



Scope of Work for

City of San Leandro

Bay Fair Transit-Oriented Development Sub-Area 1 Development Plan and Specific Plan Update

July 2026

A large, white, rectangular sign with the words "Bay Fair" in a large, bold, sans-serif font. The sign is mounted on a metal frame. In the background, there are rolling hills and trees, and a street with a "STOP" sign is visible.

Bay Fair

Submitted by ALTA Planning + Design

In partnership with: Mithun | Fehr & Peers | Rincon | BKF Engineers | EPS

Scope of Work and Budget for the Bay Fair Transit-Oriented Development Sub-Area 1 Development Plan and Specific Plan Update

The following proposal for the Bay Fair TOD Development Plan and Specific Plan Update includes an outline of the scope of work, a draft budget by phase, and a draft schedule. The scope of work and budget will be finalized following the current contracts that are identifying the alternatives to study and the scope of the traffic analysis. The scope of work will fit within the remaining MTC Grant budget of \$1,345,585.

Consultant Team:

- **ALTA Planning + Design (ALTA)**
- Mithun
- Fehr & Peers (F&P)
- Economic Planning Systems (EPS)
- BKF Engineers (BKF)
- Rincon

Scope of Work

Bay Fair TOD Sub-Area 1 Development Plan

Project Management (Distributed across all tasks and deliverables)

The ALTA Planning + Design (ALTA) will perform activities necessary to plan, direct, and coordinate the work required for the project and provide progress reporting to City staff on a regular basis, ALTA as the prime consultant, will lead the project management for both the Development Plan and the Specific Plan Amendments.

ALTA will provide general project management, including coordination of all aspects of the Project, monitoring Project progress for adherence to schedules and budgets, reporting progress, and administering the Project according to funding-agency requirements. The Project Management task, time, and deliverables will be integrated into each task and deliverable in the scope of work below.

The ALTA project manager will be the administrator of the project and coordinate the Consultant Team with the applicable PM Teams (City of San Leandro and BART). ALTA will manage the Project through clear and frequent communication, including the following items:

- **General Communications.** ALTA will act as a main point of contact for internal and external inquiries and communications.
- **Monthly Email and Updates.** ALTA will send a monthly project status email to the PM team to keep staff aware of project status and will provide updates on issues as they arise.
- **Project Management Spreadsheet.** ALTA will create and maintain a live, task-tracking spreadsheet to allow collaboration with PM Team and consultant staff. The document will specify action items, QA/QC responsibilities, status, due dates, and schedule and will be updated to update the PM Team during weekly meetings to ensure that the PM and consultant teams are aligned on project status and issue resolution.
- **Project Schedule.** ALTA will create and maintain a high-level project schedule to track the consultant team's progress. ALTA will provide schedule updates on a quarterly basis to confirm timelines and avoid slowdowns.
- **Invoices.** Monthly invoicing will be provided and all invoices will include the following at minimum:
 - Cover letter describing percent complete by task.
 - Payment tracking sheet
 - Backup for expenses for which Consultant is claiming reimbursement

Consultant Team Meetings: The core Consultant Team will meet internally weekly to focus on project content and will include subconsultants as needed. The PM Team may also be invited to Consultant Team meetings when content is appropriately developed for review. The frequency of meetings with the PM Team may vary depending on the overall project schedule.

PM Team Meetings: ALTA will participate in bi-weekly 1-hour check-in meetings with the City's PM Team to provide progress updates, review open action items, review upcoming schedule milestones, and solicit feedback and discuss issues as needed. ALTA will add staff and consultants for topical agenda items and

distribute agendas a day ahead of meetings. ALTA will track action items in Project Management Spreadsheet.

Task 1: Preliminary Alternatives

Task 1.1: Preliminary Alternatives Summary Presentation

ALTA and Mithun will develop high level preliminary design alternatives based on Internal Charrette #1. Two alternatives and sub-alternatives will consider physical site constraints that include buildings, property boundaries, canal crossing, roadways, BART Station entry, and similar items. The consultant team will further develop and analyze these preliminary design alternatives to present to stakeholders and property owners. The goal will be to surface the benefits and challenges to each alternative and sub alternative. The preliminary design alternatives will be delivered in a presentation format. ALTA will consolidate sub-consultants' work into a summary presentation. The concepts and drawings will be high-level and diagrammatic in nature.

This task will include a consultant kick-off meeting.

Goals/Outcomes:

- Identify and locate access/circulation improvements and catalytic infrastructure
- Identify and locate flood control and landscape concepts
- Identify public space alternatives
- Public realm, block structure, development parcels, and phasing strategies (ALTA/Mithun)
- Flood control and grading strategies opportunities and constraints (BKF)
- Infrastructure/utilities strategy (BKF)
- Identify timeframes and key factors that contribute to moving from one timeframe to the other

Deliverables:

- Consultant Kick-off Meeting
- Draft and Final Preliminary Design Alternatives Summary Presentation

Task 1.2: Partners Meeting #1: Preliminary Alternatives Review (1 Group Meeting + up to 6 Individual Meetings)

ALTA and consultant team will present the Preliminary Alternatives to the Property Owners Partners group. This group meeting will provide opportunity for clarifying questions. Up to 6 additional meetings with individual property owners are planned to get direction.

The goal of this meeting is to confirm direction and concepts to study in more detail in the Development Plan Alternatives phase of the project.

Meetings:

Joint Meeting(virtual): describe preliminary alternatives, answer clarifying questions.

Individual Meetings (6): B3, BART Transit Oriented Development, Target, AMG, City Staff, Agency Partners

Deliverables:

- (1) group meeting and up (6) individual meetings

- Meeting Presentation
- Summary Notes from Individual Feedback Meetings

Task 2: Plan Alternatives and Analysis

Task 2.1: Draft Plan Alternatives

ALTA will lead the consultant team in developing draft Plan Alternatives. The Plan Alternatives will include design, evaluation, and analysis of a number of specific design and development alternatives as outlined below. Scope relating to alternatives specific to transportation and engineering are outlined in Tasks 2.2 and 2.3.

Mithun will develop the alternatives, development programs, etc.

ALTA with sub-consultant support will develop a Draft Plan Alternatives Summary Memo/Presentation for review by the City Team, Public Partners, and Property Owner Partners. The City Team and partners will review the Draft Plan Alternatives Summary Memo/Presentation based on technical expertise and provide a red flag review before sharing it with Property Owner Partners for evaluation.

The consultant team will meet for up to (4) meetings to coordinate plan alternatives. One meeting will be a ½ day in-person meeting to collaboratively review draft alternatives with the City's PM Team.

Outline of Alternatives to Study

Access and Circulation

1. Connection from BART to E.14th and New Estudillo Canal Crossing(s)
2. Pedestrian Connection from West side of Bayfair Mall to BART (replacing existing connection)
3. Bayfair Dr/E.14th St. Intersection
4. Crossing through UPRR

Development

5. South - BART Property Configuration (Access, Replacement Parking, Intermodal Design and Circulation, Potential TOD Development Parcels)
6. North - East 14th Frontage Development Area
7. East - Speedway Parking and Theater Development Area
8. West - PetSmart/24 Hour Fitness Development Area

Other

9. Place Making: Location of Open Space and New Retail Spaces
10. Flood Control
11. Structured Parking for Speedway/Retail/Residential/BART
12. Long-term Redevelopment & Circulation (West Side)

13. Evaluation of new street connecting from East 14th Street to the BART station and the Estudillo Canal improvements as private infrastructure versus dedication of improvements as public ROW

Deliverables:

- Draft Plan Alternatives Summary Memo/Presentation
- Up to (4) Consultant Team Meetings
- (1) In-person Meeting with Consultants and City's PM Team

Task 2.2: Alternatives Traffic Safety and Operations Assessment (F&P)

Fehr & Peers will support in development of access and circulation alternatives and develop alternatives for the BART property including alternative design for Mobility Hub elements (bus intermodal, bike parking, etc), BART parking, and multimodal circulation.

