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SUPPLEMENTAL

Council Agenda: 6/7/05
Item: 4.8(b)



Memorandum

TO: HONORABLE MAYOR
AND CITY COUNCIL

FROM: Stephen M. Haase

SUBJECT: COYOTE VALLEY SPECIFIC
PLAN AND RELATED DOCUMENTS
CONSULTANT AGREEMENTS

DATE: May 27, 2005

Approved

Date

5/31/05

Council District: 2
SNI Area: N/A

REASON FOR SUPPLEMENTAL

This item is associated with the funding agreement between the City and the Coyote Housing Group, LLC, a group of property owners who are voluntarily funding the Coyote Valley Specific Plan (CVSP) effort. It would allow City staff to take over all the technical consultants previously under contract with the Coyote Housing Group, and hire additional consultants to support the ongoing CVSP planning effort.

RECOMMENDATION

It is recommended that the City Council take the following actions:

1. Approve the following 14 agreements with the following consultants, respectively, for the following services or work in connection with the CVSP effort:
 - a. Consultant Agreement with The Dahlin Group -- a land planning and urban design firm to complete the preparation of the Coyote Valley Specific Plan and Design Guidelines for an amount not to exceed \$470,630.
 - b. Consultant Agreement with KenKay Associates -- a land planning and landscape architecture firm to complete the preparation of the Coyote Valley Specific Plan and Design Guidelines for an amount not to exceed \$433,420.



- c. Consultant Agreement with Crawford Multari & Clark Associates -- to prepare a form-based zoning code proposal for the Coyote Valley Specific Plan for an amount not to exceed \$97,860.
- d. Consultant Agreement with Economic and Planning Systems (EPS) -- to prepare economic analyses, including market studies, financial feasibility and fiscal analyses, for the Coyote Valley Specific Plan for an amount not to exceed \$300,000.
- e. Consultant Agreement with Apex Strategies -- to provide outreach and facilitation services during the preparation of the Coyote Valley Specific Plan and its environmental documents and regulatory permits for an amount not to exceed \$268,500.
- f. Consultant Agreement with Wetland Research Associates (WRA) -- to provide services for the evaluation of biological issues related to the Coyote Valley Specific Plan (CVSP) for an amount not to exceed \$139,400.
- g. Consultant Agreement with Schaaf and Wheeler -- to provide services for the evaluation of hydrologic issues related to the Coyote Valley Specific Plan (CVSP) for an amount not to exceed \$140,000.
- h. Consultant Agreement with Hexagon Transportation -- to provide transportation engineering support for the Coyote Valley Specific Plan (CVSP) for an amount not to exceed \$224,415.
- i. Consultant Agreement with HMM Engineers -- to provide civil and infrastructure engineering support for Coyote Valley Specific Plan (CVSP) for an amount not to exceed \$575,600.
- j. Consultant Agreement with Engeo Engineers -- to provide geotechnical and geologic services and support for the Coyote Valley Specific Plan (CVSP) for an amount not to exceed \$37,500.
- k. Consultant Agreement with Basin Research Associates -- to provide archeological and cultural resources services and analyses for the Coyote Valley Specific Plan (CVSP) for an amount not to exceed \$7,000.
- l. Consultant Agreement with Lowney Associates -- to provide services for the evaluation of hazardous materials issues for the Coyote Valley Specific Plan (CVSP) for an amount not to exceed \$18,000.
- m. Consultant Agreement with David J. Powers and Associates, and a team of technical sub-consultants, to perform and evaluate environmental impacts analyses and prepare the Environmental Impact Report pursuant to the California Environmental Quality Act of 1970, as amended, and other required technical documents, all for the Coyote Valley Specific Plan (CVSP) for an amount not to exceed \$1,828,570.

- n. Consultant Agreement with Morrison and Foerster to provide legal support for the regulatory permits and related permitting processes with federal and state resource agencies required for the Coyote Valley Specific Plan (CVSP) for an amount not to exceed \$180,000.
2. Adoption of a resolution authorizing the Director of Planning, Building and Code Enforcement to execute minor amendments to each of the consultant agreements within the following limitations:
 - a. Minor schedule and/or task changes that are consistent with the City Council's Vision and Expected Outcomes for the Coyote Valley Specific Plan;
 - b. Possible adjustments in the maximum cost to be paid for each task described within the respective contract only so long as the total maximum amount of compensation amount to be paid to the consultant does not exceed the maximum approved total contract amount for the consultant; and
 - c. Possible adjustments in the maximum compensation to be paid to a particular consultant, only up to \$50,000 and only if the obligation to provide timely funding to the City for such adjustment is first identified and established pursuant to the provisions of the funding agreement or another source of funds; and
 - d. Extension(s) of the term of each consultant's agreement for up to 12 months to ensure the successful completion of this planning effort.

