE

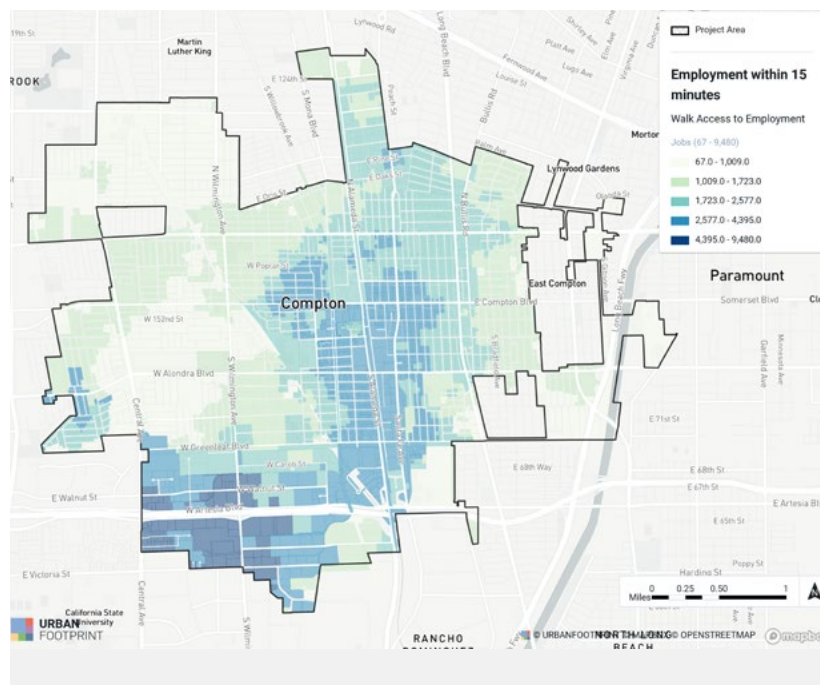
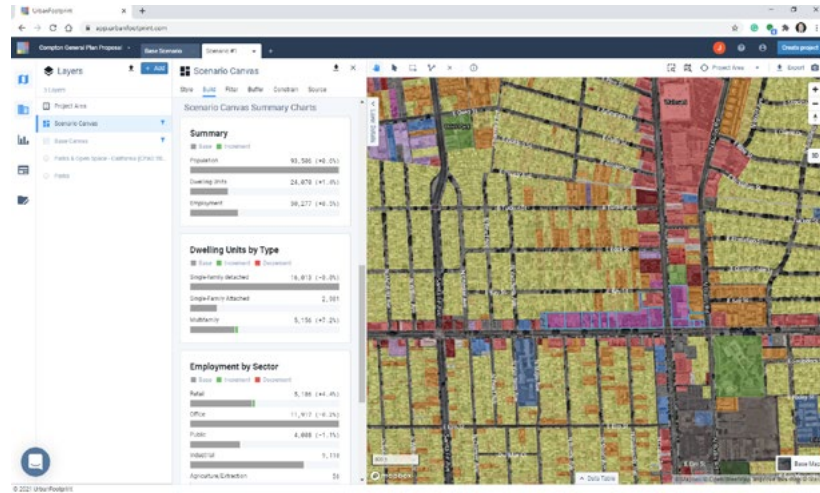
Building upon the background reports, the Vision and Guiding Principles document, and community input, the MIG Team will develop, in close coordination with City staff and the CAC formed for this program, an Options for the Future document to highlight an overall vision for Compton and for the neighborhoods and districts. Concepts will be developed to show options for mobility—and notably the pedestrian realm. This effort may include identifying specific focus areas expected to be the primary locations of change.

We propose to analyze and present land use and transportation scenarios using the UrbanFootprint application, which includes analytical engines that measure the environmental, transportation, public health, and community impacts of future scenarios, and output specialized indicators regarding existing conditions and future scenarios. With City staff and the CAC, we will conduct a land use/transportation alternatives charrette, with key economic, transportation, and design team leads, to allow for detailed examination and discussion of options and priorities. The key alternatives scenarios selected by the CAC and staff will be presented at a joint meeting with the Planning Commission and City Council for selection of a preferred alternative that will form the basis of the General Plan and EIR analysis.

PHASE III: A PLAN FOR COMPTON 2040

Based on decision-maker direction in Phase II, the MIG Team will prepare the new 2040 General Plan within an element structure approved by City staff. While in the RFP the City recommends a traditional General Plan element structure, we will want you to consider a structure that may better resonate with the community in non-planner language. In the scope of work we present this suggested outline:

- » **Our Vision for 2040** (Vision and overview)
- » **Our Community** (Land Use, Circulation, and Urban Design)





- » **Economic Development** (Works in concert with land use and other policies)
- » **Meeting Our Housing Needs** (Sixth cycle Housing Element consistent with land use policy in Our Community chapter)
- » **Urban Systems** (Infrastructure Element)
- » **Community Culture, Services, and Resources** (Open Space and Conservation Element, plus culture, education, arts, and environmental stewardship)
- » **Environmental Justice** (As noted above, the entire General Plan will be written through the environmental justice lens, with this element focused on prioritized community needs related to street and safety improvements, healthy food access, open space and physical activity, reduced pollution burdens, and sustained civic engagement in public decision-making processes.)
- » **Public Safety** (Safety and Noise Elements)
- » **Preserving Our Heritage** (Historic Preservation Element)
- » **Implementation and Action Plan**

The CAC will be asked to review the complete administrative draft General Plan to ensure it captures the spirit of Compton and its aspirations. The General Plan will be highly graphic, focused on action, and formatted for use as an online ePlan.

In Phase III, we will also prepare the Program EIR. The Program EIR will serve two functions: (1) as the document required by law to analyze project impacts, and (2) as an economic development tool to streamline CEQA review of future development projects. We will prepare a Program EIR that analyzes reasonable buildout at the horizon year, thus providing clearance for certain projects consistent with the General Plan.

During this phase we will also conduct a General Plan/ Zoning Code and Map consistency analysis to identify any new zones that may need to be created, any Zoning Code amendments necessary to implement land use policies (and Housing Element programs in particular), and any required zoning map amendment. MIG will create the updated zoning map; City staff will undertake the code amendments (as discussed in the RFP).

PHASE IV: CELEBRATING OUR FUTURE

The public review and hearing process for the Compton 2040 General Plan will celebrate the community's earnest work to create a visionary, practical plan. Community workshops and Council/Commission study sessions on the draft General Plan—precedent to public hearings—will allow for interactive discussion and identification of any “tweaks” to be considered during hearings. Following final Council direction, we will produce the final Plan (with the option of converting it into an ePlan) and translate the Plan into Spanish.

Demonstrated General Plan Expertise

The MIG Team's experience preparing General Plans and comprehensive planning documents is unparalleled. Because we focus our comprehensive planning work in California, we have in-depth knowledge of the particularities of California law. For each assignment we undertake, we build from our prior work and experiences to tailor General Plan policy and development regulations for each community. In addition, MIG and our team members are national leaders in inclusive engagement and equitable economic development strategies.

This table highlights MIG's experience preparing General Plans and other relevant planning documents, including associated CEQA/EIRs, utilizing a wide variety of well-proven, interactive, in-person and virtual public engagement techniques. Detailed and additional relevant experience is provided in the following Section 02 Qualifications and Experience.

RELEVANT COMPONENTS & PLANNING ISSUES

	Community Engagement	General Plan Update	CEQA Documentation/EIR	Vision & Guiding Principles	Neighborhood Authenticity	Enhancement Strategies	Virtual & In-person Stakeholder Engagement	Multicultural Engagement	Website & Branding	Fiscal & Economic Development	Market Demand & Economic Opportunity	Growth, Intensification & Sphere of Influence	Affordable Housing & Anti-Displacement Strategy	Land Use Planning Best Practices	Multimodal Mobility & Connectivity	Public Services & Infrastructure	GHG & Climate Change	Equity & Environmental Justice	Pedestrian Public Sphere
Santa Fe Springs Comprehensive General Plan Update and Zoning Amendment	●	●		●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●
Paramount Housing, Safety, and Environmental Justice Elements	●	●		●	●		●	●				●	●	●		●		●	●
Commerce General Plan, Zoning Code, and EIR	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●
Cudahy General Plan & EIR & Long-Range Water Conservation and Parks Plan	●	●	●	●	●			●		●	●	●	●	●	●	●	●	●	●
Whittier General Plan and EIR	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●
Long Beach 2030 Focused General Plan - Land Use	●	●		●	●	●		●				●	●	●		●			●
Baldwin Park General Plan, Health & Sustainability Element*, and Environmental Justice Element	●	●	●	●	●			●		●	●	●	●		●	●	●	●	●
Arcadia General Plan and Development Code	●	●	●	●	●	●		●		●	●	●	●	●	●	●	●		●
Claremont General Plan*	●	●	●	●	●	●				●	●	●	●		●	●	●		●
Costa Mesa General Plan	●	●	●	●	●	●		●	●	●	●	●	●	●	●	●	●		●
Desert Hot Springs General Plan	●	●	●	●	●	●		●	●	●	●	●	●	●	●	●	●	●	●
La Palma General Plan	●	●	●	●	●	●		●		●	●	●	●	●	●	●			●
La Puente General Plan and Zoning Code	●	●	●	●	●	●		●		●	●	●	●	●	●	●			●
Monterey Park General Plan and EIR	●	●	●	●	●	●		●	●	●	●	●	●	●	●	●	●	●	●
Rancho Cucamonga General Plan*	●	●	●	●	●	●				●	●	●	●	●	●	●	●		●
Rialto General Plan*	●	●	●	●	●	●		●		●	●	●	●	●	●	●			●
Riverside General Plan, Zoning/Subdivision Codes, and EIR*	●	●	●	●	●	●		●		●	●	●	●	●	●	●			●
Santa Ana General Plan Technical Studies		●		●	●	●			●	●	●	●		●	●	●	●	●	●
Santa Monica Land Use and Circulation Element	●	●		●	●	●		●				●	●	●	●	●			●
Torrance General Plan	●	●		●	●	●				●	●	●	●	●	●	●			●
Vernon General Plan, Zoning Ordinance, and EIR	●	●	●	●	●	●		●		●	●	●	●	●	●	●	●	●	●
Walnut General Plan, West Valley Boulevard Specific Plan, and EIR	●	●	●	●	●	●		●	●	●	●	●	●	●	●	●	●		●
Burlingame 2040 General Plan, Zoning Code, and EIR	●	●	●	●	●	●			●	●	●	●	●	●	●	●	●		●
Cupertino General Plan and EIR	●	●		●	●	●		●	●	●	●	●	●	●	●	●	●	●	●
Hayward General Plan, ePlan, and EIR	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●			●
Redwood City General Plan, Mixed Use Zoning, and EIR*	●	●	●	●	●	●			●	●	●	●	●	●	●	●	●		●
Mountain View General Plan and EIR	●	●	●	●	●	●		●	●	●	●	●	●	●	●	●	●	●	●
Richmond General Plan and EIR*	●	●	●	●	●	●		●	●	●	●	●	●	●	●	●	●	●	●
San Carlos Focused General Plan Update and Zoning Ordinance	●	●	●	●	●	●	●		●	●	●	●	●	●	●	●	●	●	●
Santa Rosa General Plan Update	●	●		●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●
San Antonio Comprehensive and Area Plans, TX	●			●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●
Charlotte 2040 Comprehensive Plan, NC	●			●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●
Blueprint Denver, CO	●			●	●	●		●	●	●	●	●	●	●	●	●	●	●	●

* APA Award Winner



Commerce General Plan Update

02 Qualifications and Experience

MIG has selected a highly experienced team of firms and professionals who are ideally suited to prepare the 2040 General Plan Update and EIR. MIG has extensive and successful experience working with each of these firms on innovative general plan update projects. This team has been assembled because of their expertise, innovation, and ability to create a legally comprehensive General Plan and EIR for the City of Compton.

The MIG Team

MIG, INC.

MIG, Inc., improves, adapts, and creates organizations, environments, and tools for human development. We are a community of designers, planners, engineers, scientists, and storytellers who engage people in creative problem solving and collective action. We believe that the physical and social environment around us have a profound impact on our lives, and this belief shapes the principles that guide our work:

- » Communities can plan their own futures.
- » The world needs an ecological perspective.
- » Great projects work for everybody.
- » Elegant design inspires new thinking.
- » Every project presents an opportunity to advance racial and social equity.
- » All work should be context driven.

MIG is at the forefront of innovation. We are leading local, regional, and national planning and design initiatives to ensure accessibility and equity; engage, educate, and empower people through participatory processes; facilitate strategy development for social change; create playful and inclusive communities; reimagine streets and repurpose infrastructure; revitalize cities and restore ecosystems; and promote environmental stewardship by recognizing that the health of the natural and built worlds are mutually dependent.

THE NATELSON DALE GROUP

The Natelson Dale Group, Inc. (TNDG) is a real estate economic and financial consulting firm providing public and private sector clients with real estate market forecasts and development feasibility studies, pro forma financial analysis, economic development strategic plans, General Plan economic studies and policies, and fiscal impact analysis and modeling. Reflecting their philosophy that General Plans are most effective at transforming communities when they are based on economically feasible development concepts, TNDG combines state-of-the-art analytical capacities with the unique ability to craft an implementable vision. TNDG has prepared General Plan Economic Studies for numerous cities including Garden Grove, Long Beach, Los Angeles, Monterey Park, and Redondo Beach, among many others. TNDG also prepared an economic development strategic plan for the City of Compton in 1996 and has a substantial base of experience in surrounding Southeast Los Angeles cities, including Bell Gardens, Carson, Commerce, Huntington Park, Inglewood, Lakewood, Long Beach, Pico Rivera, Signal Hill, and South Gate.