Deliverables:

- Up to Three (3) Mobility Hub Design Alternatives
- Up to Three (3) BART Property Circulation Alternatives
- BART Parking Alternatives
- Analysis of Circulation and Access Concepts in Development Alternatives

Task 2.3: Catalytic Infrastructure Design and Feasibility Analysis (BKF)

BKF will support development of the draft alternatives including providing an infrastructure and utilities improvement diagram, conceptual grading plan identifying any changes necessary for flood control and new crossings, and design of alternatives as described below.

A. New Crossing Alternatives Analysis

(10%) Conceptual Design Alternatives (plan and section(s) & ROM Cost Estimates of up to four (4) crossings

B. Flood Control Alternatives Analysis

Outline of Flooding Alternatives and & ROM Cost Estimates

C. Supplemental Survey for New Crossing

BKF will complete additional surveying based on the preferred location of one new Estudillo Channel crossing. BKF will supplement the aerial topographic survey with additional topographic survey for the specific location of the crossing to analyze accessibility access and design constraints. BKF will prepare an AutoCAD topographic survey of the proposed pedestrian bridge area over Estudillo Canal and at the location of the preferred new crossing. The survey will be prepared at a 1"-20' scale using 3D scanning methods or conventional methods. The survey will be prepared prior to the Preliminary Engineering Drawings.

Cross-Sections: Based on the field survey, cross- sections will be developed at the new creek channel crossing. We have anticipated up to 3 sections would be used to analyze the crossing design.

Deliverables:

- Supplemental Survey for New Crossing
- Three (3) Existing Condition Cross-Sections (locations to be verified prior to drafting)
- New Estudillo Channel Complete Streets Crossing Conceptual (10%) Design Alternatives & ROM Cost Estimates

- ROM/Planning level Relative Cost Estimate for Infrastructure and Access Improvements (BKF)
- Infrastructure and Utilities Improvement Diagram (BKF)
- Conceptual Grading Plan (BKF)

Task 2.4: Implementation and Funding Framework

EPS will coordinate with City staff and its consultants to review and incorporate findings from existing and prior funding and financing strategies applicable to Bay Fair redevelopment. The goal will be to develop an initial framework and identify candidate financing / funding tools and resources which will help refine the Development Plan Alternatives. This task will be designed to ensure the mix and phasing of preferred land-use concepts are realistic and achievable given the likely availability of financing / funding to cover the cost of necessary infrastructure, flooding, and access improvements.

Deliverables:

- Up to (3) virtual meetings with City staff, its consultants, and other public agency staff, as directed and coordinated by City
- Implementation and Funding Framework Matrix and Supporting Memo

Assumptions and Exclusions:

- The task will not include financing feasibility calculations. Rather it will leverage and incorporate analysis already developed for or by the City for Bay Fair and related efforts.

Task 2.5: Partner Meetings #2: Draft Development Alternatives Review (2 Group Meetings + up to 4 additional meetings)

ALTA and consultant team will present the Plan Alternatives Summary Presentation in two meetings to present alternatives and provide opportunity for clarifying questions. The first meeting will be to the City Team and Public Partners. The second meeting will be with Property Owner Partners.

If Public or Property Owner Partners have a direction on an alternative, their feedback will be included in the Development Plan Alternatives Report.

Deliverables:

- (1) group meeting and up (4) individual meetings
- Meeting Presentation
- Summary Notes from Individual Feedback Meetings

Task 2.6: Public Development Plan Alternatives Report

ALTA will lead the consultant team on developing a Public Draft Plan Alternatives Report. The report will summarize the alternatives for public review. The Plan Alternatives Report will include summaries of each alternative including access/circulation, development potential, placemaking, and flood control elements. The Plan Alternatives will be updated based on feedback from City Review of the Draft Plan Alternatives Report and feedback from Partner Meetings #2. The report will include an evaluation of Development Plan Alternatives based on the following:

- Public and Partner Agency Goals
- City Goals and Policies
- Private Partner Goals
- Summary of Partner's Evaluation of the Alternatives
- Feasibility and Phasing Analysis

Deliverables:

- Admin Draft and Public Draft Plan Alternatives Report

Task 2.7 Community Workshop #1 and Online Community Survey

ALTA and Mithun will prepare for and attend a community workshop to present the Development Plan Alternatives.

Community Workshop 1(Virtual and In-Person) – Alternatives Analysis Report. Present and receive feedback on alternatives to inform development of a preferred plan. This meeting will occur in two formats to ensure maximum participation, one in-person workshop and one on-line workshop. *Additional online outreach is possible with Optional Task 2.0.1 to do a voiceover video production summarizing the project and alternatives.*

ALTA and Mithun will work with the rest of the ALTA team to develop draft and final materials for the community workshops, which may include presentations, agendas, boards, and feedback activities. ALTA, City staff, and other members of the ALTA team will facilitate the workshops. City staff will be responsible for securing locations and publicizing the workshops. ALTA will prepare summary memos highlighting feedback received at the workshops.

Deliverables:

- Draft/Final Community Workshop Presentations and Boards
- Draft/Final Online Survey
- Draft/Final Summary Memo/Presentation Slides of Workshops and Online Survey

Assumptions and Exclusions:

- City staff will be responsible for securing locations and publicizing the workshops.
- City staff will be responsible for refreshments, daycare, or other meeting needs not specified above.
- City staff will be responsible for live language translation/interpretation needs.
- The same content will be used for both Virtual and In-person Community Workshop 1

Task 2.8 PC/CC Plan Work Sessions #1

ALTA and Mithun will prepare for and attend up to two PC/CC work sessions to present the Development Plan Alternatives and summary of community feedback. The goal of the work sessions is to receive direction on a preferred Development Plan to proceed into the next phase.

Deliverables:

- Up to (2) PC/CC work sessions
- Draft and Final Presentations
- Internal Summary Notes

Assumptions and Exclusions:

- ALTA will not be responsible for writing or reviewing staff reports, resolutions or ordinances.

Task 2.9: Preferred Development Plan Strategy Memo

ALTA will synthesize feedback from PC/CC work sessions and develop a short memorandum outlining the proposed direction for a Preferred Development Plan Memo and Development Plan Outline. A high-level draft development plan outline is located below in Task 3.1. The revised outline will determine the level of design and detail needed per development time frame and identified catalytic infrastructure projects. City staff will review the memorandum and give direction on starting the Development Plan phase of the project (Task 3). The memo may be reviewed by Public and Property Owner Partners.

Deliverables:

- Draft Preferred Development Plan Strategy Memo and Development Plan Outline
- Final Preferred Development Plan Strategy Memo and Development Plan Outline

Task 3: Development Plan

The purpose of the Development Plan document is to guide implementation, garner stakeholder support, and serve as a roadmap for investment, including catalytic infrastructure improvements. It will set the stage for Specific Plan amendments and environmental review. Based on the direction from Task 2.9 and the preferred development strategy, ALTA and the consultant team will begin developing a set of concepts and the overall urban design framework to reflect project goals and shared priorities from stakeholders. This effort will involve a refinement of development building types, example block and street / multi-modal circulation network, parking, curb management, and TDM strategy, public realm, urban ecology and open space, and the community, climate resilience, district energy, and sustainability strategies. The development plan may include sub-alternatives to provide future flexibility. This effort will be coordinated with preliminary engineering of the priority catalytic infrastructure projects in Task 4 and the transportation planning described in Task 5. Integration of technical, policy, and financing factors will result in a refined Draft Development Plan.