BACKGROUND

In August 2002, the Mayor and City Council initiated the preparation of a specific plan for Coyote Valley. The Coyote Valley Specific Plan (CVSP) area consists of 7,000 acres of mostly undeveloped land in the southern reaches of the City of San Jose. The CVSP area is generally bounded by Tulare Hill to the north, Highway 101/foothills to the east, the City of Morgan Hill to the south, and the hills to the west. It is divided into three sub-areas, each with a different existing land use designation per the San Jose 2020 General Plan: the North Coyote Valley Campus Industrial area, the mid-Coyote Urban Reserve, and the Coyote Greenbelt to the south.

At the time of initiation, the City Council adopted 16 vision and outcomes statements for Coyote Valley consistent with the San Jose 2020 General Plan (see Attachment 1). Major features of the vision include urban development in North and mid-Coyote of at least 50,000 jobs and 25,000 housing units on approximately 3,500 acres, of which twenty percent of the housing would be affordable. The urban community should be highly livable, pedestrian and transit friendly with a variety of housing types, schools, parklands, trails, bicycle paths, transit, commercial centers, job centers, and other community services. The southern Coyote Greenbelt is included in the planning effort so as to facilitate its long-term preservation.

The Coyote Valley Specific Plan will identify the location and intensity of land uses, plan for infrastructure and community service needs, formulate financing and implementation programs, and determine the phasing of the plan elements, as necessary. Coyote Valley Zoning Districts and Design Guidelines will also be prepared to give clear direction for future development. As with any major planning effort, an Environmental Impact Report is also required.

Based on the City Council's adopted Budget Strategy adopted in February 2003 with respect to the funding of long-range land use planning, the Planning staff and the City Attorney's Office negotiated a funding agreement for the preparation of the CVSP with a group of self-selected Coyote Valley property owners (the Coyote Housing Group, LLC) who volunteered to finance the project. This funding agreement was approved by the City Council on June 24, 2003.

ANALYSIS

Due to the complexity of the Coyote Valley Specific Plan (CVSP), the extensive outreach required, and the statutory requirements of the environmental review process, it has been necessary to extend the anticipated completion of the planning effort from December 2005 to March 2006, to take over contracts with 10 technical consultants, and to hire new consultants to accomplish the planning effort.

This three-month extension and new contracts have resulted in a new overall cost of \$12.8 million to complete the project, an increase of approximately \$1.97 million. The funding agreement to cover the overall cost is the subject of a separate memorandum before the City Council. The funding agreement establishes a payment schedule (see attachment 2) for the reimbursement of the staff and consultant costs for the duration of the project.

To date, CHG has made a total of \$4,858,931 in payments for staff and consultant costs, with a remaining balance of \$6,388,427 to complete the project. Of the payments, \$2.84 million was made to the City for staff and land planning/urban design consultant costs, whilst the remaining amount was paid by CHG directly to those technical consultants identified above (see Attachment 3). The remaining amount of \$6,388,427 would be paid in installments per the attached payment schedule with the first payment due on June 30, 2005.

Three of the proposed 14 consultants are already operating under one existing agreement with the City for the CVSP effort. This agreement is the City/Dahlin Group contract approved by Council on April 13, 2004 (with sub-consultants KenKay Associates and Crawford Multari and Associates) for land planning and urban design. However, it should be noted that Dahlin Group was selected after an extensive Request for Proposals (RFP) process. The rest of the consultants (see Attachment 4) had been directly contracted with the Coyote Housing Group (CHG) many months ago to conduct the preliminary background assessment/existing conditions analysis, and then were subsequently retained to provide technical assistance to the land planning/urban design team. CHG had been directly compensating these consultants for some preliminary investigatory work in the Coyote Valley Area. However, all consultants were made aware that their scopes of services, schedule of performance and work products would have to be controlled and managed by the Director of Planning, Building and Code Enforcement and performed to the satisfaction of

the City if that work could be eligible for contribution to the longer term CVSP effort. Under the Funding Agreement with CHG, the Director would determine if a consultant's work qualifies as a product that could be contributed to the CVSP effort.