VERONICA TAM AND ASSOCIATES, INC.

Since 2005, **Veronica Tam and Associates, Inc. (VTA)** has provided housing and community development consulting to local jurisdictions throughout California including Housing Element updates, special housing studies, Analysis of Impediments to Fair Housing Choice/Assessment of Fair Housing, Consolidated Plans and related reports, and grants administration and technical assistance.

ITERIS

With experts in the fields of transportation planning, traffic engineering, and ITS, **Iteris** has provided comprehensive services ranging from initial traffic impact studies, travel-demand modeling, planning, and systems engineering to conceptual/detailed complete streets design for over 35 years. Iteris will support MIG by providing traffic analysis and travel-demand forecasting services to evaluate the update to the General Plan and provide documentation for the environmental document. Key staff assigned to the General Plan Update are very familiar with the City of Compton, through recent planning efforts on the Compton Station TOD Plan, as well as the 501-601 East Compton Boulevard Specific Plan.

BKF ENGINEERS

For 105 years, **BKF Engineers (BKF)** has delivered inspired infrastructure to its clients. BKF's services include civil engineering, land surveying, and land planning for government agencies, institutions, developers, architects, contractors, school districts, and corporations. Their markets include transportation, public works, healthcare, education, residential, commercial, industrial, and corporate. Through their network of 15 offices throughout California, BKF has developed extensive local knowledge that provides them with a keen understanding of issues relating to municipal infrastructure and public services.

ARCHITECTURE + HISTORY, LLC

architecture + history, llc (a+h) is a woman-owned, small business focusing on historic preservation and urban planning. For almost three decades, Principal Bridget Maley has successfully managed similar, complex preservation and urban planning-related projects for many Southern California municipalities including Anaheim, Glendale, South Pasadena, Whittier, Palm Springs, Santa Monica, Los Angeles, West Hollywood, Fresno, San Diego, San Pedro, and Riverside. She has completed numerous projects related to general and specific plans for California municipalities. Her work informs local governments about the types of historic resources that might be encountered in planning for residential, commercial, industrial, and civic neighborhoods during general plan updates and amendments. Bridget is adept at all aspects of the CEQA process and how historic resources are evaluated, assessed and considered during CEQA review. Working with MIG, a+h recently updated the City of Whittier's Historic Preservation Element through the General Plan Update.

URBAN SEMILLAS

Urban Semillas is a socially conscientious and community-based consulting firm with a focus on social and environmental justice issues and a goal to empower people at the grassroots level and across sectors to participate in local and statewide issues that impact the communities they live in. Principal Miguel Luna is sought after and respected locally, regionally, and statewide for his expertise in working with diverse communities on social justice issues and advocacy, and for his ability to utilize community reconnaissance in order to develop and implement effective outreach tools and mechanisms for grass-roots coalition building and consensus.

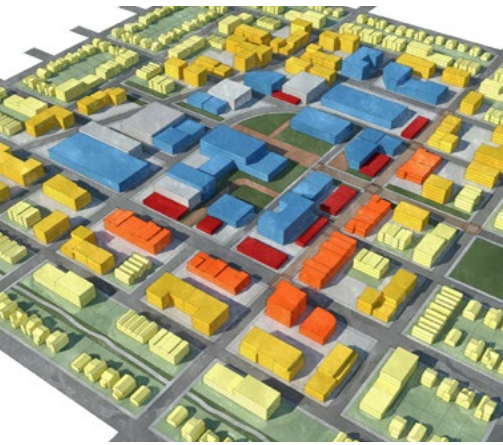
Urban Semillas specializes in cultivating relationships with and between community-based organizations, businesses, elected officials, environmental organizations, academia, governmental agencies, and individual stakeholders at the grass-roots level. The practice has a specific focus in fostering participation in planning efforts among people who might not have participated in the past, including monolingual and bilingual Spanish speakers, and moderating effectively among people who might anticipate little common ground. Miguel is particularly knowledgeable in online engagement management and digital meeting and conference facilitation. Over the last two decades, he has worked on issues and projects that have led to the augmentation of urban green space, watershed planning, and bringing resources to underserved communities, and master planning projects at the city and county level.

Team Resources

MIG has served public and private clients of every size and jurisdiction—from cities, counties, and special districts to regulatory agencies and developers—as a full-service planning and design firm. Our dedicated staff of 230+ has the background and experience to prepare plans and design documents for a wide variety of projects, including site-specific infrastructure, residential, institutional, mixed-use and transit-oriented developments; downtowns and streetscapes; and broader policy initiatives like specific, general, comprehensive, and regional plans, as well as open space and parks plans.

GENERAL PLANS AND HOUSING ELEMENTS

At MIG, every project is viewed as a new opportunity to apply our expertise and to collaborate on new approaches and techniques that advance the livability and equity of a community. MIG's experience in creating integrated, forward-thinking, and implementable general plans has resulted in noticeable, positive change for our client communities. We utilize the latest and most effective public outreach and engagement tools to build community support for the process and develop meaningful input and analysis, including informational graphics, web-based documentation, and social media. We also have extensive experience developing effective implementation strategies and have watched our projects result in actionable change.



MIG is a recognized expert in crafting effective and implementable Housing Elements; during the fourth and fifth Housing Element cycles, our staff of housing experts helped more than 25 cities throughout the State achieve certified Housing Elements. We recently helped the cities of South El Monte, Desert Hot Springs, Fresno, and Cudahy complete their HCD-certified Housing Elements. At the end of 2020, we completed sixth cycle updates for the cities of Paso Robles and Atascadero; HCD has found both these Housing Elements in compliance with State law. Our teaming partner VTA is well known for their expertise in State Housing Element law. They have prepared Housing Elements for jurisdictions throughout the State and maintain an excellent track record of receiving State certification. For the fifth cycle, they prepared close to 60 Housing Element updates in the San Diego, SCAG, ABAG, AMBAG, and FCOG regions. VTA is currently leading or advising in over 25 Housing Element updates in the SANDAG and SCAG regions that are being prepared as part of the comprehensive General Plan updates. This recent experience provides the MIG Team with a thorough understanding of new housing laws and HCD expectations.

COMMUNITY OUTREACH AND PUBLIC ENGAGEMENT

MIG designs and implements multileveled, well-documented community engagement programs aimed at increasing public confidence in decision-making. MIG uses proven facilitation techniques and succinct, easily understood information to ensure that the community and stakeholders understand pertinent issues and that agencies receive meaningful community input. Our public engagement approach enables the community to contribute ideas, solutions, and strategies for addressing issues, which results in supported and successful projects. Prior to COVID-19 constraints on in-person engagement activities, MIG pioneered the use of digital tools to extend the reach of public participation.

EXPERIENCE AND KNOWLEDGE WITH EQUITY, DIVERSITY, AND INCLUSIVENESS

Inclusive and equitable planning is a part of the DNA at MIG. For nearly four decades, MIG has developed holistic approaches to embedding and advancing equity in all our projects.

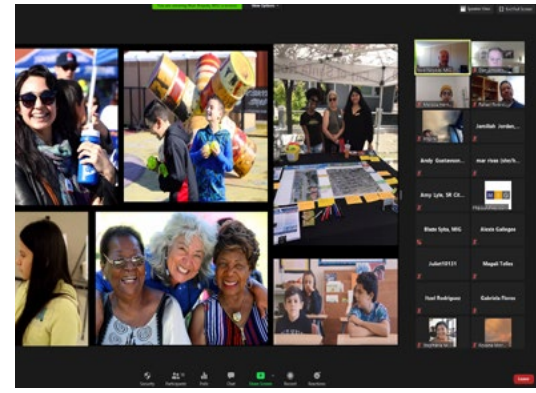
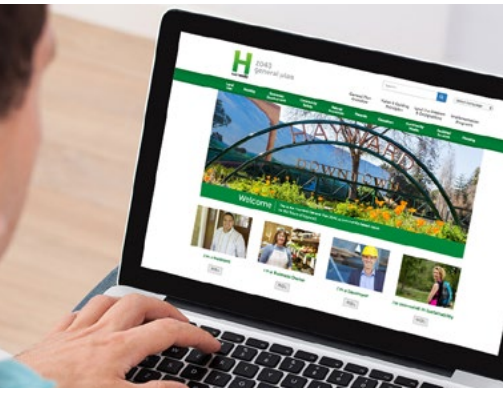
We believe in bringing diverse communities and diverse perspectives together to plan for inclusive prosperity, resiliency, and well-being. We work with people and systems to break down the profound racial inequities that persist and to address the symptoms and root causes of the problem. We challenge ourselves to think critically about equity, diversity, and inclusion, with the goal of creating better outcomes for everyone.

In 2018, we officially established our MIG Equity Studio, an extension of MIG's deep commitment to creating healthy and thriving communities for everyone. The Equity Studio is a cross-firm collaborative of MIG team members committed to advancing cross-discipline approaches to embed equity in our projects and planning processes, and to infuse equity across all MIG service areas. Our goal is impact: transformative change that creates equitable outcomes.

Our team's proven diversity, equity, and inclusiveness capabilities are demonstrated through our recent work with Santa Clara County, California Institute of Behavioral Health Solutions, Oregon's Metro Regional Government, and KUOW Puget Sound National Public Radio, among many others.

ENVIRONMENTAL DOCUMENTATION

MIG's environmental team consists of experienced planners with expertise in the preparation and management of environmental impact assessments pursuant to CEQA and NEPA. We have a proven record of quickly becoming familiar with, and adhering to, local jurisdictional requirements. We ensure that all environmental documents are prepared to meet legal requirements and withstand public scrutiny.



MIG staff has managed and prepared all types of CEQA environmental documents, from simple Categorical Exemptions, Initial Studies, and Addendums to complex, multiphase EIRs and specifically EIRs for many of our general plan updates.

INNOVATIVE SKILL SETS

GIS Analysis and Mapping

We have the technical and analytical capability to perform a variety of GIS analyses, including land use modeling, site suitability analysis, holding capacity and buildout analysis, data collection and conversion, database creation, and natural resource mapping. We have extensive experience using the ArcGIS family of software products and have an in-depth knowledge of ArcMap, Spatial Analyst, and 3D Analyst. We maintain an extensive database of up-to-date geospatial information. We incorporate GIS mapping and analysis into all of the services we provide. We analyze GIS data for baseline studies and alternatives analysis. We prepare small maps for documents and reports and large-scale maps for use in our public participation efforts.

UrbanFootprint Scenario Planning

We analyze land use scenarios for identified focus areas using UrbanFootprint. UrbanFootprint software includes analytical engines that measure the fiscal, environmental, transportation, public health, and community impacts of future scenarios, and that output specialized indicators regarding existing conditions and future scenarios. The UrbanFootprint data can be used for discussion with stakeholders and decisionmakers regarding the outcomes associated with each scenario. This allows decisionmakers to compare the alternatives and select those that best implement a Community Vision and adhere to General Plan Guiding Principles. UrbanFootprint data can be integrated into GIS. Using the GIS output data, we can then create a Preferred Land Use Plan.

In-House Customized “Tool Box” Photo Simulations

We have an extensive in-house tool box of development scenarios and streetscape improvements in Photoshop that can be used to create customized photo simulations in an extremely cost-effective manner. Similar to maps, the photo simulations have multiple layers to show how these changes can be phased over time and how different approaches to development and placemaking can be achieved in different ways.

Visualization Tools

Visualization tools can be a valuable aspect of a design process to help members of the public, stakeholders, and City staff compare development concepts to existing conditions. We employ SketchUp to create high-resolution image files that can be used in a PowerPoint show, in print materials, or on websites. Using SketchUp, we can create a base model that shows the existing project area buildings, open spaces, and major transit corridors. The model includes limited portions of the surrounding neighborhoods to provide context. The program can also create alternatives that test variations in building use, height, massing, and location. Each alternative can be placed in context of the site using the Existing Conditions Model so that viewers can see the relationship between potential design solutions and the existing context of the site. The model can create views for each alternative that highlight key features of, and differences between, the designs.

Interactive Engagement and Outreach

We use social media tools such as Twitter, Facebook, blogs, Foursquare, and Tumblr to engage audiences, build relationships, and deliver messages to a broad spectrum of individuals. Use of Survey Monkey, Lime Survey, or Mapita for surveys can help provide important feedback in a well-organized manner from stakeholders and community members who are connected to the internet. We employ electronic polling software for land use and design charrettes. The polling pads help get feedback when we are testing different ideas for various land use alternatives relating to development scenarios, mobility, placemaking, commerce, social gathering, etc.

The use of polling pads provide immediate quantifiable feedback and clearly show which ideas have immediate and maximum buy-in and which ideas and opportunities have potential for further discussion and improvement, as well as help prioritize certain land use and urban design concepts and create momentum for future implementation.

Virtual Capabilities

As the situation around COVID-19 continues to evolve, the MIG Team recognizes that it is essential to adapt and move forward with community engagement efforts for our projects. Although in-person meetings and events are temporarily postponed, our team members are also skilled in the use of virtual project management tools that promote team and client collaboration when in-person meetings are not feasible.