Task 4 and Task 5 will be done concurrently to Task 3.

Task 3.1: Administrative Draft Development Plan

ALTA and Mithun will coordinate the production of the Administrative Draft Development Plan components by the Consultant Team using AutoCAD and the Adobe Creative Suite. The final product will be an 11x17 format PDF, additional drawings may be accommodated in a full-size appendix. City and stakeholder comments on the Development Plan should be provided in a consolidated PDF.

The Administrative Draft Development Plan may include the following outline as a guide to the content of the Development Plan. This suggested outline may be adjusted and shifted based on desired focus areas and features and may be edited throughout the process based on budget and priorities for implementation.

Draft Development Plan Outline (to be refined in Task 2.9)

A. Overview/ Development Plan Description

- Development Plan Description
- Location map
- Axonometric Views
- Illustrative Development Plan
- Ownership Map
- Public v. Private Infrastructure Analysis

- Existing Parcels and Structures
- Existing Site Circulation
- Parcelization/Blocks - line drawing of blocks with acreage, major parcels and features labeled
- Existing Parking
- Development & Parking Program - spreadsheet and tables of areas and counts for the proforma
- Phasing Strategy
- Renderings (3)
 - Birds Eye View Rendering (1 of 3)
 - Street Character Rendering (2 and 3 of 3)

B. Public Realm Plan

- Public Realm Objectives
- Existing Conditions, including Significant Trees and Natural Features
- Illustrative Site Plan
- Wayfinding/ Gateway / Public Art Strategy
- Public Open Space Illustrative Concept Overlay on Site Plan
 - Open Space Networks and Typologies
 - Connections to surrounding Communities and Neighborhoods
 - Enlarged Illustrative Plans for key elements in the public realm such as open spaces
- Crime Prevention through Environmental Design (CPTED) Strategies Diagram
- Landscape Concepts for Flood Control/Channel Improvements
- Public Realm and Streetscape Urban Design Toolkit (addressing: Site Furnishings, Signage, Landscape, Frontage, and Lighting)

C. Circulation, Access, and Mobility

- Mobility Objectives
- Circulation and Access Plan
 - Existing Street Network and Pedestrian and Bicycle Circulation Diagram
 - Proposed Street Network and Pedestrian and Bicycle Circulation Diagram
 - Street Typology Hierarchy overlay on the Street Network and Circulation Diagram
 - Loading, Deliveries, Refuse Collection, and Parking Access Diagram
 - Micro-Mobility Parking and Sharing (F&P)
 - Bus Transit Facilities
 - Off-Street Vehicular Parking and Loading
 - On-Street Parking and Loading and Curb Management Plan
- Station Circulation and Access
 - Bus Station and Mobility Hub Plan (F&P)
- Street and Intersection Typology & Conceptual Design
 - Typical Street Cross-sections
 - Street Intersection Concepts

D. Development

- Land use and Development Statistics Summary
- Illustrated Site Plan
- Axonometric View
- Enlarged Illustrated Site Plan
- Parcelization Plan
- Development Blocks
- Land Use Plan
- Conceptual Building Massing
- Building Typologies
- Ground Floor Frontage Requirements
- Development and Infrastructure Phasing Plan

E. Civil Engineering

- Existing Topography (Aerial Topographic Survey)
- Catalytic Infrastructure Map
- Catalytic Infrastructure 1: Roadway Geometry Design
- Catalytic Infrastructure 2: New Estudillo Channel Complete Streets Crossing Design
- Flood Control Plan
- Preliminary Grading Concept Plan (includes flood control management)
- Water Supply Improvement Plan
- Wastewater System and Improvement Plan
- Energy and Telecommunications Plan

Deliverables:

- Admin Draft Preliminary Development Plan Set
- Partner Draft Preliminary Development Plan Set
- Preliminary Development Plan Cost Estimate (spreadsheet)

Task 3.2: Partner Meetings #3: Admin Draft Development Plan (2 Group Meetings + up to 4 additional meetings)

ALTA and consultant team will present the Preliminary Development Plan in two meetings to present the alternatives and provide opportunity for clarifying questions. The first meeting will be with the City Team and Public Partners. The second meeting will be with Property Owner Partners.

Deliverables:

- (2) group meeting and up (4) individual meetings
- Draft and Final Group Meeting Presentation
- Summary Notes from Individual Feedback Meetings

Task 3.3: Public Draft Development Plan

ALTA, Mithun and consultant team will provide a more refined Public Draft Development Plan based on feedback from Public Partners and Property Owner Partners. The consultant team will meet with and

discuss feedback from the Public and Property Owner Partners. The City will give consolidated comments on the Preliminary Development Plan and will give direction if there is any conflict in feedback received. The public draft development plan will be presented at a community meeting and open house with a presentation and to PC/CC.

Deliverables:

- Screencheck Draft Development Plan
- Public Draft Development Plan

Assumptions and Exclusions:

- Budget assumes that changes from the Screencheck Draft to Public Draft are not substantive and include primarily clerical changes

Task 3.4 Community Workshop #2

ALTA and Mithun will prepare for and attend a community workshop to present the Public Draft Development Plan.

Community Workshop 2 – Public Draft Development plan. Present and receive feedback on draft Development Plan

ALTA and Mithun will work with the rest of the ALTA team to develop draft and final materials for the community workshops, which may include presentations, agendas, boards, and feedback activities. ALTA, City staff, and other members of the ALTA team will facilitate the workshops. City staff will be responsible for securing locations and publicizing the workshops. ALTA will prepare summary memos or presentation slides highlighting feedback received at the workshops.

Deliverables:

- Draft/Final Community Workshop Presentations and Boards
- Draft/Final Online Survey
- Draft/Final Summary Memo/Presentation Slides of Workshops and Online Survey

Assumptions and Exclusions:

- City staff will be responsible for securing locations and publicizing the workshops.
- City staff will be responsible for refreshments, daycare, or other meeting needs not specified above.
- City staff will be responsible for live language translation/interpretation needs.

Task 3.5 PC/CC Development Plan Work Session #2

Mithun and ALTA will prepare for and attend up to two PC/CC work sessions to present the Development Plan and summary of community feedback.

Deliverables:

- Up to (2) PC/CC work sessions
- Draft and Final Presentations
- Internal Summary Notes

Assumptions and Exclusions:

- ALTA will not be responsible for writing or reviewing staff reports, resolutions or ordinances.

Task 3.6: Partner Meetings #5: Feedback Review (up to 4 meetings)

ALTA and consultant team will prepare for and attended up to four (4) meetings with the City Team, Public Partners or Property Owner Partners to discuss feedback and direction received from the Community, Planning Commission, and City Council.

Deliverables:

- Up (4) individual meetings
- Draft and Final Group Meeting Presentation
- Summary Notes from Individual Feedback Meetings

Task 3.7: Final Development Plan for Adoption

The Final Development Plan will be a refinement of the Public Draft Plan in response to public and stakeholder comments. The final development plan will be formatted for adoption by decision makers or integrated in the Specific Plan Update. A presentation will be created for hearings.

Deliverables:

- Final Development Plan

Task 4: Catalytic Infrastructure Design

(Concurrent to Task 3)

Based on comments received from the City, Property Owner Partners, and Agency Partners on the Draft Development Plan drawings, BKF will finalize the plans and update the cost estimates to position projects for future construction grants. This scope assumes no significant changes from the draft to the final with regards to horizontal and vertical alignment. The consultant team will develop preliminary engineering drawings and cost estimates for the infrastructure elements outlined below, drawings would include horizontal alignment and grading limits with elevations. Mithun and F&P will review draft drawing sets for consistency with urban design, development plan, transportation operations, and safety.