The current Dahlin Group land planning and urban design contract was awarded for the preparation of the Coyote Valley Specific Plan, Design Guidelines and Zoning Districts for an amount not to exceed \$2,000,000. The new consultant contracts for which Council approval is being sought per this memorandum would supplement the Dahlin contract, which currently has only \$140,000 remaining.

As the CVSP project continues to solidify, progress, and now begins to enter critical decision making stages of the process, which includes the refinement of the Composite Infrastructure Plan, the Land Use Plan Concept, and the preparation and completion of the Environmental Impact Report, there is a greater need for close coordination amongst staff and consultants. For this and reasons of efficient project management, City staff and CHG believe that the City should expressly take over the responsibility of managing all consultants involved in the CVSP process, not just the land planning and urban design consultant as is currently the case. Consequently, City staff and CHG have agreed that CHG will terminate all contractual arrangements with all of the CVSP consultants in connection with the CVSP effort.

Having been involved with the CVSP for over two years of the preliminary planning phases, the proposed consultants have built up an extensive body of knowledge and experience relevant to the project, and in fact are all in the middle of analyzing various aspects of the project. Therefore, staff has determined that it is not practicable to solicit proposals from other consultants. We are therefore recommending entering into agreements with these consultants.

The new appropriation of \$5,637,968 that is being requested with the funding agreement (under separate cover) would ensure the availability of funds to complete the planning effort. Included in this amount are \$0.9 million for additional staff costs and approximately \$1.8 million for land planning, economic analyses, and outreach, \$1.8 million for the EIR, and \$1.14 for technical consultants. The difference between the amount of the new appropriation and the amount of \$6,388,427 remaining on the payment schedule occurs because the City has already appropriated the total cost of the main land planning contract with the Dahlin Group and all of the staff costs for FY 2004-2005.

It is important to note that there is limited contingency included in the consultant contracts. This could have consequences for the schedule of the land planning effort, as well as the Environmental Impact Report, which will become the critical path for the overall project consideration by the City should additional work for the consultants become necessary to address issues identified in the process. In the event that additional services and costs are required to complete the project, additional amendments to the consultant agreements will be required. This may require successful negotiations with CHG as well as City approval, prior to the completion of the additional work.

The Coyote Valley Specific Plan Task Force and staff will continue to keep the City Council apprised of the progress of the CVSP and its related documents at key milestones in the process. So far, three progress reports have been made to Council on the Composite Infrastructure Plan, Land Use Plan Concept, and the approach to Environmental Impact Report alternatives.

OUTREACH

The Coyote Valley Specific Plan effort involves extensive community outreach, as well as discussions with many other governmental agencies. To date, the Task Force has met more than 30 times. There have been several well-attended community workshops, including an interactive design studio. A Technical Advisory Committee consisting of staff from public and non-governmental agencies meets monthly, as do various technical sub-committees and staff from City Departments.

OUTCOMES

The consideration of this item gives the Council an opportunity to take action on the proposed agreements with the various consultants to provide additional support for the Coyote Valley Specific Plan effort.

COST IMPLICATIONS

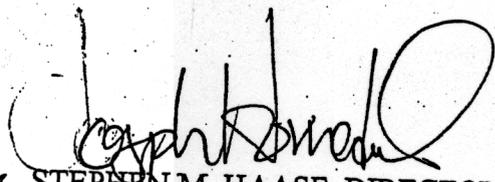
Pursuant to City Council direction in 2003 that new long range planning activities need to be funded from external sources, the Coyote Valley Specific Plan effort is entirely funded by a group of property owners represented by the Coyote Housing Group, LLC, and has no impacts on the City's General Fund.

COORDINATION

The preparation of this memorandum has been coordinated with the City Attorney's Office. The Specific Plan effort involves almost all City Departments and many outside local, state, and federal agencies, including but not limited to the Santa Clara Valley Water District, Valley Transportation Agency, and the United States Army Corps of Engineers.