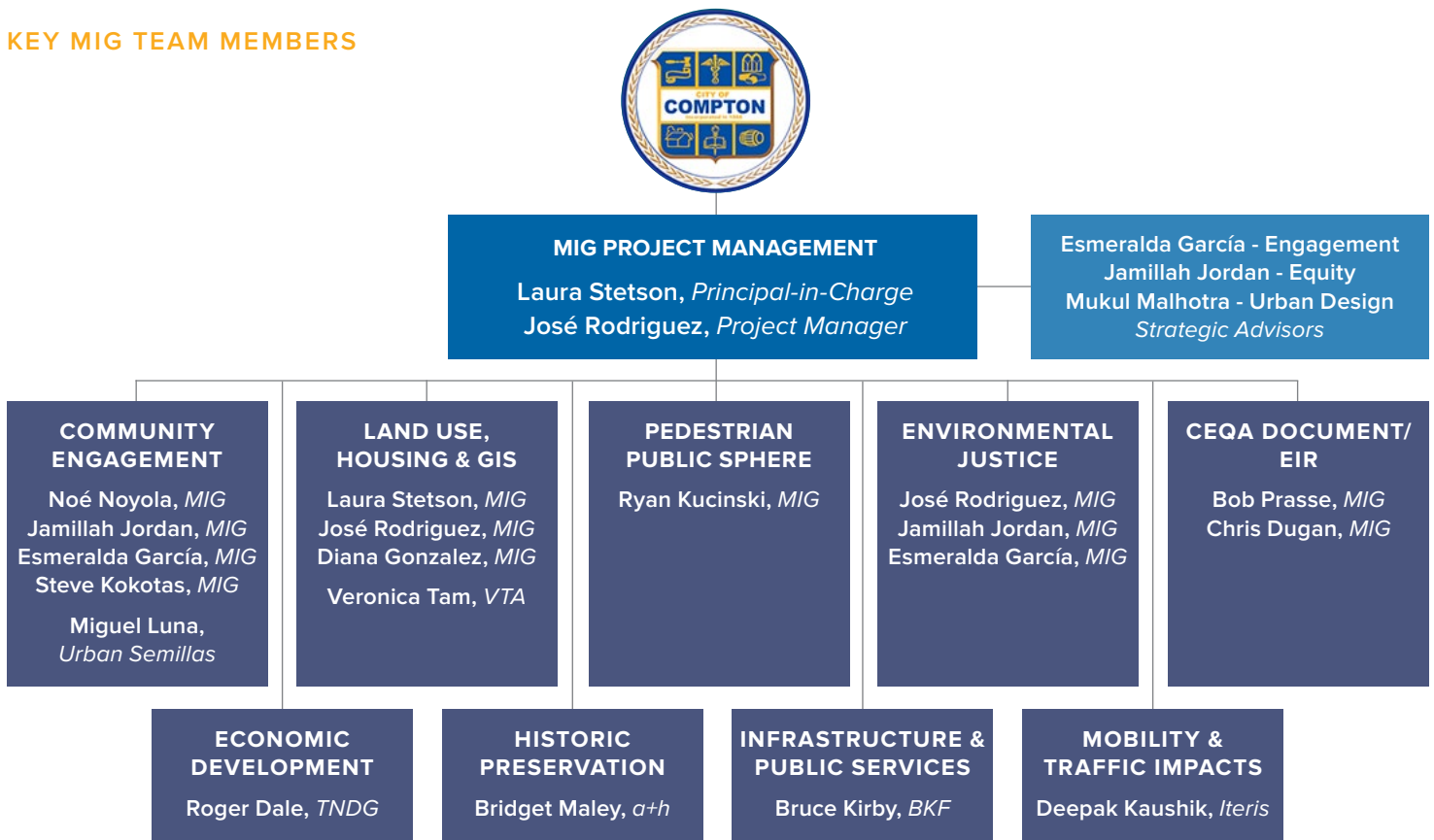
MIG is skilled in a wide range of platforms to respond to client needs and preferences. MIG often combines the use of video conferencing (e.g., Zoom and Zoom Webinar) with a digital white board (e.g., Mural) to manage project activities and team member contributions in virtual settings. Multiple digital white boards with managed access can be created to reveal and demonstrate the full array of technical assistance activities being provided.

The ability to create a pdf snapshot of the results of each work session provides transparency and documentation while reducing the effort spent on interim summaries and meeting notes. Additional virtual tools, such as Loom, allows for the quick and easy creation of short video files, which can be shared with technical assistance recipients to provide direction and explanation as needed.

Key Personnel

The MIG Team will be led by Principal-in-Charge **Laura Stetson, AICP** and Senior Project Manager **José Rodriguez**. Laura and José have spent the last 20 years working together to prepare innovative, meaningful plans and durable solutions that have been implemented in a wide range of communities including Long Beach, Monterey Park, Brea, Claremont, Rancho Cucamonga, Rialto, Colton, Torrance, Costa Mesa, and Walnut, and currently in Santa Fe Springs, Commerce, Paramount, and Whittier. Supporting our team is a deep bench of experienced and dedicated technical team members made up of MIG staff and subconsultants. These key team members are identified in the graphic below with qualifications provided in the summarized resumes beginning on the following page.

KEY MIG TEAM MEMBERS



RESUMES

MIG Team Staff/Role	Credentials	Relevant Experience
Laura R. Stetson, AICP Principal-in-Charge Areas of Expertise: Land Use Planning, General Plans, Zoning Codes, Specific Plans, Meeting Facilitation, Project Management	» BS, Environmental Earth Science, Stanford University » Graduate Coursework, Public Administration, American University » Member, AICP » Member, California Planning Roundtable	» Over 30 years of experience preparing general plans and other community planning studies; housing elements; zoning codes and other regulatory documents; and CEQA documentation, programmatic- and project-level » General Plan updates in Arcadia, Baldwin Park, Brea, Burlingame, Costa Mesa, Cudahy, La Puente, La Palma, Rancho Cucamonga, Rialto, Colton, Long Beach, Monterey Park, Santa Fe Springs, Paramount, Downey, Torrance, Redwood City, Walnut, Whittier, Vernon, and Commerce, as well as zoning code updates for Arcadia, Baldwin Park, Burlingame, La Palma, La Puente, La Mirada, Duarte, Garden Grove, and San Luis Obispo
José M. Rodriguez Project Manager Areas of Expertise: Land Use Planning, GIS, General Plans, Zoning Codes, Meeting Facilitation, Project Management	» MA, Urban Planning, UCLA » BS, Urban and Regional Planning, Cal Poly Pomona » AICP, 2002	» Over 20 years of experience managing and preparing general plan elements and comprehensive general plan updates for cities throughout California » Projects include Santa Fe Springs, Garden Grove, Santa Ana, Monterey Park, Claremont, Desert Hot Springs, Manhattan Beach, Paramount, Long Beach, Redwood City, Torrance, Costa Mesa, Walnut, and Whittier, as well as the Los Alamitos Zoning and Subdivision Code
Esmeralda García Strategic Advisor - Community Engagement Areas of Expertise: Community Engagement, Diverse Communities, Environmental Justice, Strategic Communications	» BA, Art History, California State University, Los Angeles » Member, Transportation Research Board, Environmental Justice Committee » Bilingual Spanish Speaker » Member of MIG Equity Studio	» Over 30 years of experience managing complex planning projects addressing a wide range of issues, from land use and transportation to social equity, health, and environmental justice » Extensive public engagement experience with disadvantaged communities with projects such as Commerce General Plan Update, Our LA 2040 General Plan Community Engagement, Whittier General Plan Update, and Metro I-710 Livability Initiative, and Manchester/Broadway Streetscape Improvements
Jamillah Jordan Strategic Advisor - Equity Areas of Expertise: Equity, Environmental Justice, Community Engagement, Diverse Communities, Community Planning	» MA, Urban Planning, UCLA » BA, Psychology and Community Studies, University of California, Santa Cruz » Bilingual Spanish Speaker » Director of MIG Equity Studio	» As Director of MIG Equity Studio, works with a wide range of public and private sector partners to apply an equity lens to social policies, community development projects and public health initiatives » Projects include Baldwin Park Health and Sustainability Element; Charlotte Future 2040 Comprehensive Plan, NC; Engage Moval Disadvantaged Communities Outreach Toolkit, Moreno Valley; Santa Rosa 2050 General Plan
Mukul Malhotra Strategic Advisor - Pedestrian Public Sphere Areas of Expertise: Urban Design, Placemaking, Urban Greening, Complete Streets, Neighborhood Revitalization, Downtowns, TOD	» MUD, University of California, Berkeley » Diploma in Architecture, Sushant School of Art and Architecture, Gurgaon, India » Board of Directors, America Walks	» Award-winning urban designer and nationally recognized expert and innovator in complete streets with over 20 years of experience » Projects include the Los Angeles Great Streets Corridors; Manchester Broadway Streetscape Plan, Los Angeles; Gold Line TOD Plans and Market Studies, East Los Angeles; El Cerrito Urban Greening Plan; San Antonio Tomorrow Comprehensive Plan and Sub-Area Plans, TX; Richmond General Plan Update
Ryan Kucinski, LFA Pedestrian Public Sphere Lead Areas of Expertise: Urban Design, Urban Planning, Placemaking, Urban Greening, Community Development; Neighborhood Revitalization	» MUP, University of Southern California » BA, Environmental Design, State University of New York at Buffalo » Living Future Accreditation (LFA)	» Leverages his understanding of the most ambitious, advanced, and holistic design standards to help communities reimagine how to plan systems and rebuild cities by addressing the defining issues of the 21st century » Projects include Los Angeles MRCA River Center; Barrio Logan Community Plan Update, San Diego; County of San Diego Twin Oaks Community Plan Update; Claremont Community Plan Update, San Diego

RESUMES

MIG Team Staff/Role	Credentials	Relevant Experience
Noé Noyola Community Engagement Lead Areas of Expertise: Community Engagement, Diverse Communities, Equity, Environmental Justice, Community Planning	» MCP, University of California, Berkeley » BA, Political Science and Spanish, Sonoma State University » Bilingual Spanish Speaker » Member of MIG Equity Studio	» For 15 years, Noé’s cultural competency, fluency in Spanish, and mastery of process and meeting facilitation has enabled him to effectively bridge technical content with impacted, and often under-served, stakeholder communities » Projects include Salinas Housing and Community Development Needs Assessment; Franklin Boulevard Complete Streets and CADA O Street Corridor Streetscape Activation and Connectivity Plan in Sacramento; Iron Triangle Streetscape Transformation, Richmond; Union City General Plan Update
Steve Kokotas Website Lead Areas of Expertise: Web Development and Technology, General Plan ePlans	» MUP, University of Illinois, Chicago » BA, Social Sciences, University of California, Berkeley » Undergraduate Studies, Economics, Northwestern University	» Over 20 years experience synthesizing, analyzing, and communicating complex multidisciplinary urban planning data and developing innovative information management, communication and visualization web tools, and services » Project websites include the San Antonio Tomorrow Comprehensive Plan; City of Hayward General Plan; OurLA2040 General Plan; and the Santa Ana General Plan web design and development
Diana Gonzalez Land Use and GIS Lead Areas of Expertise: General Plans, Housing Elements and Plans, GIS	» MA, Urban Planning, and BA, Political Science and Communications, University of California, Los Angeles, CA » Bilingual Spanish Speaker	» Over 20 years of experience with a broad range of land use planning, graphic, and GIS mapping » Experience includes General Plans for Whittier, Monterey Park, and Torrance and Housing Elements for Desert Hot Springs, South El Monte, San Juan Capistrano, Fresno, Loma Linda, San Marcos, La Mesa, Alhambra, and Garden Grove
Bob Prasse CEQA/EIR Lead Areas of Expertise: CEQA/NEPA, General Plans	» MURP and BA, Public Affairs (Urban Planning), University of Southern California	» Over 30 years of urban planning and environmental analysis experience providing planning and project management services for EIRs, general plans, specific plans, and zoning ordinances throughout Southern California » Projects include EIRs for the Cudahy, Whittier, Monterey Park, and Santa Fe Springs General Plans
Chris Dugan Air Quality, GHG, Noise Areas of Expertise: CEQA/NEPA, Air Quality, GHG, Noise Analysis	» BS, Natural Resource Management, Rutgers University	» 12 years of CEQA clearance experience with particular skill in noise, air quality, and GHG impact analyses » Experience includes the Burlingame 2040 General Plan Update, Program EIR, and Climate Action Plan Update; Cudahy 2040 General Plan and Program EIR; and Smoky Hollow Specific Plan Program EIR in El Segundo
Miguel Luna Community Engagement, Urban Semillas Areas of Expertise: Community Outreach and Engagement, Facilitation, Constituency Building, Stakeholder Education	» CicLAvia - Boardmember » Community Nature Connections, Boardmember, Chair » LA Development Fund Advisory Board Member » Bilingual Spanish Speaker	» Expertise working with diverse communities on social justice issues and advocacy, and utilizing community reconnaissance in order to develop and implement effective outreach tools and mechanisms for grass-roots coalition building and consensus » Experience includes HACLA Vision Strategy Plan, Whittier Narrows Recreation Area Master Plan Public Outreach, Lower LA River Master Plan, Engaging Disadvantaged Communities in Resource Management, Southeast LA Arts Festival, and Boyle Heights Metro Property Development Design Guidelines
Veronica Tam, AICP Affordable Housing and Anti-Displacement, VTA Areas of Expertise: Housing Policy, Community Development	» MA, Urban Planning, University of California, Los Angeles, CA » BES, Urban and Regional Planning, University of Waterloo, Canada » Member, AICP	» 30 years of experience as a housing specialist and a recognized expert in California Housing Element updates » Prepared close to 60 fifth cycle Housing Element updates in the San Diego, SCAG, ABAG, AMBAG, and FCOG regions and currently participating in 25 sixth cycle Housing Element updates in the SANDAG and SCAG regions » Served on SCAG's Panel of Housing Experts and provided consultation for staff regarding criteria for identifying infill sites and Housing Element requirements for adequate sites analysis