Task 4.1 Catalytic Infrastructure #1: East 14th Street Connector Roadway Geometry Design

BKF will prepare roadway geometry conceptual plans for the proposed new street connecting from East 14th Street to the BART station showing curbs, sidewalks, striping, and multimodal improvements.

Deliverables:

- Draft Roadway Geometry Conceptual Plans (10%) and Cost Estimates
- Final Roadway Geometry Conceptual Plans (10%) and Cost Estimates

Task 4.2 Catalytic Infrastructure #2 New Estudillo Channel Complete Streets Crossing Design

This task focuses on locating and designing a new multi-modal connection between the BART station and development northeast of the Estudillo Channel and the East Bay Greenway on E14th St. Drawings would include horizontal alignment and grading limits with elevations.

The goal of this crossing is to provide a new and direct multimodal crossing to connect the BART station to development north of the Channel and to the East Bay Greenway on E14th St. Draft Preliminary Engineering drawings will include the horizontal alignment, vertical alignment, limits of the cut and fill needed to accommodate the alignment, and modifications to existing roadways adjacent to the creek to accommodate the alignment. Building upon the concepts in the BART Station Area Improvement Plan (SAIP 2009) and with Agency Stakeholder and Property Owner input to be coordinated by City staff, BKF will coordinate with a structural engineer to determine the crossing structure type. The crossing design will be evaluated by the City Team, Property Owners and Agency Partners.

Deliverables:

- New Estudillo Channel Complete Streets Crossing Draft 30% Design Engineering Concepts and Cost Estimates
- New Estudillo Channel Complete Streets Crossing Final 30% Design Engineering Concepts and Cost Estimate

Task 4.3 Catalytic Infrastructure #3 New Estudillo Channel Ped/Bike Crossing or Complete Street Crossing to West Side of Bay Fair (Target/Kimco area)

This task focuses on locating and designing a new connection between the BART station and development northwest of the Estudillo Channel (replacing existing pedestrian crossing).

Deliverables:

- New Estudillo Channel Crossing Draft 30% Design Engineering Concepts and Cost Estimates
- New Estudillo Channel Crossing Final 30% Design Engineering Concepts and Cost Estimates

Task 4.4 Catalytic Infrastructure #4 Estudillo Channel Flood Control

BKF will refine the preferred flood control method and develop design standards and/or design of flood control system.

Deliverables:

- New Estudillo Channel Flood Control Draft 30% Design Engineering Concepts and Cost Estimates
- New Estudillo Channel Flood Control Final 30% Design Engineering Concepts and Cost Estimates

Task 4.5: Partner Meetings #6: Catalytic Infrastructure Review (Up to 4 meetings)

ALTA and consultant team will present the draft catalytic infrastructure designs in up to four (4) meetings to receive feedback and provide opportunity for clarifying questions. Meetings may be with City Team, Public Partners or Property Owner Partners.

Deliverables:

- Draft and Final Group Meeting Presentation
- Summary Notes from Individual Feedback Meetings

Task 4.6 Public Realm/Catalytic Infrastructure Cost Estimates

BKF will provide a class 3 or 4 engineer's cost estimate of construction costs (class dependent upon the level of detail and known construction elements) that would include contingencies and be based on current estimates of the construction costs. This estimate would be based on unit costs from similar work in the Bay Area.

An order of magnitude cost estimate will be prepared for the public improvement elements of the project. These improvements will include:

- New Roadway/Roadway Rehabilitation including sidewalks, curbs, trees, landscaping, furnishings, stormwater treatment, new utilities within the roadway right of way corridor (cost per lineal footage)
- New Utilities/Utility Rehabilitation including public water, wastewater, storm drainage, and other utilities outside of the public right of way (cost per lineal footage).
- New/Modified Traffic Signalization (lump sum cost based on the level of modification or size of the roadways)
- Public Parks/Plazas including sidewalks, trees, landscaping, stormwater treatment, etc.(cost based on a square foot cost for the plaza)
- Flood Plain Grading including fill to raise the areas out of the flood plain (cost based on gross cubic yardage of import)
- Crossings (cost based on square footage of structure or based on lineal foot cost of crossing length)

Public Realm infrastructure costs will be listed in a spreadsheet. Where known, private infrastructure costs vs. public infrastructure costs will be identified.

Deliverables:

- Admin Public Realm Infrastructure Cost Estimate (spreadsheet)
- Draft Public Realm Infrastructure Cost Estimate (spreadsheet)
- Final Public Realm Infrastructure Cost Estimate (memo)

Task 5: Transportation Planning

(Concurrent to Task 3)

Task 5.1: Transportation Demand Management (TDM) Plan (F&P)

Fehr & Peers will prepare a TDM strategy and implementation plan for the Bay Fair TOD Sub-Area 1. The TDM Plan will build on the recommended multimodal infrastructure improvements and finalize the complimentary operational TDM and parking management strategies summarized in previous tasks.

We will identify recommended TDM strategies, responsible party for implementation, timing, and their expected ranges of effectiveness.

We will broadly explore the formation of a Transportation Management Association (TMA) for the Bay Fair TOD Sub-Area 1 which could coordinate the funding, implementation, and management of various TDM and parking management strategies, including a parking benefit district.

Deliverables:

- TDM Plan, Draft and Final

- TMA proposal including approach to governance, sample operational budget, and analysis of costs to property owners

Task 5.2: District Parking and Curb Management Policies (F&P)

Considering the surrounding land use context, the proximity to the Bay Fair BART Station, and MTC TOC Policy and AB 2097 restrictions on the imposition of parking minimums, Fehr & Peers will estimate parking demand rates for general land use categories within Sub-Area 1.

Based on the estimated demand and accounting for the BART Parking Replacement Strategy, we will recommend vehicle and bicycle parking strategies that incorporate the applicable existing automobile parking strategies and policies from the City of San Leandro, as identified in Task 3 Existing Conditions, and explore new strategies such as shared use of BART and other existing and future parking facilities, introducing paid on-street parking (through permits or meters), and on-street parking duration limits, such as flexible time-of-day restrictions. The geographic limit of parking policy analysis would be a half-mile radius of the station centroid in all directions.

We will propose complementary bicycle and micromobility parking strategies designed to enhance bicycle mobility within and across Sub-Area 1 and facilitate first-/last-mile connections for residents, employees, and visitors including BART riders. Bicycle and micromobility parking strategies will include siting and facility guidance for short- and long-term parking facilities within private development and the public right-of-way, including need to accommodate cargo or long wheelbase bicycles and e-bikes.

Building on the existing conditions documentation and the on-street parking strategies developed earlier in this task, we will provide guidelines on curb space allocation and curb management strategies for Sub-Area 1 (excluding the BART station which is covered separately) to make efficient use of that crucial asset throughout all development phases. We will account for the range of anticipated demands including passenger and freight loading, parking, curbside bicycle lanes or parking, and transit or shuttle stops.

We will also document general guidelines on maintaining truck delivery and emergency vehicle access for Sub-Area 1.