CEQA

Exemption, PP03-06-211.


STEPHEN M. HAASE, DIRECTOR
Planning, Building and Code Enforcement

Attachments:

- Attachment 1: Council's Vision and Expected Outcomes statement
- Attachment 2: Payment Schedule
- Attachment 3: Plan Preparation Cost
- Attachment 4: Phase I Consultants

**ATTACHMENT 1
COUNCIL'S VISION AND EXPECTED OUTCOMES**

1. The plan will include Central and North Coyote for land planning and will include South Coyote in the infrastructure financing mechanism only. South Coyote (Greenbelt) is included only to determine financing and other mechanisms to secure this as a permanent Greenbelt.
2. The line (Greenline) between Central and South shall not be moved.
3. The line between North and Central could be erased to allow for mixed-use throughout as long as 25,000 housing units in Central and 50,000 jobs in North remain as a base. Then, jobs can be added in Central Coyote and housing in North Coyote to achieve mixed-use or develop a property owner agreement to "trade" jobs and housing counts to achieve mixed-use goal.
4. The overall development character of North and Central Coyote Valley should be very urban, pedestrian and transit-oriented community with a mixture of housing densities, supportive businesses and services and campus industrial uses.
5. The Specific Plan should plan for the extension of light rail and heavy rail into Central Coyote and use these facilities to orient development.
6. We shall maximize efficient land usage; i.e., the 25,000 units and 50,000 jobs are both minimums. In North and Central Coyote combined, the total development potential is at least 50,000 jobs and at least 25,000 housing units. Through the Specific Plan process we shall determine the distribution of that potential across north and south, including mixed-use concepts.
7. It will be important to distinguish that the 50,000 jobs referenced are primarily industrial/office jobs, not the additional retail support or public/quasi-public jobs (e.g., City workers) that must also be accommodated in the Plan area for a vibrant, mixed-used, urban community.
8. Identify locations for public facilities (libraries, parks, schools, etc.) in the land use plan as well as include these facilities in the financing plan.
9. North and Mid-Coyote should contain a rich system of parks, trails, and recreation areas.
10. The identification of financing measures for the needed capital improvements to support the planned levels of development.
11. The plan must be financially feasible for private development.

12. The plan must develop trigger mechanisms to ensure that increments of housing may not move forward until the appropriate number of jobs are constructed in a parallel timeline to maintain a jobs/housing balance in Coyote Valley.
13. The Task Force should review the potential to utilize "sub-regions" of the valley that will incorporate jobs and housing that can move forward when the subregion has ability to finance the appropriate infrastructure. Residential projects will be issued building permits in parallel with the development of jobs when either the projects are purely mixed-use in their construction or the jobs and housing are constructed simultaneously.
14. The plan should seek mechanisms to facilitate the permanent acquisition of fee title or conservation easements in South Coyote.
15. The plan should allow for the current General Plan budget triggers to be changed to triggers based upon the Valley or its sub-regions jobs and housing revenues covering the General Fund cost of services.
16. *The plan shall include a requirement that will mandate 20 percent of all units be "deed-restricted, below-market-rate units."*

HONORABLE MAYOR AND CITY COUNCIL

Subject: Coyote Valley Specific Plan Consultant Agreements

May 27, 2005

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ATTACHMENT 2
PAYMENT SCHEDULE