RESUMES

MIG Team Staff/Role	Credentials	Relevant Experience
Roger Dale Fiscal Impact and Market Analysis Lead TNDG Areas of Expertise: Real Estate Market Forecasting, Pro Forma Financial Analysis, Fiscal Impact Analysis, Cost/Benefit Assessment, Redevelopment/Revitalization Strategies, Business Retention/Attraction, Workforce Development Program Assessments, and Economic Development Strategic Plans	» MA, Resource and Environmental Economics, UC Riverside » BA, Economics, Claremont McKenna College	» Over 33 years of experience in real estate development, economic development, regional economic analysis, and financial forecasting » Projects include the 1996 City of Compton Economic Development Strategic Plan; Market and fiscal impact studies for proposed big box retail centers in Commerce, Carson, Huntington Park, Lakewood, and Long Beach; Market opportunities study for Compass Blueprint Demonstration Project for Florence/La Brea TID in Inglewood; Case study profile for Los Jardines shopping center in Bell Gardens; Ventura County 2040 General Plan Fiscal Analysis; Calabasas General Plan Update Market and Pro Forma Financial Analysis; Monterey Park General Plan Update Market and Fiscal Impact Analysis; Alhambra Update Market and Pro Forma Financial Analysis; Los Angeles General Plan Framework Study Land Use and Cost/Benefit Forecasts
Bridget Maley Historic Preservation Lead a+h Areas of Expertise: Architectural History, Historic Preservation, Environmental Review, and Urban Planning	» MA, Architectural History, University of Virginia, School of Architecture, Charlottesville » BA, History, Salem College, Winston-Salem, NC	» Over 25-years of experience developing award-winning solutions to the historic and cultural preservation of unique community resources » Projects include the Whittier General Plan Update Historic Preservation Element; San Francisco Civic Center Plaza and Historic District Cultural Landscape Inventory; Oakland Downtown Specific Plan and EIR; South Van Ness Industrial Area Historic Resources Survey, Fresno
Bruce Kirby, PE, QSD/QSP Infrastructure Lead BKF Areas of Expertise: Public Infrastructure Systems, Civil Engineering, Master Planning	» BS, Civil Engineering, Cal Poly Pomona » Civil Engineer, CA No. 42393 » QSD/QSP, CA, No. 20900 » ENV SP	» Over 35 years of experience in preliminary engineering and backbone engineering design for the grading, roadway, storm drain, sewer and water infrastructure systems for master planned community, industrial, institutional, educational, retail, commercial, and recreational projects throughout southern California » Projects include the Riverside City College Master Plan Update; Orange Coast College Campus Master Plan, Costa Mesa; and Vanguard University Student Union Master Plan, Costa Mesa
Deepak Kaushik, PE Mobility and Traffic Impact Analysis Lead Iteris Areas of Expertise: Transportation and Multimodal Planning, Travel Demand Modeling, Transit	» BS, Civil Engineering, University of California, Irvine » Professional Civil Engineer, CA #72838	» Over 17 years of transportation planning and engineering experience, which includes transportation systems analysis, multimodal mobility planning, highway operations, traffic safety, and travel-demand modeling » Projects include the Compton Boulevard Complete Streets Planning and KBK Site Traffic Impact Analysis; Murrieta Focused General Plan; and Thousand Oaks General Plan and PEIR

Detailed Experience

Experience is key. The MIG Team has unparalleled experience leading General Plan update projects for a variety of cities and counties throughout California. Our deep community engagement, technical, legal, and environmental experience will be critical on this project, and can be leveraged by the City of Compton during all phases of the General Plan Update.

MIG KEY RELEVANT EXPERIENCE

Long Beach Land Use Element

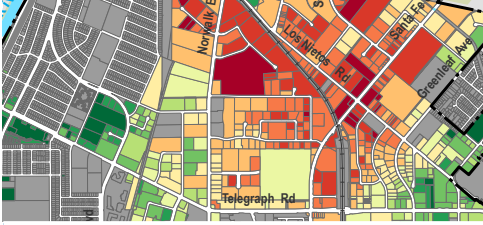
- » Comprehensive update of Land Use Element with the introduction of PlaceTypes designations, which provides collaborative direction on land uses and physical design characteristics of neighborhoods, districts and corridors
- » Developed goals and policies related to environmental justice and resiliency and recovery
- » Prepared an expansive build-out model that recognizes that each PlaceType designation allows for a range of uses, from residential to non-residential uses

Reference:

Christopher Koontz, Deputy Director; 562-570-6288
christopher.koontz@longbeach.gov



MIG KEY RELEVANT EXPERIENCE

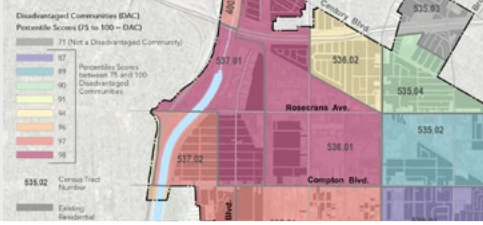


Santa Fe Springs Comprehensive General Plan Update and Zoning Amendment

- » General Plan Update and Zoning Code amendments to implement land use policy
- » Housing Element Update to accommodate over 900 new housing units
- » Environmental Justice Element incorporates strategies to improve neighborhoods conditions and mitigate pollution burdens associated with large manufacturing industries, soil contamination, years of oil extraction activity, transportation corridors, and trucking traffic
- » Robust engagement program facilitated during the COVID-19 pandemic; retooled from in-person meetings to digital, social media, project website, online surveys, and Zoom meetings
- » Additional outreach to disadvantaged community residents through door-to-door paper survey and flyer distribution and collection

Reference:

Wayne Morrell, Director of Planning
562-868-0511 | waynemorrell@santafesprings.org



Paramount General Plan Housing, Safety, and Environmental Justice Elements

- » Update of the Housing Element and Safety Element to comply with state laws
- » New Environmental Justice Element will address the pollution burdens associated with large and diverse industrial businesses in the community and recognizes socioeconomic challenges related to lower educational attainment levels, housing burden costs, poverty rates, low birth weight, and linguistic isolation
- » Engagement and extensive mapping analysis have contributed to identifying disadvantaged community needs at the neighborhood level, including areas lacking ready access to parks and healthy foods
- » Community engagement program includes extensive stakeholder interviews, community surveys, focus group meetings, and community workshops, as well as use of social media and digital and print flyers both in English and Spanish

Reference:

John King, Assistant Planning Director
562-220-2049 | JKing@paramountcity.com



Commerce General Plan and Zoning Update, Corridor Specific Plans, and EIR

- » Goals and policies and implementation measures will balance opportunities to attract new business to the City, re-envision new and different business sectors, and identify planning tools to realize a transitioning economy with neighborhood preservation/compatibility, equity, environmental justice, climate change/resiliency, and health and wellness
- » The Specific Plans, with the General Plan and Zoning Ordinance Update, create a development framework and identify pedestrian realm, street infrastructure and urban design opportunities
- » Robust community engagement process included pop-up demonstrations designed as an interactive environment aimed to attract and engage participants of all ages and backgrounds with all materials translated to Spanish.

Reference:

Jose Jimenez, Economic Development & Planning Director; 323-722-4805
JJimenez@ci.commerce.ca.us



Cudahy General Plan and Focused Zoning Code Update, and EIR

- » Built around the land use and urban design concepts of neighborhoods and districts
- » Provided clear implementation plans for Atlantic Boulevard, the innovative industrial district, and re-invigorating neighborhoods
- » Looked to establish a distinctive "town center," providing governmental and civic uses, public space, office, and residential uses all in a mixed-use concept
- » Focused on environmental justice issues and improving health and sustainability
- » Prepared Program EIR that addressed SB 743
- » Prepared Focused Update to the Zoning Code and Water Conservation and Parks Plan to implement General Plan goals and policies

Reference:

Sal Lopez, Community Development Director
323-773-5413 | slopez@cityofcudahyca.gov



Whittier General Plan Update and EIR

- » Ongoing comprehensive update to General Plan and preparation of EIR
- » Updated General Plan will define City's vision, guiding principles, and options for a successful future
- » Extensive community engagement program to keep residents informed and engaged throughout the process that includes traditional outreach techniques, such as stakeholder interviews and community workshops, as well as innovative techniques, such as a multimedia campaign
- » Updated General Plan will establish new policies to address sustainability, climate change, environmental justice, and community health

Reference:

Jeff Adams, Director of Community Development; 562-567-9320
jadams@cityofwhittier.org



Baldwin Park General Plan, Zoning Code and Health and Sustainability Element

- » Comprehensive General Plan Update and subsequent overhaul of City's 1950s-era Zoning Code addressing strategies to establish a pedestrian core for Downtown and a new mixed-use district to complement the Metrolink station
- » Prepared subsequent APA award-winning, new General Plan element for healthy communities and environmental sustainability strategies based on extensive health and environmental research
- » Focused opportunities for healthy living, creating active built environment, improving air/water quality, and conserving energy and natural resources
- » Comprehensive bilingual community engagement program

Reference:

Ron Garcia, City Planner
626-813-5261 | rgarcia@baldwinpark.com

MIG KEY RELEVANT EXPERIENCE



I-710 Livability Initiative - Complete Streets and Active Transportation Plan

- » Worked with Metro and the Gateway Council of Governments to develop a set of recommendations that focus on opportunities for enhancing livability of street corridors by balancing the needs for Complete Streets and Active Transportation
- » Key focus on access to parks open space and recreation, inclusion of public art, connections to the Los Angeles River, improved public health through fitness and well-being, and opportunities for sustainable improvements and green infrastructure
- » Developed a set of alternatives that included recommendations for geometric improvements and urban design interventions, including streetscape amenities, and safety improvements
- » Received the 2019 Los Angeles Section APA award for Transportation Planning

Reference:

Ernesto Chaves, Director, Highway Program, Metro; 213-922-7343 | chavese@metro.net



Manchester/Broadway Corridors Revitalization, City of Los Angeles

- » Developed a design framework for the Manchester/Broadway corridors to greatly improve access, a sense of safer connection, and visibility to the Manchester Metro Silver Line BRT Station, thereby fulfilling its potential as a community friendly, gateway street
- » Developed a community-led and community based vision that will ultimately result in traffic calming that maintains vehicle flow, includes public art, and provides pedestrian and bicycle connections
- » Worked with CD8 and community partners to develop key project messaging, educational materials, and a variety of graphics and illustrations to encourage meaningful community input
- » Final conceptual designs were used to obtain grant funding that will take the project into its next phase

Reference:

Kristen Gordon, Economic Development Deputy, City of Los Angeles Council District 8 213-473-7008 | kristen.gordon@lacity.org



Compton Public Realm: Compton Creek Natural Park and Greenleaf Parkway Parks

- » **Compton Creek Natural Park** is the result of a collaborative effort between the Mountain Recreation Conservation Authority (MRCA) and Compton Unified School District to develop a natural park integrated with an outdoor learning environment to serve both Washington Elementary School adjacent to Compton Creek and the surrounding community; multi-use trail along Compton Creek with interpretive signs; a community plaza and picnic area as well as a small amphitheater; exercise stations, and a multi-use lawn
- » Planned and designed two new parks for the City of Compton—Walton Park and the Mayo Park—under the **Greenleaf Parkway** electric utility easement; parks feature decomposed granite and rubberized public trails, fitness stations, drought-tolerant plantings, benches, water fountains, bike racks, and pet care stations

Reference:

Liz Jennings, MRCA (Compton Creek Natural Park); 323-221-9944

ADDITIONAL MIG TEAM EXPERIENCE



Economic Development Analysis Prepared by TNDG

- » **Costa Mesa General Plan Update Fiscal Impact Model and Real Estate Market Forecasts:** working with MIG staff, TNDG developed a user-friendly Fiscal Impact Model to evaluate the potential fiscal impacts of various General Plan alternatives/scenarios
- » **Antioch Economic Baseline Analysis and Economic Development Strategic Plan:** citywide economic development policies, as well as marketing materials focused on leveraging key developable areas
- » **Vista Economic Development Strategic Plan:** focused on opportunities for Vista to more fully leverage strong growth in San Diego County's IT and biotech clusters, as well as expanding its Downtown as an entertainment/arts destination



Mobility Planning and Traffic Impact Analysis Prepared by Iteris

- » **Compton Station TOD Specific Plan and EIR:** providing transportation planning services; preparing a traffic impact analysis in support of the TOD's CEQA documentation, utilizing the SCAG model to estimate future traffic growth, mode split, and VMT for the TOD area; and Preliminary Parking Study and Parking Management Plan, focused on the current and anticipated parking conditions in the area, as well as policies that support TOD and encourage active transportation
- » **Compton Complete Streets Planning and 501-601 East Compton Boulevard Traffic Impact Analysis:** prepared complete streets planning and design services, as well as a traffic impact analysis, to re-imagine the Compton Boulevard corridor between Alameda Street and Santa Fe Avenue



Fifth and Sixth Cycle Housing Elements Prepared by VTA

- » Nearly 60 **Fifth Cycle Housing Element updates** in the San Diego, SCAG, ABAG, AMBAG, and FCOG regions, particularly: Alhambra; Buena Park; Burbank; Chino; Costa Mesa; El Segundo; Hawthorne; Lawndale; Lomita; Long Beach; Redondo Beach; South Gate; West Hollywood
- » **Sixth Cycle Housing Elements** in the SANDAG and SCAG regions include: Camarillo*; Corona*; Culver City; El Cajon; Escondido; Gardena; Imperial Beach; La Mesa; Long Beach*; Los Angeles County*; National City*; Oceanside; Palmdale; Port Hueneme*; Rancho Cucamonga; Riverside*; San Clemente; San Diego County*; Santee; Simi Valley; Thousand Oaks; Ventura; Vista*; Walnut