We will develop a district-based comprehensive parking and curb management plan for private vehicle and bicycle parking that will meet the needs of future development and BART riders, while also achieving City, BART, regional and state policies and objectives. Integrating the work completed in Task 4 regarding parking for various users, the comprehensive strategy would build a clear case around the benefits of this approach from an equity, cost effectiveness, affordable housing, and environmental perspective. The strategy would address the following:

- Incorporate the appropriate range of BART rider parking replacement identified in the BART parking analysis .
- Determine the potential for shared parking between BART riders and existing and future uses in the Plan area
- Determine the potential use of available on-street parking for use by BART riders and existing and future residents, workers, and visitors
- Identify streets for establishing on-street parking and curb management strategies, such as parking limits, permits, and/or meters, to ensure adequate parking for existing and future uses
- If and where a public parking garage should be built
- Potential policy reforms necessary to implement the above strategies

We will also explore the creation of a parking benefit district at a high-level and in conjunction with potential for a TMA, which is explored in the TDM Strategy (see Task 5.1), and address financial and enforcement considerations. These strategies would be incorporated into the development plan alternatives.

Deliverables:

- Written content on parking policies provided by F&P to Consultant team for inclusion in development plan

Task 6: Implementation Funding Plan

Task 6.1: Implementation and Funding Plan (EPS)

EPS will lead on an infrastructure implementation strategy for the Development Plan. This task will build off the MTC-funded Infrastructure Financing/Funding, and Phasing Strategy but incorporate new analysis related to infrastructure needs and costs identified as part of this study process. The analysis will culminate in a Financing Plan that articulates, and quantifies to the degree possible, a realistic, step-by-step process for establishing public financing tools (e.g., CFD, EIFD) and securing funding, including potential grant sources, to ensure achievable outcomes from a real estate investment perspective. The Financing Plan will both inform and be informed by the financial feasibility analysis described in Task 2.6.

The ultimate selection of financing mechanisms for the Development Plan will be made based upon statutory and legal considerations, development feasibility analysis, and industry standards regarding who typically pays for what; the timing of public improvements relative to private development; commitments regarding the availability of public sector funding, and negotiation-based preferences of stakeholders. The content of the Financing Plan will be informed by on-going study analysis and findings that build on the following inter-related sub-tasks:

- **Public Improvement Cost Phasing and Allocation:** The ability to strategically phase infrastructure investments to coincide with need (e.g., Plan Area growth and development) and effectively allocate the costs among beneficiaries will be critical to feasible implementation. EPS will work closely with BKF, service providers, and property owners to establish realistic phasing and equitable cost allocation methodologies. EPS will leverage its vast experience crafting effective cost allocation and phasing solutions for complex, multi-party developments.
- **Analysis of Cost Burdens and Financial Feasibility:** EPS will evaluate the impact of the infrastructure cost burdens, including capital and operations and maintenance, and affordable housing on the overall financial feasibility of private real estate development. EPS will base the analysis on the estimates of finished real estate values for private development as documented in Task 8A above. To the extent that initial cost allocations appear infeasible based upon industry standards, EPS will propose alternative allocations and other measures (e.g., cost reductions, re-phasing, etc.) to advance successful outcomes.
- **Analysis of Funding Tools and Resources:** The Consultant Team understands that the forthcoming "Infrastructure Financing/Funding, and Phasing Strategy" will itemize likely financing and funding sources for implementing the Plan and describe the merits and applicability of each. EPS will build on this work to refine the list based on additional analysis related to project costs and phasing and willingness of property owners to participate (as determined through stakeholder outreach). Based on the Consultant Team's initial understanding of infrastructure requirements in the Plan Area, EIFDs, CFDs, and area impact fees appear to be promising candidates for more in-depth analysis. EPS is a leading practitioner in the State in the implementation of these tools,

regularly providing technical analysis for the formation, approval, and administration of these programs in a variety of contexts.

- **Analysis of Public Improvement, Phasing, and Public Financing Concurrency:** EPS will conduct analysis and negotiations to ensure that the preferred financing mechanisms are aligned with expected timing of real estate development as well as the cost and phasing of necessary public improvements. As part of this process, EPS will also consider the feasibility of debt financing in relation to the appreciating land values and property-based revenues available. This planning-level feasibility analysis will be based on basic underwriting criteria commonly applied by the municipal financing industry.
- **Policies, Actions, Roles, and Responsibilities:** The Financing Plan will articulate the sources and uses of funds necessary to achieve the public improvements and policy objectives of the Specific Plan within the financial capacity of proposed development, including mechanisms for producing affordable housing. It will also define the policies, actions, roles and responsibilities of the public and private participants needed to implement it. Finally, to finalize the Financing Plan, EPS will work closely with property owners and other stakeholders to gain concurrence, as appropriate.

Deliverables:

- Admin Draft Implementation Plan
- Draft Implementation Plan for Partners
- Final Implementation Plan Presentation (for Hearings)

Task 7. Specific Plan Update and Policy Amendments

The ALTA team will prepare Administrative Draft General Plan, Specific Plan, and Zoning Ordinance Amendments. ALTA will work with the PM team to determine the preferred format for amendments and will provide redline of the existing documents, clean documents, and graphics and maps that require revision. This task will be concurrent with Task 3.

Task 7.1 Administrative Draft Amendments

Specific Plan Amendments

ALTA will prepare the Specific Plan Amendments for review by the PM team to confirm the scope of changes, as the Specific Plan Amendments will inform revisions required of the General Plan and Zoning Ordinance.

Development Plan-Focused Amendments. ALTA will prepare amendments to the Bay Fair TOD Specific Plan based on the final Development Plan and supporting documents completed for Sub Area 1 as part of Task 8. These amendments will affect almost all chapters of the existing Specific Plan to varying extents. ALTA will coordinate with Mithun to provide new graphics and modifications to existing graphics.

TOC Consistency Amendments. In addition, the ALTA team will also update the Bay Fair TOD Specific Plan for consistency with the MTC's TOC Policy. The MTC released its Final Draft Guidance on the TOC Policy in September 2023 for public comment and review and planned to finalize the TOC Policy by the end of 2023. The consultant team will use the final version of the TOC Policy, but discussion included in this scope of work relies on the September 2023 Final Draft Guidance (TOC Guidance).

The TOC Station Area extends a half mile radius from the Bay Fair BART Station and includes almost all of Sub Area 1, but also includes Sub Areas 2 and 3 to the south. The Bay Fair BART Station is a Tier 2 Station under the TOC Policy, as it is served by two or more BART lines, and Tier 2 TOC requirements would therefore apply to the Bay Fair BART Station Area.

Amendments for consistency with the TOC Policy will include the following:

- **Average minimum residential densities and commercial office intensities for new development.** ALTA will adjust height/FAR and residential density standards throughout the Bay Fair BART Specific Plan area to reflect TOC average minimums and maximums and will prepare the required calculations to demonstrate conformance with the TOC Policy.
- **Affordable housing production, preservation and protection, and stabilizing businesses to prevent displacement.** ALTA will review the City's Affordable Housing and Commercial Stabilization policies to confirm if the City meets requirements set forth in Table 9 of the TOC Policy. If new policies are required, ALTA will work with staff to assess and select the most suitable policies for the City. ALTA understands from preliminary review with the MTC that the City's housing policies are largely compliant with the TOC Policy.
- **Parking management.** ALTA will revise the Parking Standards in the Specific Plan for consistency with the TOC Policy. This will likely include removing minimum parking requirements, reducing parking maximums, increasing bicycle parking requirements, and including other parking management strategies and policies.
- **Transit station access.** Based upon F&P's work in previous tasks, ALTA will update the Bay Fair TOD Specific Plan to ensure that policies and design guidelines are compliant with MTC's Complete Streets Policy, ensure that active transportation projects and capital improvement projects that would reduce access gaps are included with prioritized implementation. Mobility Hub planning and implementation will also be evaluated.