DUE DATE	STAFF	CONSULTANTS						REGULATORY PERMITS*	TOTAL
		PLANNING	EIR	TECHNICAL*	KENKAY (supplement)*	ECONOMICS*	OUTREACH*		
9/02-12/03	378,977	0	N/A	↓	N/A	N/A	N/A	↓	378,977
1/04-2/04	4,500	0	N/A	404,120	N/A	N/A	N/A	13,677	422,297
3/17/2004	200,000	166,667	N/A	↓	N/A	↓	↓	↓	366,667
4/30/2004	200,000	166,667	N/A	↓	N/A	↓	↓	↓	366,667
6/30/2004	199,197	366,667	N/A	↓	N/A	↓	↓	↓	565,864
8/31/2004	229,935	155,000	N/A	↓	N/A	↓	↓	↓	384,935
10/30/2004	229,935	155,000	N/A	↓	N/A	↓	↓	↓	384,935
12/31/2004	229,935	155,000	N/A	920,692	103,033	326,480	137,074	116,376	1,988,590
2/28/2005	229,935	155,000	N/A	462,515	61,469	178,237	72,186	45,000	1,204,342
4/30/2005	229,935	155,000	N/A	N/A	N/A	N/A	N/A	N/A	384,935
6/30/2005	211,477	403,278	365,714	228,263	N/A	60,000	53,400	36,000	1,358,132
8/31/2005	212,281	371,611	365,714	228,263	N/A	60,000	53,400	36,000	1,327,269
10/30/2005	212,281	371,611	365,714	228,263	N/A	60,000	53,400	36,000	1,327,269
12/31/2005	212,281	371,611	365,714	228,263	N/A	60,000	53,400	36,000	1,327,269
2/28/2006	56,832	248,278	365,714	228,263	N/A	60,000	53,400	36,000	1,048,487
	3,037,501	3,241,390	1,828,570	2,928,642	164,502	804,717	476,260	355,053	12,836,635

**ATTACHMENT 3
 PLAN PREPARATION COSTS:**

B-1. ESTIMATED STAFF AND RELATED NON-PERSONAL COSTS FOR CVSP, AND RELATED ENVIRONMENTAL DOCUMENTS AND REGULATORY PERMITS

STAFF & NON-PERSONAL	FY02/03	FY03/04	FY03/04	FY04/05	FY05/06	FY05/06	TOTAL
	9/02-6/03 (Actual)	7/03-12/03 (Actual)	1/04-6/04 (Actual)	7/04-6/05	7/05-12/05	1/06-3/06	
CVSP SALARIES AND OVERHEAD							
Planning Staff							
1.0 FTE Principal Planner	\$29,368	\$74,479	\$74,479	\$151,937	\$77,488	\$38,744	\$446,495
1.0 FTE Senior Planner	\$0	\$21,839	\$65,518	\$133,555	\$68,063	\$34,032	\$323,007
1.0 FTE Planner I/II	\$3,307	\$0	\$0	\$110,506	\$56,308	\$28,154	\$198,275
0.5 FTE GIS Specialist	\$3,329	\$24,947	\$24,947	\$50,851	\$25,914	\$12,957	\$142,945
0.5 FTE Office Specialist	\$0	\$0	\$16,342	\$32,807	\$16,721	\$8,361	\$74,231
City Attorney's Office							
Legal Services (0.125 FTE Attorney)	\$0	\$0	\$12,049	\$25,304	\$13,284	\$6,642	\$57,279
Other Staff Costs	\$0	\$4,000	\$5,000	\$15,000	\$10,000	\$5,000	\$39,000
DPW & DOT Staff							
1.0 FTE Associate Civil Engineer	\$0	\$0	\$67,518	\$135,035	\$70,893	\$35,447	\$308,893
1.0 FTE Civil Engineer I/II	\$0	\$0	\$0	\$0	\$0	\$0	\$0
0.5 FTE Principal Engineering Tech	\$0	\$0	\$27,263	\$57,253	\$30,058	\$15,029	\$129,603
0.5 FTE Senior Civil Engineer	\$0	\$33,092	\$34,747	\$72,969	\$38,308	\$19,154	\$198,270
SUB TOTAL	\$36,004	\$158,357	\$327,863	\$785,217	\$407,037	\$203,519	\$1,917,997
EIR AND REGULATORY PERMITS SALARIES AND OVERHEAD							
1.0 FTE Principal Planner	\$11,747	\$74,479	\$74,479	\$151,937	\$77,488	\$38,744	\$428,874
1.0 FTE Senior Planner	\$0	\$0	\$0	\$0	\$0	\$0	\$0
1.0 FTE Planner I/II	\$0	\$0	\$0	\$110,506	\$56,308	\$28,154	\$194,968
0.5 FTE GIS Specialist	\$0	\$24,947	\$24,947	\$50,851	\$25,914	\$12,957	\$139,616
0.5 FTE Office Specialist	\$0	\$0	\$16,342	\$32,807	\$16,721	\$8,361	\$74,231
Legal Services (0.125 FTE Attorney)	\$0	\$0	\$12,049	\$25,303.50	\$13,284	\$6,642	\$57,279
SUB TOTAL	\$11,747	\$99,426	\$127,817	\$371,405	\$189,715	\$94,858	\$894,967
CVSP NON-PERSONAL COSTS							
Supplies/Printing/Copying/Maps	\$4,000	\$750	\$16,750	\$50,000	\$11,700	\$5,850	\$89,050
Outreach/Meeting Logistics	\$0	\$0	\$14,750	\$21,938	\$11,500	\$5,750	\$53,938
Equipment	\$0	\$5,300	\$17,000	\$0	\$0	\$0	\$22,300
SUB TOTAL	\$4,000	\$6,050	\$48,500	\$71,938	\$23,200	\$11,600	\$165,288