*serving as a strategic advisor

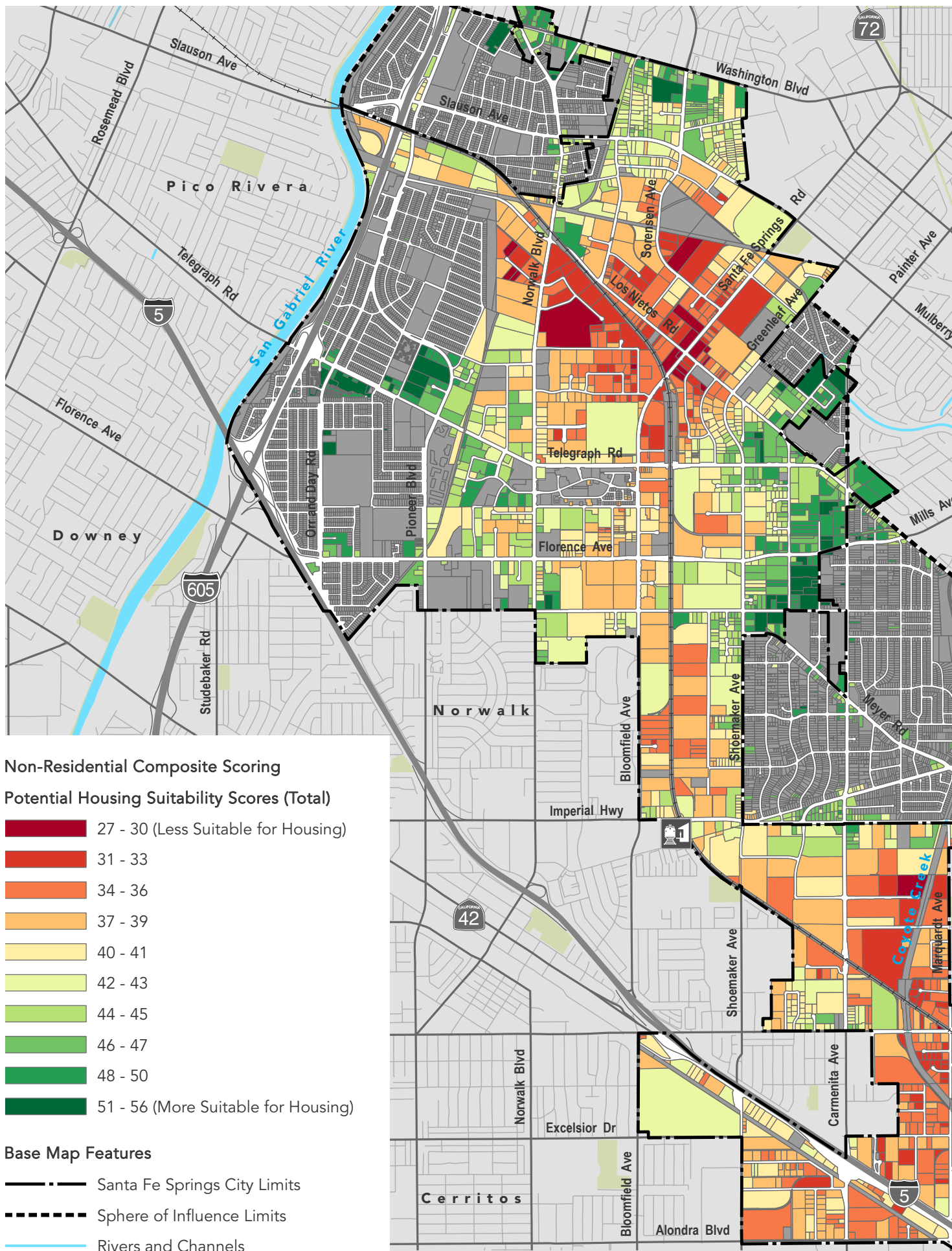
03 Team Commitment

Any project's success is determined directly by the caliber, orientation, and dedication of the people working on it. MIG is pleased to present a strategic, dynamic, and client-focused team to engage with and lead this important project.

The MIG Team's proposed key personnel and, in particular, our Project Management Team of Principal-in-Charge Laura Stetson and Project Manager José Rodríguez will remain in place for the duration of the General Plan Update Program.



Compton Creek Natural Park (designed by MIG)



Santa Fe Springs General Plan Update Housing Sites Opportunity Total Scoring

04 Assumptions

MIG has assumed the following in crafting our proposed scope and assumes the following will occur throughout the course of the work program:

- » **Reference Materials.** The City will provide to MIG all reference materials needed to prepare the General Plan, such as GIS files, crime data from the Los Angeles County Sheriff's' Department, recently prepared CEQA documents, and other printed documents and electronic files that we can readily use to ensure completion of all work program components.
- » **Coordination Teleconferences.** Bi-weekly check-in calls are assumed to be 30 minutes.
- » **Monthly Meetings.** The budget assumes 20 monthly meetings.
- » **Deliverables.** The budget assumes digital copies unless a specific number of printed copies is stated.
- » **City Review of Materials.** One round of review is budgeted for all products, except for the Administrative Draft General Plan, which are budgeted for two rounds of review. All comments from City staff will be consolidated into a single set of comments in a single document using Word track-changes function. This will allow MIG to clearly understand direction from City staff.
- » **Spanish-language Translation.** All engagement notices and interactive materials will be translated into Spanish once final English versions have been approved by the City. These costs are incorporated into the line items for each task. Regarding background reports for the General Plan and the General Plan document, an allowance for translation to Spanish has been provided, as these costs cannot be known until the English versions have been prepared. Translation will occur only after the final English versions have been approved by the City. Regarding translation of CEQA-related documents, only the EIR Executive Summary will be translated into Spanish. Any additional translation will be provided as additional services charged on a time-and-materials basis.

Deliverables

EXISTING CONDITIONS TECHNICAL REPORT

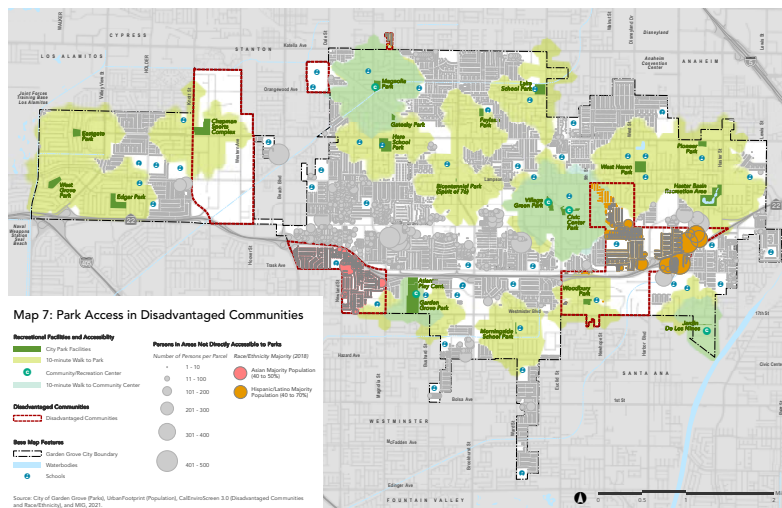
The Existing Conditions Technical Report will consist of one compiled report (Word/PDF format) including the following components.

- » **Existing Conditions Study** – all relevant General Plan topics
- » **Circulation Study**
- » **Market Study**

COMMUNITY ENGAGEMENT

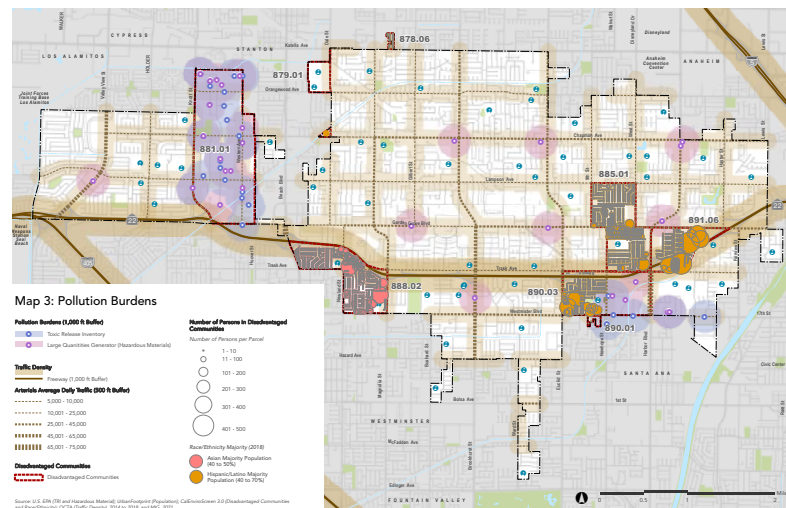
- » **Public Outreach and Engagement Plan** will identify key audiences, communication methods, types and numbers of meetings, and work products that will be produced (Word/ PDF format).
- » **Logo and Branding** will include 3 logo/ brand concepts, 1 final brand.
- » **Print Materials** will include 2 posters, 2 fact sheets, 3 press releases, and 1 FAQ (all materials to be translated in Spanish).
- » **Social Media Campaign** will utilize existing City social media accounts and work with the City's Public Information Department. MIG will provide content for up to six posts per month over a 24-month program. MIG will identify the objectives, tone, and content strategy for social media posts, including editorial beats, which is a calendar that outlines timing of posts to advertise upcoming events, release of deliverables, and other General Plan activities.

Housing Element Community Workshop 		
We want to hear from you! Join us for a community workshop focused on local housing needs. Your ideas could shape Downey for years to come.	December 10, 2020 6 pm to 8 pm Zoom Log in: Meeting ID: XXX XXX XXXX Call In Number: (669) 900-	¡Se parte de nuestro taller comunitario! La ciudad de Downey te invita un taller enfocado en las necesidades de vivienda local. Sus ideas podrían ayudar a Downey en los próximos años.
What is a Housing Element? The Housing Element provides goals, policies, and actions that help Downey plan for existing and future housing needs for people of all ages and incomes.	For more information/ Para más información: Irving Anaya, Associate Planner at (562) 904-7154 or ianaya@downeyca.org [INSERT CITY WEBSITE]	¿Qué es un elemento de vivienda? El elemento de vivienda es un documento que contiene metas, políticas y acciones que ayudan a Downey a planificar las necesidades de vivienda para personas de todas las edades e ingresos.
Taller Comunitario par el Elemento Vivienda		



Garden Grove Safety and Environmental Justice Elements Update

- » **Website** includes a stand-alone project website for the duration of the project. The website will serve as one portal for community comments and provide scheduling information through an events calendar for all engagement activities. It will include a document library and informational descriptions on all key General Plan activities and deliverables. Translation to Spanish will be available on the website. MIG has budgeted an allowance for bi-monthly updates.
- » **Survey** consists of two digital community surveys using either Lime Survey or Survey Monkey. MIG will create text versions for the survey and provide up to 200 print copies of each survey. Data entry for print surveys is assumed to include up to 200 for each survey.
- » **Facilitation, Participation, and Preparation of Materials** for two days of stakeholder interviews and an allowance for digital interviews; four In-Community Meetings; six Community Advisory Committee meetings; four Backyard Community Listening Sessions; three Community Meetings Series (workshops); two City Council/Planning Commission Study Session meetings, and four public hearings (Word and PowerPoint format). We will plan for up to four MIG or subconsultant staff persons at each community event. Subconsultants may attend certain meetings related to their topic of expertise. Development of all displays and related materials for each workshop within the budgeted allowance. We will prepare summaries for each community meeting and for a cumulative summary to be included in the General Plan document.



GENERAL PLAN

- » **Alternatives Development:** 3 scenarios of 8 focus areas (Maps and Summary Memorandum in Word/PDF format); One Land Use/Transportation Alternatives Charrette meeting and Scenario Summary (Word/PDF format)
- » **Screencheck and Administrative Draft General Plan** (5 copies and digital version in Word/PDF format)
- » **Public Review Draft General Plan** (5 copies and digital version in Word/PDF format)
- » **Pre-press Final General Plan** (1 copy and digital version in Word/PDF format)
- » **Final Adopted General Plan** (5 copies and digital version in Word/PDF format)
- » The Housing Element budget allows for **Department of Housing & Community Development (HCD) consultation**

ENVIRONMENTAL IMPACT REPORT

- » **Templates for SB 18 and AB 52 consultation** (Word format)
- » **Administrative Draft EIR** (5 copies and digital version in Word/PDF format)
- » **Draft EIR** for Public Review and Comment (5 copies and digital version in Word/PDF format)
- » **Administrative Final EIR** for staff review, including Statement of Overriding Considerations, Findings of Fact, Responses to Comments, and Mitigation Monitoring and Reporting Program (Word/PDF format)
- » **Final EIR** for public hearings (5 copies and digital version in Word/PDF format)

05 Scope of Services

Scope of Work

TASK 1: PROJECT INITIATION, MANAGEMENT, AND COORDINATION

1.1: Project Initiation

The MIG Team and City staff will meet to refine the scope of work, schedule, and budget to align with City objectives. As part of the meeting, City staff will lead the MIG Team on a driving or digital tour highlighting Compton's key areas (dependent upon COVID-19 restrictions). In particular, we will want to identify areas for focused attention and community discussion.

1.2: Project Management

MIG will manage the updated program to ensure the project remains on schedule and within budget. This task includes project management and coordination (emails, calls, data transfers, etc.) with City staff and the internal team, as well as regular invoicing, schedule, and budget management. MIG will prepare monthly status reports to identify work completed and upcoming tasks.

1.3: Coordination Meetings

The MIG Project Management Team will meet monthly/ conduct calls at least monthly with City staff to review work products, plan upcoming workshops and meetings, discuss strategies, and otherwise coordinate project activities. The MIG project manager will conduct a bi-weekly teleconference with the City's project manager to discuss progress, confirm upcoming milestones, and plan upcoming tasks. Task leaders and other team member will join meetings and calls as need.