Community and Equity Chapter. ALTA will prepare a new chapter which will focus on creating an equitable and inclusive community at the Bay Fair TOD Specific Plan Area with UFS advising and reviewing. This chapter will build on and harmonize with the City's recently updated Environmental Justice Element and with the 2023-2031 Housing Element, specifically focusing on Affirmatively Furthering Fair Housing Policies and Actions.

The Chapter will also focus beyond the Plan Area to ensure that investment in the Specific Plan Area benefits and includes communities that have been historically and are still systematically excluded from political and policy-making processes. Communities that will be studied include (but are not limited to) San Leandro's Environmental Justice Communities, MTC Equity Priority Communities, and Disadvantaged Communities (California Health and Safety Code §39711).

The Chapter will include inward-looking equity-building policies such as inclusionary housing policies, anti-displacement policies, and tenant protections relevant to the Bay Fair TOD Specific Plan Area. It will also include outward-looking policies and improvements such as enhancing connectivity between the Specific Plan Area and Equity Priority Communities via active transportation infrastructure and transit improvements, as well as incentives for private developers to build or contribute to needed community resources and amenities that would serve the broader San Leandro community, as well as employees and residents of the Plan Area. This work will build upon and integrate with the CBTP evaluations on access gaps and recommendations.

General Plan Amendments

After review of comments on the Administrative Draft Specific Plan Amendments, ALTA will prepare Administrative Draft Amendments to the General Plan based on Specific Plan Amendments required for Development Plan and TOC-consistency listed above. Amendments will also include any revisions to maps and graphics required.

Zoning Code Amendments

ALTA will provide bullet points on required Zoning Code Amendments based on the Specific Plan Amendments required for consistency with the Development Plan and TOC Policies. It is anticipated that, at minimum, amendments will be required to Chapter 2.10 Bay Fair Transit-Oriented Development District and Chapter 4.08 Off-Street Parking and Loading Regulations. Objective Design and Development Standards for multi-family and mixed-use developments set forth by Section 4.04.336 would also be amended as needed.

Deliverables

- Admin Draft Specific Plan Amendments
- Admin Draft General Plan Amendments
- Zoning Code Amendment Coordination

Task 7.2 Screencheck Draft Amendments

ALTA will review and address comments from the PM team in a consolidated Screencheck Draft of amendments to the Specific Plan and General Plan. ALTA will also draft the resolutions and ordinance required to process these amendments for review in the Screencheck Draft phase.

Deliverables

- Screencheck Draft Specific Plan Amendments
- Screencheck General Plan Amendments

Task 7.3 Public Draft Amendments

ALTA will prepare a Public Draft of the Amendments described above to address any remaining comments provided by the PM team in the Screencheck Draft. This version will be presented to the public during a Planning Commission Work Session. Public comments on the document from the Planning Commission meeting will be compiled into a matrix by the ALTA team. The PM team will provide direction on any changes to be implemented.

Deliverables

- Public Draft Specific Plan Amendments
- Public Draft General Plan Amendments
- Comment matrix
- Public Draft Amendments Presentation

Task 7.4 Final Amendments

ALTA will finalize the amendments based on feedback from the Planning Commission and the public, as directed by staff. The Final Amendments will serve as the basis for the Task 8 Environmental Review.

Deliverables

- Final Specific Plan Amendments
- Final General Plan Amendments

Task 8: Environmental Review

Rincon understands that a Program Supplemental Environmental Impact Report (SEIR) is the City's preferred approach to California Environmental Quality Act (CEQA) review, given its defensibility and benefits as a streamlining document for buildout under the proposed program. The SEIR will tier from the 2023-2031 Housing Element Supplemental EIR (which evaluated up to 5,000 housing units and 375,000 square feet of office in the Bay Fair TOD Area) and/or the original Bay Fair TOD Specific Plan EIR (which was certified in 2018 and analyzed development of 2,540 housing units and 300,000 square feet of office space, as well as the removal of an estimated 161,000 square feet of retail space). The SEIR will determine consistency between the project and the prior EIR(s) and compare the project effects to those analyzed to determine what additional environmental review is required under CEQA in accordance with CEQA Guidelines Section 15183. The overall approach to the analysis will be to verify and utilize existing data and supplement where necessary with new information, analysis, or modeling.

The SEIR will tier from the prior EIR(s) and will comprehensively analyze the project to facilitate streamlined review of future projects in Sub-Area 1 of the Specific Plan Area. The SEIR will be a programmatic document that focuses on impacts associated with future development in Sub-Area 1 where the changes to the Specific Plan would apply. Like the original EIR(s), the SEIR will facilitate streamlined review of future projects and improvements that are consistent with Specific Plan in order to minimize the subsequent environmental review requirements for projects in the Plan Area.

A key consideration for the SEIR analysis will be the approach to forecasting growth and development associated with Specific Plan changes. Rincon will work with the project team and the City to make a set of reasonable implementation and buildout assumptions to compare to the original Specific Plan buildout assumptions that will allow for a realistic basis to assess likely environmental impacts and inform the CEQA approach.

Task 8.1: CEQA Kick-off Meeting and Project Mobilization

Rincon's project manager will review the project and background information and prepare for and attend a kick-off meeting with the project team and City staff. This meeting will serve as a forum to review and confirm study objectives and to discuss the expectations of stakeholders. At the meeting, the project team will finalize working schedules and discuss details for scheduled tasks as necessary. Rincon will also use this opportunity to collect any relevant project or background information not already transmitted. This task will also include coordination with the project team and City to verify the project description, confirm project assumptions, and confirm assumptions regarding potential increases in development compared to the original EIR.

Deliverables

- CEQA Kick-off meeting agenda and notes

Task 8.2 Notice of Preparation

Assuming that an SEIR will be prepared, Rincon will prepare a draft Notice of Preparation (NOP) for City staff to review. The NOP is intended to alert other public agencies about the undertaking, and to solicit their input on the scope of the Draft EIR. Rincon will submit a final PDF copy of the NOP to City staff for posting on its website and for distribution to public agencies. It is assumed that the City will distribute the NOP using the City's distribution list. Rincon will review and make suggestions regarding the list, as requested, and be responsible for filing the NOP with the County Clerk and State Clearinghouse/OPR. The City will be responsible for other noticing required by CEQA and/or City procedures, such as newspaper ads or direct mailings. As required by CEQA, the NOP will circulate to responsible and trustee agencies for 30 days.

Deliverables

- Draft and Final NOP

Task 8.3 Administrative Draft SEIR

Rincon will prepare an Administrative Draft Supplemental EIR (ADSEIR) in compliance with CEQA requirements using information gathered as part of the planning phases and comments received during the scoping period, as well as information from other recent CEQA documents. The ADSEIR will include the following sections:

Executive Summary. The Executive Summary will present a synopsis of identified environmental impacts, mitigation measures, and residual impacts in tabular format. It will also discuss CEQA requirements such as areas of known controversy and issues to be resolved.

Introduction and Environmental Setting. These sections will lay the groundwork for the substantive analysis to follow. The Introduction will describe the purpose and legal authority of the study, and a discussion of lead, responsible and trustee agencies. The Environmental Setting will provide a general description of existing conditions and geography within the Plan Area.