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STAFF & NON-PERSONAL	FY02/03	FY03/04	FY03/04	FY04/05	FY05/06	FY05/06	TOTAL
	9/02-6/03	7/03-12/03	1/04-6/04	7/04-6/05	7/05-12/05	1/06-3/06	
	(Actual)	(Actual)	(Actual)				
EIR AND REGULATORY PERMITS							
Supplies/Printing/Copying/Maps	\$0	\$750	\$5,000	\$7,500	\$1,200	\$600	\$15,050
Outreach/Meeting Logistics	\$0	\$0	\$7,500	\$10,000	\$3,000	\$1,500	\$22,000
Equipment	\$0	\$5,200	\$17,000	\$0	\$0	\$0	\$22,200
SUB TOTAL	\$0	\$5,950	\$29,500	\$17,500	\$4,200	\$2,100	\$59,250
GRAND TOTAL (CVSP & EIR AND REG. PERMITS)	\$51,751	\$269,783	\$533,680	\$1,246,060	\$624,152	\$312,076	\$3,037,502

B-2. ESTIMATED CONSULTANT COSTS FOR CVSP, AND RELATED ENVIRONMENTAL DOCUMENTS AND REGULATORY PERMITS, SUBJECT TO CHANGE AND REFINEMENT

CONSULTANTS	FY2003/04	FY2004/05	FY2004/05	FY2004/05	FY2005/06	TOTAL
	7/03-12/03	1/04-12/04	1/05-3/05	4/05-6/05	7/05-3/06	
	(Actual)	(Actual)	(Actual)	(Estimate)	(Estimate)	
1. TECHNICAL CONSULTANTS						
a. Biologist	\$74,588	\$205,968	\$71,658	\$34,850	\$104,550	\$491,614
b. Hydrologist	\$39,215	\$88,123	\$15,346	\$35,000	\$105,000	\$282,684
c. Traffic Engineer	\$26,073	\$56,952	\$0	\$56,104	\$168,311	\$307,440
d. Civil/Infrastructure Engineer	\$139,740	\$429,475	\$351,879	\$143,750	\$431,250	\$1,496,094
e. Geology and Soils	\$13,819	\$26,071	\$7,984	\$9,375	\$28,125	\$85,374
f. Cultural Resources	\$33,494	\$18,670	\$0	\$1,750	\$5,250	\$59,164
g. Hazardous Materials	\$29,653	\$1,750	\$0	\$4,500	\$13,500	\$49,403
h. Land Use and Product Coordination	\$47,538	\$93,683	\$15,648	\$0	\$0	\$156,869
SUBTOTAL	\$404,120	\$920,692	\$462,515	\$285,329	\$855,986	\$2,928,642
2. LAND PLANNING, ECONOMIC, OUTREACH AND EIR CONSULTANTS						
Planning, Economic, and Outreach						
a. Economist/ Fiscal/ Infrastructure Finance	\$0	\$326,480	\$178,237	\$75,000	\$225,000	\$804,717
b. Facilitator, Design & Printing	\$0	\$137,074	\$72,186	\$66,750	\$200,250	\$476,260
c. Printing Collateral	N/a	n/a	n/a	\$10,000	\$30,000	\$40,000
d. Land Planning (City/Dahlin Group Contract)	\$0	\$1,663,752	\$176,728	\$157,563	\$472,688	\$2,470,730
e. Land Planning (Supplemental City Contract)	\$0	\$0	\$0	\$108,200	\$324,600	\$432,800
f. Land Planning (CHG direct Contract)	N/a	\$103,033	\$61,469	\$0	\$0	\$164,502
g. Form-base Zoning	N/a	n/a	n/a	\$24,465	\$73,395	\$97,860