1.4: Document Review and Field Reconnaissance

MIG will review all available background materials to understand city context and identify a preliminary list of key issues. Additionally, MIG will conduct field reconnaissance trip to experience and document streetscapes, landmarks, neighborhoods, and commercial and industrial districts, and identify physical assets, issues, and opportunities.

TASK 2: SETTING THE FOUNDATION: TECHNICAL REPORT AND ANALYSIS

2.1: Compton Today; Constraints and Opportunities

The MIG Team will analyze existing conditions and prepare a highly graphic, easy-to-read report to summarize key community constraints and opportunities. The report will be comprehensive and structured using three overarching themes: Built Environment, City Culture, and Green Spaces. These include the following topics: **1) Built Environment** will address neighborhoods, business districts, cultural landmarks, land use, housing needs, public facilities, urban form and community character, infrastructure, utilities, transportation, community assets, and local hazards; **2) City Culture** will incorporate long-established and emerging culture, demographics, public art, healthy communities, equity and environmental justice, public services, schools and libraries, fire safety, and law enforcement; and **3) Green Spaces** will report on parks and open space, creeks and rivers, storm drains, urban forestry and tree coverage, sustainability, and climate change. In addition to reporting existing conditions that will create a common community understanding of the planning environment, this document will provide a basis for preliminary policy and implementation recommendations.



2.2: Pedestrian Realm Analysis

MIG will analyze the accessibility of Compton's neighborhoods, corridors, and districts. This analysis will focus on the physical environment and street conditions that affect walkability and bikeability within neighborhoods. MIG and Iteris will inventory trails, bicycle routes, transit routes and access, tree canopy coverage, block length, intersection density, and vehicle speeds and daily trips. Anecdotally, we will document select sidewalk and trail conditions, building frontage activity, and walking and biking barriers. The analysis will also investigate the accessibility of residential neighborhoods to local services, goods, and amenities using a 10-minute walk service area to understand the pedestrian connectivity to parks, grocery stores, transit stop and stations, commercial centers, and community facilities. A memorandum will be prepared that documents the findings to inform land use and circulation alternatives and goals and policies.

2.3: Market Demand Study

The Natelson Dale Group (TNDG) will prepare a Market Demand Study to quantify immediate and longer-term development opportunities in Compton, and to identify policy measures necessary to achieve these potentials. Given that the City is largely built out, TNDG's market analysis will focus on opportunities for infill development and/or redevelopment, emphasizing the intensification and revitalization of older commercial/industrial corridors. TNDG's market analysis will include the following land use categories: residential (with an emphasis on housing types appropriate for anticipated infill development/redevelopment areas), retail/restaurant, office, and industrial.

TASK 3: LISTENING TO COMPTON: COMMUNITY ENGAGEMENT PROGRAM

3.1: Public Outreach and Engagement Plan

MIG will develop an Outreach and Social Marketing Plan that describes a set of strategies to create awareness of the General Plan Update program, promote participation in planned activities, and elicit input into the plan. The Plan will describe the goals and objectives for the community engagement program and outline key audiences, messaging, and communication outlets. This Plan will also outline proposed activities, informational materials, collaterals, and other communication tools.



Backyard Community Listening Session

3.2: Stakeholder Meetings

MIG will conduct one-on-one interviews with key community stakeholders. Interviews can be conducted through a combination of in-person meetings or digital format such as Zoom. City staff will be responsible for contacting the interviewees, coordinating interview times, and securing a meeting room to hold the interviews. MIG assumes interviews with individuals and/or groups will be conducted over two full days at a location in the City and/or digital interviews not to exceed the budgeted allowance. Following the conclusion of all interviews, MIG will prepare a summary memorandum of findings.

3.3: Compton Innovates Multi-Media Campaign

MIG's communications team will roll out a multi-media campaign purposed to keep the community interested and engaged throughout the General Plan Update program. MIG will translate all written and digital engagement materials into Spanish (see our assumptions page for the number of deliverables for each campaign element). The following subtasks are the key elements to the campaign:

- » **3.3.1: Logo and Branding.** MIG will develop a logo and a document branding approach for the new General Plan. We will produce three draft logo/brand concepts for your review and will develop one final brand based on City staff input. Our budget provides an allowance for this task. MIG will apply the brand to a document template for communication materials and summary reports.
- » **3.3.2: Project Website.** MIG will create and host a stand-alone website for the project. The website will include schedule and process information, ways to get involved, upcoming meetings, how to provide input, and public documents. MIG will work with City staff and the project team to determine final website design and content. All webpages will translate into Spanish.

- » **3.3.3: Multi-Media.** To keep the community abreast of General Plan update activities and milestones, the MIG Team will launch and maintain a multi-media campaign. Throughout the 24-month work program, MIG will provide updates and information via social media and other web-based platforms, the General Plan's dedicated website (see Subtask 3.3.2), and print media (posters, fact sheets, and press releases; see assumptions for deliverables). MIG will translate all written and digital engagement materials into Spanish.
- » **3.3.4: Community Surveys.** MIG will prepare two surveys that are bilingual and highly graphic designed for in-person distribution and for an online platform, such as Lime Survey. The first survey will elicit input on community challenges and identify visioning elements. The second survey will focus on land use options and future strategies to improve the City. MIG will compile the results for each and create a summary of findings in a PowerPoint format with charts and graphic elements.

3.4: Backyard Community Listening Sessions

MIG and Urban Semillas will conduct six small-group meetings within neighborhoods to foster participation with individuals who do not typically participate at public meetings. These meetings, which can be conducted in both English and Spanish, are intended to encourage public dialogue through facilitated discussions so that we can understand local challenges and community needs firsthand. Through our relationships with community-based organizations and faith-based groups to build awareness, we will go into the community and conduct these meetings at local businesses, churches, residents' backyards, on the sidewalks, and other comfortable spaces. We will prepare brief overview presentation through display boards and conduct instant polling.

3.5: In-Community Events

Going to meet with the community is a key approach to our engagement strategy. MIG proposes to set up booths or kiosks at existing, well-attended events, and/or festivals. We will work the City to identify the most well-attended events, including events within each Council District or connect with local religious institutions for neighborhoods events. We recognize the COVID-19 pandemic is limiting community events, but we anticipate events to start up again over the summer and fall in 2021, and potentially more in 2022.

3.6: Compton Innovates: Digital Scavenger Hunt

MIG proposes conducting an innovative and experiential activity that engages with all segments of the community. Through a month-long digital interactive event, MIG will identify locations throughout Compton that showcases innovation, street art, cultural landmarks, and other place-base locations where participants can experience local life and culture. Using social media, hash tags, and coordinate points, we will create an interactive, outdoor scavenger hunt game (geocaching) by using smartphone technology (e.g., GPS and Google Maps). Geocache locations can align with In-Community Events (Task 3.5), where we can setup booths to distribute General Plan materials and invite local artists or guest speakers to engage with participants. Information can be rolled out on a schedule and participants can play along at their own pace. We can set up QR codes or geocaches (cache of handout materials) at these locations for participants to interact with and/or collect "treasures" or tokens that could earn a prize (such as a "Made in Compton" prize to highlight local entrepreneurs) during a final celebratory event.

3.7: Community Advisory Committee

The MIG Team will facilitate six Community Advisory Committee (CAC) meetings to confirm community challenges, identify economic development opportunities, affirm a community vision, develop land use and circulation alternatives, and receive input on goals and policies. For all CAC meetings, MIG will prepare an agenda, meeting materials, and a post-meeting action summary for City staff distribution to CAC members.

3.8: Community Meeting Series

MIG will facilitate three informative, engaging, and interactive community-wide workshops that could be conducted digitally, in-person, or through a hybrid approach. Our meeting facilitators are bilingual, and all materials will be translated into Spanish. The topics for each workshop are as follows:

- » **3.8.1: Meeting 1 - Discovery and Visioning.** The first workshop informs the community on the General Plan process and sets the foundation for the Compton Vision.
- » **3.8.2: Meeting 2 - Exploring Options for Compton's Future.** At the second workshop, MIG will facilitate a community meeting to present options for Exploring Compton's Future. This workshop will be interactive, using break out groups (in-person or digitally) to elicit specific input on land use, design, and circulation options.

» **3.8.3: Meeting 3 - Celebrating Our Future.** The third workshop will allow the community to comment on the proposed land use and circulation plan and the General Plan's big ideas.

3.9: General Plan Vision Statement and Guiding Principles

Based on the findings from earlier tasks, MIG will develop a vision statement, along with draft General Plan Guiding Principles that will set forth the City's long-term identity and vision for growth.

TASK 4: EXPLORING OPTIONS FOR COMPTON'S FUTURE

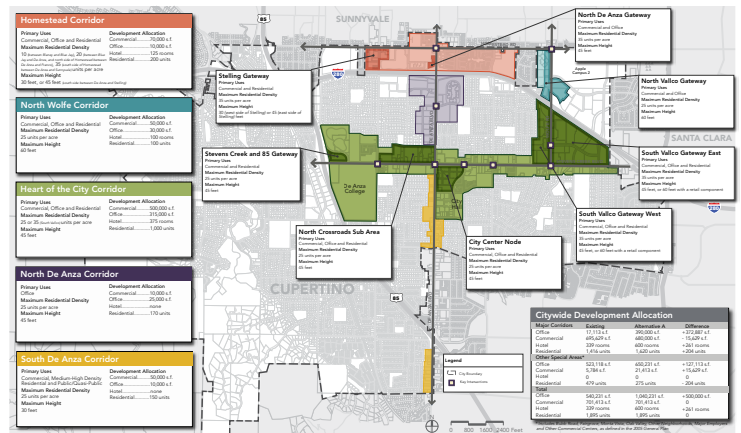
4.1: Land Use and Transportation Alternatives and Charrette

MIG will develop up to three scenarios for up to eight focus areas (excluding transit stations specific plan areas since those planning processes are well underway) to analyze potential land use and transportation options that could include mixed-use development, reinventing existing corridors, and revitalizing a new downtown. We propose to analyze land use and transportation scenarios using the UrbanFootprint application, which includes analytical engines that measure the environmental, transportation, public health, and community impacts of future scenarios, and output specialized indicators regarding existing conditions and future scenarios.

This subtask includes a land use/transportation alternatives charrette, with key economic, transportation, and design team leads, along with City staff. The alternatives scenarios will be presented at a joint meeting with the Planning Commission and City Council for selection of a preferred alternative that will form the basis of the General Plan analyzed in the EIR.

4.2: Pro Forma Financial Analysis

TNDG will prepare pro forma financial analyses to define feasible development densities/intensities for targeted land use types in the identified focus areas (including affordable housing). This information regarding “developer feasible” densities will inform the MIG Team’s recommendations regarding development standards and allowable densities and can also potentially be used to facilitate discussions with community groups regarding the “tradeoffs” inherent in intensification of development (i.e., higher densities could allow for revitalization of areas/corridors that might otherwise stagnate due to the infeasibility of reinvestment at lower density levels).



Cupertino General Plan Land Use Alternative

4.3: Citywide Fiscal Impact Model

To facilitate an analysis of the fiscal implications of the preferred General Plan land use/circulation plan, TNDG will develop a customized fiscal impact model based on the City's current budget. The fiscal impact model will allow the consulting team to define the “optimal” land use mix from a fiscal perspective and to identify related strategies for revenue enhancement. Various alternatives can then be tested to identify their relative attractiveness from the City's cost/revenue perspective.

TASK 5: PREPARING A PLAN FOR COMPTON 2040

5.1: Screencheck Draft General Plan

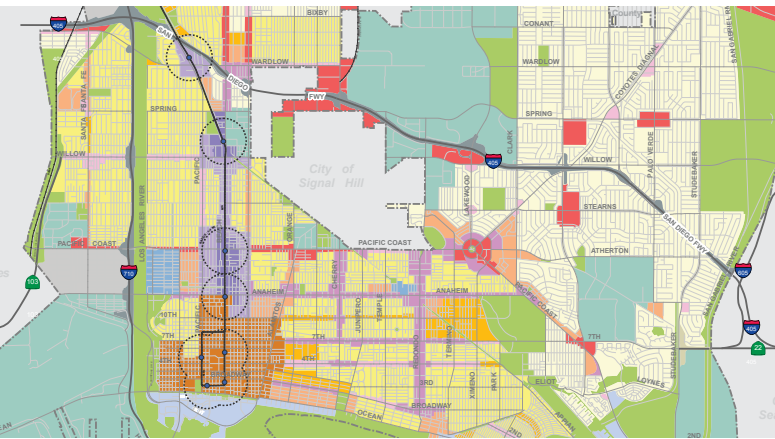
MIG will prepare the General Plan outline and format for each element. Upon approval of the outline and format, the MIG Team will prepare the screencheck Draft General Plan, creating a new General Plan with goals and policies that reflect input received during earlier tasks and respond to State legal requirements. The General Plan will be concise, user-friendly, easy to comprehend, and highly graphic, with photos, maps, tables, charts, and illustrations. Translation into Spanish will not occur until adoption of the final plan, but we will provide Spanish-language summaries of key proposals and implementation strategies.

As noted in the Approach section of this proposal, we recommend that the new plan have a structure that resonates with the community—one that does not reflect the traditional eight elements required by law (although does address all required components). MIG suggests the following:

1. Our Vision for 2040. Sets the tone and vision for the entire General Plan, provides a graphic snapshot of the Compton community in 2020, identifies community priorities, and provides guidance on how to use the Plan to accomplish the Vision.