Project Description. The Project Description will establish the framework upon which the environmental document will be based. As required by CEQA, the Project Description will describe: (1) the project's affected locations and characteristics; (2) lead, responsible, and trustee agencies; (3) required approvals; and (4) project characteristics with potential environmental impacts. Rincon Consultants will prepare a draft Project Description based on information provided by the applicant and City staff and will provide an electronic copy (Microsoft Word and/or PDF format) for review by staff prior to commencing the analysis. The Project Description will include an estimate of development potential based on consultant team and City staff-approved assumptions regarding buildout and will provide a level of detail to enable environmental analysis of specific project components that are known. The EIR project description text and buildout information will be primarily provided by City staff and/or ALTA. As a basis for the environmental analysis to follow, a clear and thorough description of the project is a critical first step in the CEQA process. Textual, tabular, and graphic presentation (with City and/or applicant-prepared maps, plans, renderings, or diagrams) will be included as necessary to facilitate a thorough understanding of the proposed project and its potential implementation.

Environmental Impact Analysis. Each environmental issue addressed in the SEIR will have four main subsections: Setting, Impacts, Programmatic Mitigation Measures, and Level of Significance after Mitigation. The setting will be based on existing data sources and, as appropriate, technical studies prepared in conjunction with the project. Where necessary, impacts will be quantified, and their level of significance established. If existing data does not allow definitive quantification or quantification is not required, reasonable assumptions will be used to qualitatively approximate potential impacts. Cumulative impacts will be discussed within this analysis, but at a lesser level of detail than the project-specific impacts. Mitigation measures may include a range of programmatic or procedural measures as determined appropriate by City staff and the consultant team. All mitigation measures will be presented in wording that can be directly applied to conditions of approval and will include monitoring requirements.

The environmental impact analysis will focus on issues that have been determined to require additional detailed review in the SEIR. Issues assumed to be addressed in detail in the SEIR are likely to include air quality, biological resources, cultural resources, greenhouse gas emissions, hydrology and water quality, noise, transportation, and tribal cultural resources. Issues not studied in depth will be analyzed in an "Effects Found Not to be Significant" section of the SEIR. The analysis will consider general impacts associated with buildout under the project and site-specific impacts associated with known projects and

planned physical improvements. Programmatic analysis frameworks for anticipated key issue areas are described below:

Air Quality. The modified project would result in land use changes that could result in an increase in air pollutant emissions compared to the previously approved project. The air quality analysis will be prepared in accordance with the methodologies and significance thresholds outlined by the Bay Area Air Quality Management District (BAAQMD). The analysis will focus on temporary impacts from emissions generated by construction equipment and vehicles and long-term operational emissions associated with energy use and vehicle trips to and from the Plan Area. Project construction emissions will be addressed qualitatively at the program level. Operational impacts will be based on a comparison of VMT and population growth consistent with BAAQMD's thresholds of significance.

Biological Resources. Rincon will assess the current existing biological conditions on the site and will evaluate potential impacts to biological resources in the context of the impact analysis contained within the Bay Fair TOD Specific Plan EIR (2018, amended in 2020) and 2023 Housing Element Supplemental EIR. The goals of the analysis will include: 1) determine if current conditions are consistent with those described the Specific Plan EIR and Addendum and Supplemental EIR; 2) identify biological resources not addressed in these previous EIRs (if any); and 3) determine if the existing impact analysis and proposed mitigation are sufficient to address the proposed project. If the impacts analysis and mitigation presented in the prior EIRs do not fully address potential impacts to biological resources (e.g., Estudillo Canal), Rincon will expand the impacts analysis and develop additional mitigation measures to reduce potential impacts to biological resources to less than significant levels. The analysis will be based on a standard background review of pertinent literature and biological databases and impacts assessment in the context of the prior EIRs.

Cultural Resources. This analysis will address archaeological, paleontological, and historical resources. Resources listed on the National Register of Historic Places and the California Register of Historical Resources will be identified, local register of historical resources, as will any local landmarks, points of historical interest, or areas of known archaeological resource sensitivity. Further, Rincon will review Alameda County Assessor data and historic maps and aeriels, to characterize the historical development of the Specific Plan Area and to identify areas which may have higher sensitivity for historic-age buildings and structures. The SEIR will generally describe the current setting, research conducted, results and potential impacts, and recommended programmatic mitigation measures. Rincon will also assist with the required Senate Bill (SB) 18 and Assembly Bill (AB) 52 consultations described further under Tribal Cultural Resources. This scope of work does not include a detailed cultural resources analysis (such as a records search, or pedestrian survey) and does not include a detailed historical resources inventory or windshield survey. We assume cultural and historical resources will be assessed at the programmatic level.

Greenhouse Gas Emissions. The greenhouse gas (GHG) analysis will evaluate the project's potential contribution to cumulative impacts related to global climate change. The section will include an overview of the types and sources of GHGs, and the potential environmental effects of GHGs and climate change. An overview of the current regulatory framework regarding GHGs/climate change, including SB 32, SB 97, and SB 375, AB 1279, as well as adopted amendments to the State CEQA Guidelines and Scoping Plan, will also be described. Project operational GHG emissions will be calculated using CalEEMod. The analysis will discuss the GHG reduction features of the proposed plan. A consistency analysis with applicable policies from the City of San Leandro Climate Action Plan will also be conducted.

Hydrology and Water Quality. The hydrology and water quality analysis will evaluate potential impacts relating to hydrological conditions and flooding as well as potential impacts to surface

and groundwater quality, especially as related to Estudillo Canal. The section will rely on locally available information from the East Bay Municipal Utilities District, Alameda County Flood Control District, and other local agencies. Analysis will identify areas at risk from flooding and potential impacts to existing drainage patterns and groundwater supply from development projected under the project.

Noise. The noise analysis will include evaluations of temporary impacts associated with project construction and long-term impacts associated with operation of the project. Rincon will characterize existing ambient conditions based on data contained in the General Plan or other nearby relevant environmental documents. No ambient noise measurements are proposed. Construction noise will be addressed qualitatively like the approach for the approved project. Vibration levels associated with construction activities will be addressed. Rincon will conduct a traffic noise analysis using data from the project traffic engineer and compare potential traffic increases to applicable thresholds. Noise associated with onsite activities (e.g., mechanical equipment) will also be evaluated. It is assumed that the project does not propose new substantial stationary noise sources (e.g., amphitheaters, concerts in the park, etc.). The exposure of nearby sensitive receptors to traffic and other operational noise will be assessed based on applicable thresholds and compared to impacts from the Certified EIR.

Transportation. The EIR analysis will be based on the analysis provided by Fehr & Peers described separately.

Tribal Cultural Resources. This analysis will be based on the results of Native American Tribal Consultation pursuant to AB 52 and SB 18. This scope of work does not include Rincon's assistance with conducting consultation. We assume that the City will notify tribes and manage the consultation process and provide sufficient information to Rincon to draft the SEIR section. The results of the consultation process will be summarized in the Tribal Cultural Resources section of the SEIR.

Utilities and Service Systems. This section will discuss potential impacts to water supply and service

Other CEQA-Required Sections. This section will address other CEQA requirements, including growth inducing impacts and significant, irreversible environmental changes. Growth inducement includes both direct and indirect population and job growth, as well as the removal of potential obstacles to growth. The discussion of irreversible changes will address the project's potential to create significant environmental effects that cannot be reversed.

VMT Screening (F&P). Considering the location and type of development, we expect the development to meet at least one of the City's screening criteria for VMT and screen out of a detailed VMT analysis. We will document the Development Plan's compliance with all the City's VMT screening criteria and established thresholds.

Alternatives. As required by CEQA, the ADSEIR will consider alternatives to the proposed project. These will likely include alternative scenarios that have previously been developed and additional scenarios that are oriented around addressing identified significant impacts of the proposed project. Up to three (3) alternatives, including the "no project" alternative, will be studied. These will be developed in coordination with City staff and the project team. The alternatives analysis will be less detailed than the preferred plan analysis but will identify the magnitude of each impact and associated mitigation requirements.