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CONSULTANTS	FY2003/04	FY2004/05	FY2004/05	FY2004/05	FY2005/06	TOTAL
	7/03-12/03	1/04-12/04	1/05-3/05	4/05-6/05	7/05-3/06	
	(Actual)	(Actual)	(Actual)	(Estimate)	(Estimate)	
h. Videos and Professional Rendering	n/a	n/a	n/a	\$12,500	\$37,500	\$50,000
i. Schools Expert	n/a	n/a	n/a	\$18,750	\$56,250	\$75,000
j. Outside Experts	n/a	n/a	n/a	\$18,750	\$56,250	\$75,000
Sub Total	\$0	\$2,230,339	\$488,620	\$491,978	\$1,475,933	\$4,686,869
EIR						
a. EIR Consultant	\$0	\$0	\$0	\$121,750	\$365,250	\$487,000
b. Cultural Resources	\$0	\$0	\$0	\$34,530	\$103,590	\$138,120
c. Air Quality	\$0	\$0	\$0	\$6,750	\$20,250	\$27,000
d. Geology	\$0	\$0	\$0	\$31,250	\$93,750	\$125,000
e. Transportation	\$0	\$0	\$0	\$75,000	\$225,000	\$300,000
f. Noise	\$0	\$0	\$0	\$12,200	\$36,600	\$48,800
g. Hazmat	\$0	\$0	\$0	\$24,288	\$72,863	\$97,150
h. Hydrology	\$0	\$0	\$0	\$25,000	\$75,000	\$100,000
i. Biology	\$0	\$0	\$0	\$38,250	\$114,750	\$153,000
j. Arborist	\$0	\$0	\$0	\$13,125	\$39,375	\$52,500
k. Engineering Support	\$0	\$0	\$0	\$75,000	\$225,000	\$300,000
EIR Sub Total	\$0	\$0	\$0	\$457,143	\$1,371,428	\$1,828,570
SUBTOTAL	\$0	\$2,230,339	\$488,620	\$949,120	\$2,847,360	\$6,515,439
3. REGULATORY PERMITS						
NEPA AND HCP/NGCP						
Regulatory Permit Process						
a. Morrison & Foerster (Legal)	\$13,677	\$116,376	\$45,000	\$45,000	\$135,000	\$355,053
b. Application and Permit Fees	\$0	\$0	\$0	\$0	\$0	\$0
i. Army Corps of Engineers						
ii. US Fish & Wildlife Service						
iii. CA Fish & Game						
iv. Reg. Water Qual Con Board						
c. NEPA	\$0	\$0	\$0	\$0	\$0	\$0
i. EIS Consultant						
ii. Biology						
iii. Cultural Resources						
iv. Hydrology						
SUBTOTAL	\$13,677	\$116,376	\$45,000	\$45,000	\$135,000	\$355,053
GRAND TOTAL	\$417,797	\$3,267,407	\$996,135	\$1,279,449	\$3,838,347	\$9,799,134

ATTACHMENT 4

**CHG CONTRACTS (7/03 - 3/05)
 PHASE I TECHNICAL CONSULTANTS**

CONSULTANT	SPECIALTY
Wetland Research Associates	Biologist
Schaaf and Wheeler	Hydrologist
Hexagon Transportation Inc.	Traffic Engineer
HMH Engineers	Civil/Infrastructure Engineer
Engeo	Geology and Soils
Basin Research Associates	Cultural Resources
Lowney Associates	Hazardous Materials
David J. Powers and Associates	Land Use and Product Coordination

**CHG CONTRACTS (4/04 - 3/05)
 OTHER CONSULTANTS**

CONSULTANT	SPECIALTY
Economic and Planning Systems	Economist/Fiscal/Infrastructure Finance
Apex Strategies	Facilitator, Design & Printing Collateral

**CITY CONTRACTS (1/04 - 12/05)
 LAND PLANNING CONSULTANTS**

CONSULTANT	SPECIALTY
Dahlin Group	Land Planning and Urban Design
Sub Consultants	
KenKay Associates	Urban Design and Landscape Architecture
Crawford Multari & Clark Associates	Form-Based Zoning
James K. M. Cheng Architects	Hi-Rise Residential
Development Design Group	Destination Retail