- 2. Our Community.** This element serves as the Land Use and Circulation elements, knitting together land use, urban design, and mobility strategies to create a complete community through equitable distribution of community services, enhanced neighborhoods, intertwined land use and transportation decisions, a revitalized downtown and corridors, and the City's ability to attract quality businesses and jobs to commercial and industrial districts. Public realm urban design improvements will be defined, as will design expectations for private investments. The element will define the plan for safe multimodal mobility, with the goal of creating pleasant travel ways for pedestrians and cyclists and encouraging transit use.
 - 3. Economic Development.** Working in tandem with Our Community land use goals, this element will renew Compton's position as the Hub City and define strategies for business retention, expansion, and attraction, with the complementary aims of providing quality jobs for Compton residents and achieving long-term fiscal stability. The element will outline specific strategies for attracting targeted land uses, leveraging public and private investments, and sustaining economic development.
 - 4. Meeting Our Housing Needs.** Team member VTA will prepare the sixth cycle Housing Element focused on creating an environment to accommodate not just the current RHNA of 1,004 units but longer-term needs identified through community conversations. The element will be consistent with State law requirements and include a Housing Assessment and Needs Analysis; Housing Constraints Analysis; Current Housing Element Review; Housing Sites Inventory and Resources; and Goals, Policies, Programs, and Quantified Objectives. In particular, this element will define affordable housing anti-displacement strategies.
 - 5. Urban Systems.** The element will satisfy the requirements for the Infrastructure Element and will define/prioritize community improvements for green infrastructure, water and sewer capacity, utilities, communications, and sidewalk and street improvements.
 - 6. Community Culture, Services, and Resources.** The foundational components of this element will focus on the cultural, social, and community services that define Compton: parks, recreation programming, open spaces, education, the arts, and environmental stewardship.
 - 7. Environmental Justice.** The entire General Plan will be written through the environmental justice lens, with this element focused on prioritized community needs related to street and safety improvements, healthy food access, open space and physical activity, reduced pollution burdens, and sustained civic engagement in public decision-making processes.
 - 8. Public Safety.** This element will satisfy the requirements for the Safety and Noise Elements, addressing climate adaption and resiliency strategies, natural and human-caused hazards, noise concerns, equitable law enforcement practices, and crime prevention.
 - 9. Preserving Our Heritage.** This element will provide the framework for recognizing, celebrating, and preserving cultural and historic buildings, spaces, landmarks, and events.
- 5.2: Administrative Draft and Public Review Draft General Plan**
- City staff will provide comments to MIG on the Screencheck Draft, consolidating all comments into a single document using MS Word's track change function. MIG will then prepare an Administrative Draft for City review.



Long Beach PlaceTypes

We will incorporate those comments to produce the Public Review Draft General Plan for release to the public for review and to the MIG environmental team for the environmental analysis.

5.3: Implementation and Action Plan

The Implementation and Action Plan will provide clear action-oriented measures to guide City staff, decision-makers, and the public toward achieving the Vision and goals. The Implementation and Action Plan will be in a format that allows it to be readily used in the annual City budgeting process and to create transparency in decision-making processes.

5.4: Land Use Plan and Zoning Code Consistency Analysis

Upon completion of the Public Review General Plan, MIG will perform a Land Use Plan and Zoning Map consistency analysis. First, we will prepare a consistency matrix to identify which Land Use categories align with Zone Designations. We will then conduct a mapping analysis to determine which parcels are consistent and/or inconsistent. MIG will prepare a brief memorandum identifying which Zoning Code amendments are required and approaches to address inconsistencies. Our budget provides an allowance to consult with City staff on any amendments prepared by City staff.

TASK 6: UNDERSTANDING IMPACTS: ENVIRONMENTAL DOCUMENTATION

6.1: EIR Initiation

MIG CEQA staff will meet with City staff to review City requirements for CEQA documents and specific thresholds of significance.

6.2: Initial Study, Notice of Preparation, and Scoping Meeting

Once a stable Project Description has been developed, a Notice of Preparation (NOP) and Initial Study (IS) will be prepared for the purposes of informing the public as required by CEQA. The IS will identify all issue areas in the checklist to be addressed in the EIR. City staff will provide the NOP mailing list (MIG will review and suggest revisions), secure the scoping meeting location, and provide appropriate public notice related to the meeting.

6.3: Administrative Draft Program EIR

The Draft Program EIR will consider all aspects of General Plan implementation and will specifically reference zoning code amendments prepared to implement the plan. Environmental topic areas and potential CEQA-defined impacts will be aligned with potential policies, implementation programs, and other components of the General Plan. The EIR will include all CEQA-required components, including existing conditions, project description, cumulative impacts, growth inducing impacts, and project alternatives. Where necessary to address potentially significant impacts, practical, implementable, and enforceable mitigation measures will be developed. Technical studies include:

- » **Traffic Study and Impact Analysis** – Iteris' approach for traffic analysis includes using the latest SCAG Regional Model. The proposed land use designation changes will be incorporated as a new scenario to develop "With Project" traffic forecast data. Improvement recommendations as well as policies will be developed to reduce the effects to both Citywide VMT and intersection/roadway level of service (LOS). Only VMT impacts will be reported in the EIR, consistent with State law.
- » **Air Quality Technical Analysis** – Includes up to eight CalEEMod runs.
- » **Greenhouse Gas/Energy Technical Analysis** – Includes up to four energy consumption spreadsheets but does not include a Climate Action Plan.
- » **Noise and Vibration Technical Analyses** – Includes four long-term and six short-term monitoring locations, and up to 120 roadway segments.

6.4: Draft EIR for Public Review

The City will provide MIG with a single set of consolidated comments on the administrative draft. MIG will revise the document based on City comments. MIG will circulate the Draft EIR to public agencies and interested parties for the 45-day public review period.

6.5: Response to Comments/FEIR and MMRP

MIG will prepare a Response to Comments/Final EIR (RTC/FEIR) that includes responses to public and agency comments received during the 45-day public review period and, as necessary, revisions to the text or exhibits contained in the DEIR. This task will also include a Mitigation Monitoring and Reporting Program (MMRP) bound separately from the FEIR. The budget assumes up to 80 individual comments will require a response (note: each comment letter may include multiple comments).

6.6: Findings of Fact and Statement of Overriding Considerations

MIG will prepare the CEQA-required findings and statement of overriding considerations.

6.7: Notice of Determination (NOD)

MIG will prepare all CEQA-required notices, including State Clearinghouse forms and file as necessary with the County Clerk and State Clearinghouse. The City will be responsible for paying all filing fees.

TASK 7: ADOPTING THE PLAN: PUBLIC HEARINGS AND FINAL DOCUMENTATION

7.1: SB 18 and AB 52 Consultation

The General Plan update will require formal government-to-government consultation between the City of Compton and Native American Heritage Commission-listed tribes pursuant to Senate Bill 18 and Assembly Bill 52. MIG will provide the City a letter template, detailed instructions, and a communications log to ensure the City complies with SB 18 and AB 52.

7.2: Joint Study Sessions

MIG proposes meeting with the Planning Commission and City Council at key points in the work program to test ideas and concepts, and to confirm decision-maker direction before proceeding to a subsequent phase. MIG proposes that some of these meetings be conducted as joint City Council/Planning Commission study sessions.

7.3: Public Hearings

The MIG project manager will conduct presentations at two Planning Commission public hearings and two City Council hearings. Regarding changes to the Draft General Plan recommended by the Planning Commission during the public hearing process, we do not plan to revise either document for City Council hearings. Instead, we will incorporate

those revisions into the staff report in either matrix form or other method that clearly identifies the Commission's recommended changes. Our experience shows that this approach facilitates review and direction by the Council.

MIG will prepare the final General Plan based on the outcome of the City Council adoption hearing. Following adoption, MIG will submit all project files to the City, including all GIS files developed during the process. Because the extent of any revisions based on City Council direction cannot be known at this time, our budget includes an allowance for this task.

OPTIONAL TASKS

A: CEQA Transportation Impact Analysis Guidelines Update (SB 743)

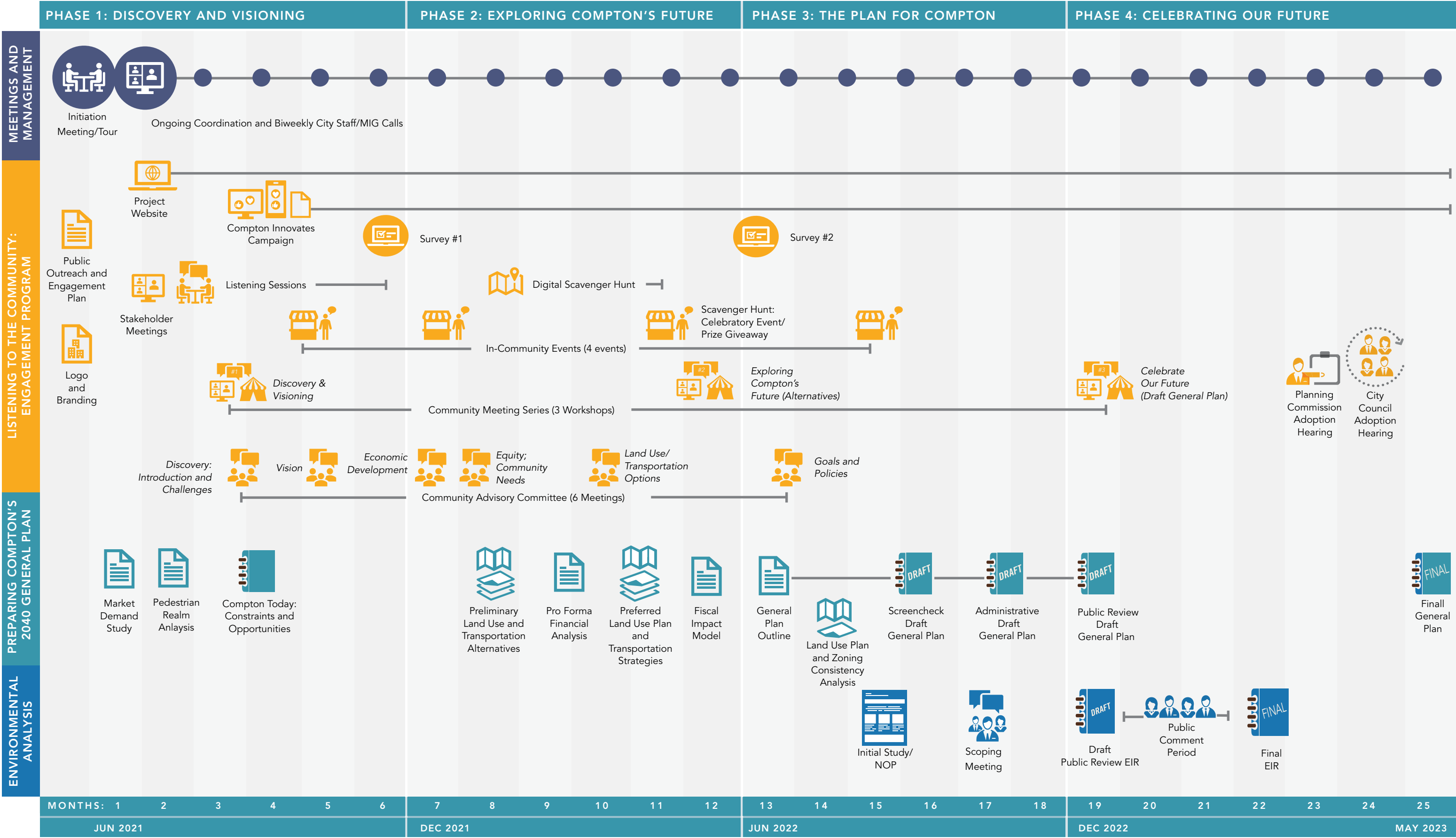
Iteris will provide analysis and support in the development of updates to the City's transportation impact analysis process, which will incorporate changes in CEQA impact analysis resulting from SB 743. Iteris will provide guidance on transportation metrics that are applicable to developing the new City guidelines for evaluating environmental impacts of transportation and land development projects.

B: ePlan

As an optional task, MIG will set up and customize Tangerine™ software for single click website creation using the MS Word template, including the implementation of the personalization features. Tangerine™ will convert the General Plan into a searchable, interactive ePlan that works well on both desktop computers and mobile phones. Visit www.hayward2040generalplan.com to see an ePlan example prepared by MIG.







Fee Proposal

COMPTON 2040 GENERAL PLAN AND ENVIRONMENTAL IMPACT REPORT

COMPTON 2040 GENERAL PLAN AND ENVIRONMENTAL IMPACT REPORT			MIG, Inc.																								Subconsultants																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																				
			L. Stetson Principal-in-Charge		J. Rodriguez Project Manager		N. Noyola Engagement Lead		E. Garcia Engagement Strategic Advisor		J. Jordan Equity Strategic Advisor		B. Prasse Environmental Lead		K. Norton Senior Project Manager		C. Dugan Environmental Air/GHG/Noise		M. Mulhotra Design Strategic Advisor		R. Kucinski Design Lead		D. Gonzalez Land Use and GIS Lead		S. Kokotas Website Lead		Associates Planning/Engagement		Associates Environmental/Air Quality/Noise		Administrative & Word Processing		MIG Totals		Iteris	The Natelson Dale Group	Urban Semillas	BKF Engineers	Architecture + History	Veronica Tam Associates	Subconsultant Totals	Direct Costs	Professional Fees Totals																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																				
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January 25, 2022

TO: HONORABLE MAYOR AND COUNCIL MEMBERS

FROM: CITY MANAGER

SUBJECT: A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF COMPTON AMENDING THE FISCAL YEAR 2021-2022 BUDGET AND APPROVING A SIDE LETTER AGREEMENT BETWEEN THE CITY OF COMPTON AND THE SERVICE EMPLOYEES INTERNATIONAL UNION (S.E.I.U.), LOCAL 721 COMPTON MAINTENANCE AND TRADES AND PUBLIC SAFETY UNITS TO AUTHORIZE ESSENTIAL WORKER PAY UTILIZING AMERICAN RESCUE PLAN ACT FUNDS

SUMMARY

The City Council will consider this resolution adopting a side letter agreement between the City of Compton and the Service Employees International Union (S.E.I.U.), Local 721 Compton Maintenance and Trades and Public Safety Units (SEIU) to authorize Essential Worker Pay utilizing American Rescue Plan Act Funds.