Rincon will incorporate City input into the ADSEIR and provide City staff with digital versions of the ADSEIR in both Word and PDF formats. Following staff review of the ADSEIR, Rincon will incorporate appropriate revisions and prepare a Screencheck Draft SEIR. The Screencheck Draft will be provided in digital format.

Deliverables

- Administrative Draft SEIR

Task 8.4: Public Review Draft SEIR

Once the City approves the Screencheck Draft SEIR, Rincon will prepare the Public Draft SEIR (DSEIR), the Notice of Completion (NOC) and Notice of Availability (NOA) for public circulation. Rincon will prepare and distribute the required copies of the DSEIR, NOC, and NOA to the State Clearinghouse. Rincon will also file the NOA with the County Clerk. It is assumed that City staff will distribute the NOA to responsible agencies, and interested agencies, organizations, and persons. It is also assumed that the City will be responsible for required newspaper ads and other public noticing of the document's availability, such as radius label mailing or onsite posting. As required by CEQA, the DSEIR will circulate for a period of 45 days.

Deliverables

- Screencheck Draft SEIR
- Public Review Draft SEIR
- Draft and Final Notice of Availability (NOA)
- Draft and Final Notice of Completion (NOC)

Task 8.5: Response to Comments/Final SEIR

The Final SEIR (FSEIR) will be completed after the review period has ended and all comments submitted during that period have been received. The FSEIR will include corrections to the DSEIR (if warranted), comments received, and responses. It will also include a Mitigation Monitoring and Reporting Plan (MMRP). *Rincon assumes that City staff will prepare all CEQA Findings and, if necessary, a Statement of Overriding Considerations, although these tasks may be added to Rincon's scope of work at an additional cost.*

Rincon will prepare a Screencheck FSEIR for City staff review and confirmation followed by the FSEIR after incorporating comments from City staff on the Administrative Draft SEIR. The subtasks involved in the preparation of the FSEIR are summarized below. This scope of work assumes that up to 10 comment letters containing comments on the content of the CEQA document will be received and that these letters can be responded to in a maximum of 40 professional staff hours. These assumptions are based on Rincon's prior experience on the Bay Fair TOD Specific Plan EIR and with CEQA reviews for other similar types of projects. The actual level of effort required to respond will depend on the length, detail, and sophistication of the comments, in addition to the number of letters received. Rincon reserves the right to reevaluate the effort level and request a scope amendment upon close of the public comment period.

Draft Responses to Comments. Rincon will prepare draft response to comments that pertain to the DSEIR, based on a review of the comment letters received and coordination with City staff and legal counsel to discuss the comments received and proposed responses. After receipt of City staff comments on the draft Response to Comments report, Rincon will prepare the final Responses to Comments, which will be incorporated into the FSEIR. Rincon assumes that the Responses to Comments document will serve as the FSEIR.

Final Responses to Comments/SEIR. Subsequent to City staff approval of the draft Responses to Comments, Rincon will produce the FSEIR. Upon City approval of the Administrative FSEIR, Rincon will publish the FSEIR, which will be used in adoption hearings. Rincon will also assist with providing responses to agency commenters at least 10 days prior to the adoption hearing.

Public Hearings. Rincon will attend up to two hearings for the Specific Plan Update adoption to answer questions on the CEQA process or analysis.

Notice of Determination. Rincon will assist in the preparation and filing of the Notice of Determination. Rincon assumes the City will pay the applicable filing fees. Upon Final EIR certification and approval of the project, Rincon will submit the draft Notice of Determination (NOD) to City staff for delivery to the County Clerk and/or State Clearinghouse.

Deliverables

- Draft and Final Responses to Comments/Final SEIR
- Draft and Final Mitigation Monitoring and Reporting Program
- Draft and Final Notice of Determination

Task 8.6: EIR Project Management

Rincon will perform a variety of project management duties to ensure that the EIR meets the City's standards of quality, and that it is delivered on time and within budget. These duties will include team supervision and coordination, oral and written communications with City staff, project accounting, and quality assurance review. These services will also include ongoing support to City staff, such as providing input to staff reports, regular schedule updates, and discussions of technical issues.

Task 8 Deliverables

- Summary notes of meetings with City staff and project team.]

Assumptions and Exclusions:

- This scope of work assumes the following deliverables. All work products and deliverables will be provided electronically. This scope of work does not involve printed copies, but printed copies can be provided for an additional fee.

Task 9: Final Adoption

Task 9.1: Community Workshop #3

ALTA and Mithun will prepare for and attend a community workshop to present the Final Development Plan and Specific Plan Amendments.

Community Workshop 3 – Specific Plan Amendments: Present and receive feedback on changes to the Specific Plan, General Plan, Zoning, or other amendments that are required for integrating the Development Plan into the Specific Plan.

ALTA and Mithun will work with the rest of the ALTA team to develop draft and final materials for the community workshops, which may include presentations, agendas, boards, and feedback activities. ALTA, City staff, and other members of the ALTA team will facilitate the workshops. City staff will be responsible for securing locations and publicizing the workshops. ALTA will prepare summary memos or presentation slides highlighting feedback received at the workshops.

Deliverables:

- Draft/Final Community Workshop Presentations and Boards
- Draft/Final Online Survey
- Draft/Final Summary Memo/Presentation Slides of Workshops and Online Survey

Assumptions and Exclusions:

- City staff will be responsible for securing locations and publicizing the workshops.
- City staff will be responsible for refreshments, daycare, or other meeting needs not specified above.
- City staff will be responsible for live language translation/interpretation needs.

Task 9.2 PC/CC Adoption Hearings

The ALTA Team will prepare for and attend up to 2 adoption hearings.

- Specific Plan and Development Plan Adoption (2)
 - ALTA, Mithun, F&P, RINCON

Deliverables:

- Up to 2 public hearings
- Draft and Final Presentations
- Internal Summary Notes

Assumptions and Exclusions:

- ALTA will not be responsible for writing or reviewing staff reports, resolutions or ordinances.

Task 9.3 MTC Close-out Plan Summary

The ALTA Team will write a Close-out Plan Summary memo and transfer files to the City.

Deliverables:

- Close-out Plan Summary Memo
- Data Transfer

Budget Outline

Task 1: Preliminary Alternatives and Project Kick-off Preliminary Alternatives Presentation Partners Meetings #1	\$ 50,000.00
Task 2: Plan Alternatives and Analysis Draft Plan Alternatives and Report Catalytic Infrastructure Initial Design and Feasibility Analysis Partner Meetings #2 Community Workshop #1 and Online Survey PC/CC Study Sessions #1 Preferred Development Plan Strategy Memo	\$ 300,000.00
Task 3: Development Plan Public Development Plan Partner Meetings #3 Community Workshop #2 PC/CC Study Session #2 Partner Meeting #5 Final Development Plan	\$ 300,000.00
Task 4: Catalytic Infrastructure Design Catalytic Infrastructure Design Partner Meetings #6 Public Realm/Catalytic Infrastructure Cost Estimates	\$ 140,000.00
Task 5: Transportation Planning	\$ 40,000.00
Task 6: Implementation + Funding Plan	\$ 40,000.00
Task 7: Specific Plan Updates and Policy Amendments Specific Plan Amendments	\$ 110,000.00
Task 8: Environmental Review	\$ 195,000.00
Task 9: Final Adoption Community Workshop #3 PC/CC Adoption Hearings #2	\$ 50,000.00
Task 10: Contingency	\$ 100,585.00
	\$ 1,325,585.00
Direct Costs (travel, printing, etc)	\$ 20,000.00
GRAND TOTAL	\$ 1,345,585.00