BACKGROUND

The City Council tentatively approved the terms of the Memorandum of Agreement (MOA) with the Service Employees International Union, Local 721 Compton Maintenance and Trades and Public Safety Units (SEIU – Local 721) contracts for the period of July 1, 2019 through June 30, 2022 in July, 2021.

In addition to the MOA, the City and SEIU – Local 721 met to discuss amending the MOA via a tentative side letter agreement to define the parameters for dispersing Essential Worker Pay to its members utilizing American Rescue Plan Act Funds on January 13, 2022.

STATEMENT OF THE ISSUE

As the City and SEIU – Local 721 have agreed to the standard terms of the MOA, a side letter is needed to amend the MOA to include Essential Work Pay disbursement. The City negotiated with SEIU – Local 721 regarding the parameters needed for employees to qualify for Essential Worker Pay. SEIU - Local 721 has met with its members and voted to approve the terms of the side letter agreed to during the negotiations. The proposed Side Letter Agreement must now be approved by the City Council, at which point the agreement can be executed and implemented.

The following are the excerpted terms of the Side Letter Agreement terms:

1. The City will issue a one-time lump sum payment of seventy-five hundred (\$7,500.00) dollars to eligible unit members by February 17, 2022, provided this Side Letter is approved by both the City's Council and the Union by January 25, 2022, or the first full pay period following full approval by both Parties. The payment will be subject to any required withholdings. Union acknowledges and agrees the payment is not subject to Public Employment Retirement Services ("PERS") withholdings or consideration.

2. The City will issue a one-time lump sum payment of seventy-five hundred (\$7,500.00) dollars to eligible unit members before December 31, 2022. The payment will be subject to any required withholdings. Union acknowledges and agrees the payment is not subject to Public Employment Retirement Services ("PERS") withholdings or consideration.

3. In order for a unit member to be eligible to receive the full premium pay listed in Paragraphs 1 and 2, the unit member must satisfy all of the following requirements:

a. Must have performed "essential work" as defined by the American Rescue Plan Act of 2021 for a minimum of one thousand, one hundred and fifty-four (1,154) hours between March 16, 2020, and the effective date of this Agreement; and

b. Must be employed by the City on the dates the payments are made.

4. Any unit member who has not performed "essential work" as defined by the American Rescue Plan Act of 2021 for the required minimum hours between March 16, 2020, and the effective date of this Agreement, the employee will receive a prorated amount based on the actual number of hours of "essential work" performed during March 16, 2020 and the effective date of this Agreement, subject to all requirements of the American Rescue Plan Act. In order to receive the payments, the unit member must be employed by the City on the dates the payments are made.

5. In the event another bargaining group receives a "premium pay" amount that is more than the amount listed above, the City and Union agree that all eligible unit members shall be entitled to receive the difference between the payments to ensure the eligible members receive the higher premium pay amount.

6. The parties acknowledge that all other terms and conditions contained in the MOA by and between the City and Union shall remain unchanged and in full force and effect, unless otherwise modified by express written agreement between the parties.

FISCAL IMPACT

The cost for the Essential Worker Pay for SEIU will not exceed \$1,200,000. The City received the American Rescue Plan Act Funding on June 10, 2021. The funding was not allocated in the Fiscal Year 2021- 2022 Budget. Therefore, funding must be allocated as follows:

Increase Revenue	2810-000-000-3565	\$1,200,000.00
Increase Expenditure	2810-610-000-4103	\$1,200,000.00

Funding for this side letter agreement is allocated in account number 2810-610-000-4103 in the amount of One Million, Two Hundred Thousand Dollars (\$1,200,000.00).

RECOMMENDATION

Staff recommends approval of the attached Resolution adopting the Side Letter Agreement between the City of Compton and SEIU, Local 721.

RONERICK SIMPSON
CITY MANAGER

RESOLUTION NO. _____

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF COMPTON
AMENDING THE FISCAL YEAR 2021-2022 BUDGET AND
APPROVING A SIDE LETTER AGREEMENT BETWEEN THE CITY OF
COMPTON AND THE SERVICE EMPLOYEES INTERNATIONAL
UNION (S.E.I.U.), LOCAL 721 COMPTON MAINTENANCE AND
TRADES AND PUBLIC SAFETY UNITS TO AUTHORIZE ESSENTIAL
WORKER PAY UTILIZING AMERICAN RESCUE PLAN ACT FUNDS**

WHEREAS, the City Council tentatively approved the terms of the Memorandum of Agreement (MOA) with the Service Employees International Union, Local 721 Compton Maintenance and Trades and Public Safety Units (SEIU – Local 721) contracts for the period of July 1, 2019 through June 30, 2022; and

WHEREAS, the City negotiated with SEIU – Local 721 a Side Letter Agreement regarding the parameters needed for employees to qualify for Essential Worker Pay under the American Rescue Plan Act; and

WHEREAS, SEIU - Local 721 has met with its members and voted to approve the terms of the side letter agreed to during the negotiations; and

WHEREAS, the proposed Side Letter Agreement must now be approved by the City Council, at which point the agreement can be executed and implemented; and

WHEREAS, the side letter provides two payments in the amount of \$7,5000 each for a total of \$15,0000 per qualified employee; and

WHEREAS, payments to SEIU members shall not exceed \$1,200,000.00; and

WHEREAS, the Fiscal Year 2021-2022 budget must be amended as follows:

Increase Revenue	2810-000-000-3565	\$1,200,000.00
Increase Expenditure	2810-610-000-4103	\$1,200,000.00

WHEREAS, funding for this side letter agreement is allocated in the American Rescue Plan Act Fund, in account number 2810-610-000-4103 in the amount of One Million, Two Hundred Thousand Dollars (\$1,200,000.00).

**NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF COMPTON
DOES HEREBY RESOLVE AS FOLLOWS:**

Section 1. That the City Council of the City of Compton does hereby approve the Side Letter Agreement executed by the representatives of SEIU, Local 721, Compton Maintenance and Trades and Public Safety Units, copies of which are attached hereto and incorporated herein by reference.

Section 2. That the City Manager and the City Controller is hereby directed to execute and implement the Side Letter Agreement in accordance with the provisions of this resolution.

Section 3. That the Fiscal Year 2021-2022 budget must be amended as follows:

Increase Revenue	2810-000-000-3565	\$1,200,000.00
Increase Expenditure	2810-610-000-4103	\$1,200,000.00

Section 4. Funding for this side letter agreement is allocated in the American Rescue Plan Act Fund in account number 2810-610-000-4103 in the amount of One Million, Two Hundred Thousand Dollars (\$1,200,000.00).

Section 5. That a certified copy of this Resolution shall be forwarded to the City Attorney, City Clerk, City Manager’s Office, the City Controller’s Office, the Service Employees International Union, Local 721, and Human Resources Department.

Section 6. That the Mayor shall sign and the City Clerk shall attest to the adoption of this Resolution.

ADOPTED this _____ day of _____, 2022.

MAYOR OF THE CITY OF COMPTON

ATTEST:

CITY CLERK OF THE CITY OF COMPTON

STATE OF CALIFORNIA
COUNTY OF LOS ANGELES
CITY OF COMPTON: ss

I, Alita L. Godwin, City Clerk of the City of Compton, hereby certify that the foregoing Resolution was adopted by the City Council of the City of Compton, signed by the Mayor and attested by the City Clerk at a regular meeting thereof held on the _____ day of _____, 2022.

That said Resolution was adopted by the following vote, to wit:

AYES: COUNCIL MEMBERS-
NOES: COUNCIL MEMBERS-
ABSENT: COUNCIL MEMBERS-
ABSTAIN: COUNCIL MEMBERS-

CITY CLERK OF THE CITY OF COMPTON

**SIDE LETTER OF AGREEMENT
BETWEEN THE CITY OF COMPTON
AND THE
SERVICE EMPLOYEES INTERNATIONAL UNION (S.E.I.U.), LOCAL 721 COMPTON
MAINTENANCE AND TRADES UNIT
"ESSENTIAL WORKER" PREMIUM PAY**

WHEREAS, the City of Compton ("City") and the Service Employees International Union ("S.E.I.U."), Local 721 Compton Maintenance and Trades Unit ("Union"), agree to the following terms and conditions set forth in this Side Letter of Agreement ("Side Letter") as they pertain to the Memorandum of Agreement ("MOA") effective through June 30, 2022:

WHEREAS, the City recognizes the effort and dedication of the unit members during the COVID-19 pandemic;

WHEREAS the undersigned Parties are authorized representatives of the City and Union;

WHEREAS, the Parties have met and conferred regarding Essential Worker Premium Pay;

WHEREAS, the Parties reached an agreement regarding Essential Worker Premium Pay;

NOW THEREFORE, THE PARTIES ACKNOWLEDGE AND AGREE AS FOLLOWS:

1. The City will issue a one-time lump sum payment of seventy five hundred (\$7,500.00) dollars to eligible unit members by February 17, 2022, provided this Side Letter is approved by both the City's Council and the Union by January 25, 2022, or the first full pay period following full approval by both Parties. The payment will be subject to any required withholdings. Union acknowledges and agrees the payment is not subject to Public Employment Retirement Services ("PERS") withholdings or consideration.

2. The City will issue a one-time lump sum payment of seventy five hundred (\$7,500.00) dollars to eligible unit members before December 31, 2022. The payment will be subject to any required withholdings. Union acknowledges and agrees the payment is not subject to Public Employment Retirement Services ("PERS") withholdings or consideration.

3. In order for a unit member to be eligible to receive the full premium pay listed in Paragraphs 1 and 2, the unit member must satisfy all of the following requirements:

a. Must have performed "essential work" as defined by the American Rescue Plan Act of 2021 for a minimum of one thousand, one hundred and fifty-four (1,154) hours between March 16, 2020 and the effective date of this Agreement; and

b. Must be employed by the City on the dates the payments are made.

4. Any unit member who has not performed "essential work" as defined by the American Rescue Plan Act of 2021 for the required minimum hours between March 16, 2020 and the effective date of this Agreement, the employee will receive a prorated amount based on the actual number of hours of "essential work" performed during March 16, 2020 and the effective date of

this Agreement, subject to all requirements of the American Rescue Plan Act. In order to receive the payments, the unit member must be employed by the City on the dates the payments are made.

5. In the event another bargaining group receives a "premium pay" amount that is more than the amount listed above, the City and Union agree that all eligible unit members shall be entitled to receive the difference between the payments to ensure the eligible members receive the higher premium pay amount.

6. The parties acknowledge that all other terms and conditions contained in the MOA by and between the City and Union shall remain unchanged and in full force and effect, unless otherwise modified by express written agreement between the parties.

Service Employees International Union,
(SEIU) Local) 721 Compton,
Maintenance and Trades Unit

City of Compton

By: 

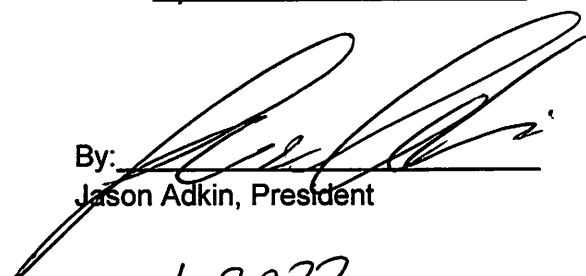
Kevin Monk, Representative

Date: 1/20/22

By: _____

Ronerick Simpson, City Manager

Date: _____

By: 

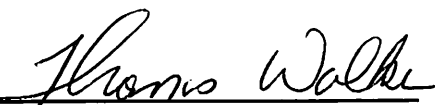
Jason Adkin, President

Date: 1-20-22

By: _____

Triphenia Simmons, Assistant City Manager

Date: _____

By: 

Thomas Walker Vice-President

Date: 1-20-22

**SIDE LETTER OF AGREEMENT
BETWEEN THE CITY OF COMPTON
AND THE
SERVICE EMPLOYEES INTERNATIONAL UNION (S.E.I.U.), LOCAL 721 COMPTON
PUBLIC SAFETY UNIT
"ESSENTIAL WORKER" PREMIUM PAY**

WHEREAS, the City of Compton ("City") and the Service Employees International Union ("S.E.I.U."), Local 721 Compton Public Safety Unit ("Union"), agree to the following terms and conditions set forth in this Side Letter of Agreement ("Side Letter") as they pertain to the Memorandum of Agreement ("MOA") effective through June 30, 2022:

WHEREAS, the City recognizes the effort and dedication of the unit members during the COVID-19 pandemic;

WHEREAS the undersigned Parties are authorized representatives of the City and Union;

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WHEREAS, the Parties reached an agreement regarding Essential Worker Premium Pay;

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Service Employees International Union,
(SEIU) Local 721 Compton,
Public Safety Unit

City of Compton

By: Kevin Monk

Kevin Monk, Representative

Date: 1/20/22

By: _____

Ronerick Simpson, City Manager

Date: _____

By: Jason Adkin

Jason Adkin, President

Date: 1-20-22

By: _____

Triphenia Simmons, Assistant City Manager

Date: _____

By: Thomas Walker

Thomas Walker Vice-President

Date: 1-20-22