EXHIBIT: A

Scope of Work and Budget Revised Sections Only

Costa Mesa General Plan
June 2, 2014

Scope of Work

Task 2 - Community Engagement Events

Task 2.3 - Additional Great Reach Events

MIG will assist the City with two Great Reach community workshops that will focus on the Open Space and Recreation, Conservation, Safety, and Noise Elements. The events will be similar to the public forums conducted during the first phase of the program, with a public presentation and opportunities for the public to comment on proposals. As an option, one event may be structured as an open house. Laura Stetson will be the MIG primary meeting facilitator, and two additional MIG staff will attend as well. City staff will be responsible for arranging for the venue, advertising/providing notice of the events, participating in the events, and providing refreshments. Following each event, MIG will prepare a summary.

As the workshop material needs are unknown at this time, an allowance has been provided for the Great Reach community workshops.

Meetings

- Facilitate and attend two Great Reach Community Workshops

Deliverables

- Graphic Materials (allowance) - Electronic files
- Summaries of each event (electronic files)

Task 3 - General Plan Elements

Task 3.7 - Open Space and Recreation Element

MIG will revise the Open Space and Recreation Element to address evolving open space and recreation needs. The Element will provide a policy foundation for the updated Parks Master Plan that the City anticipates initiating in late 2014. New open space and parks/recreation analysis and policies will be included to address the demand for additional public services at a general plan policy level. New policies will be added to address the need for infill parks, innovative and flexible public spaces, and maximizing efficiency of existing parks. It will also address space limitations and funding challenges for establishing new open space lands.

Task 3.8 -Conservation Element

MIG will update the Conservation Element to include a discussion and policies to address SB 375, the State's climate action goal to reduce greenhouse gas (GHG) emissions, and conservation area to address flood mitigation per AB 162 (parallel to the Safety Element). The Conservation Element will include a framework for sustainability and green building discussion, goals and policies, and implementation.

Task 3.9 - Safety Element

MIG will revise the Safety Element to reflect two laws: SB 1241 (Fire Hazard Impacts) and AB 162 (Flooding). SB 1241 addresses the risk of fire in State Responsibility Areas and very high fire hazard severity zones. MIG will incorporate recommendations from the Fire Hazard Planning, General Plan Technical Advice Series from Governor's Office of Planning and Research as recommended by SB 1241.

Task 3.10 - Noise Element

MIG will revise the Noise Element to ensure consistency with the Land Use and Circulation Plans, which could affect noise conditions, particularly along arterial roadways where land use changes may occur. New community noise equivalent levels (CNEL) contour maps will reflect the revised Land Use and Circulation Plans.

Task 3.11 - Minor Revisions to Other Elements

MIG will make minor text and layout revisions to the remaining General Plan Elements (Growth Management, Community Design, Historical and Cultural Element, and Glossary) so that they are graphically consistent with the updated elements. Graphic maps currently in the Historic Resources and Urban Design Element will be updated with the new base map. This subtask will not include any GIS mapping revisions.

Deliverables

- Administrative and Preliminary Draft Open Space and Recreation, Conservation, Safety, Noise Elements, and Other Elements (Two rounds of City staff review) - One electronic file
- Public Review Draft Open Space and Recreation, Conservation, Safety, Noise Elements, and Other Elements (One round of City staff review) - One electronic file
- Final Open Space and Recreation, Conservation Element, Safety, Noise Elements, and Other Elements - One electronic file

Task 7 - CEQA Compliance

Task 7.3.4 - Traffic Model Amendment

Stantec will evaluate two future year alternatives, model runs, and preparation of a forecast data package. MIG will provide Stantec with the current General Plan land uses and Preferred Alternative land uses, which will then be modeled using the updated CMTM 2035 constrained network. Only committed intersection improvements will be used in the analysis.

Post-processed average daily traffic (ADT) link volumes will be provided for the entire study area and intersection capacity utilization (ICU) values will be reported for the study area intersections for each scenario.

A preliminary data package summarizing the high-level land use assumptions and traffic impacts will be prepared for City staff to review and incorporate any desired changes. This includes review by the Principal/Technical Advisor overseeing the project. A formal information package will be prepared that incorporates comments received from the project team and will then be used in the traffic study.

Task 7.12 - EIR

The EIR will incorporate into the project description and analysis the revised Safety, Noise, and Open Space and Recreation Elements. The data and analysis of these elements will assist in

preparing a more comprehensive and thorough EIR that addresses all impacts, including noise impacts, greenhouse gas generation, community services, and parks and recreation. The Climate Change and Greenhouse Gas section of the EIR will reflect implementation measures in the Conservation Element that could be utilized to mitigate potential impacts. The EIR will also address proposed changes to the Zoning Code to achieve consistency with the General Plan.

Deliverables

- Screencheck EIR - One electronic file
- Proofcheck EIR - One electronic file
- See Task 7.8 and 7.11 for Draft and Final EIR deliverables in the original Scope of Work

Task 10 - Focused Zoning Update

MIG will undertake focused revisions to the Zoning Code to achieve consistency with the updated General Plan. The focused Zoning Code update will primarily address land use changes, including preparation of new zone districts that implement any new land use designations. The update may also include new zone districts that codify and/or modify some of the Urban Plans. The update will also include a revised Zoning Map that is consistent with the proposed Land Use Plan.

MIG will update the North Costa Mesa Specific Plan, combine and revise the Westside Urban Plans into one document, and update the SoBECA Urban Plan based on the changes to the Land Use Element. MIG will also include additional graphics (up to six) and photographs as needed to illustrate the various land use concepts proposed in the Land Use Element. City staff will be responsible for providing MIG with Word files of the Zoning Code, North Costa Mesa Specific Plan, and the Urban Plans.

Deliverables

- Administrative and Preliminary Draft Zoning Code, North Costa Mesa Specific Plan, and Urban Plans (Two rounds of City staff review) - One electronic file
- Public Review Draft Zoning Code, North Costa Mesa Specific Plan, and Urban Plans (One round of City staff review) - One electronic file
- Final Zoning Code, North Costa Mesa Specific Plan, and Urban Plans (One round of City staff review) - One electronic file

Task 11 - Fiscal Impact Analysis and Model (Optional)

Task 11.1 - General Plan Fiscal Impact Analysis (Optional)

The Natelson Dale Group will prepare a Fiscal Impact Analysis that includes the following:

- Compile available data on existing Citywide land use mix and compare with anticipated changes in development in focus areas.
- Conduct a limited market research to develop factors/assumptions for the FIA (e.g., anticipated development timing/absorption rates, projected property values by land use, etc.).
- Review existing City budget documents to develop unitized (i.e., per capita, per employee, etc.) cost and revenue factors for the FIA.
- Conduct supplemental meetings with key City departments to verify and refine the cost factors derived from the budget analysis.

- Prepare a fiscal impact analysis spreadsheet based on the above steps.
- Prepare draft and final a fiscal impact analysis report

The budget assumes evaluation of one Land Use Plan and that no significant changes to the future land use assumptions would occur during the course of the analysis. We have further assumed that the fiscal impact analysis would focus strictly on annually recurring operations and maintenance costs (and would not address costs related to new infrastructure and capital facilities).

Deliverables
- General Plan Fiscal Impact Analysis - One electronic file

Task 11.2 - Fiscal Impact Analysis Model (Optional)

The Natelson Dale Group will prepare a Fiscal Impact Analysis Model. This model would be an expanded/enhanced version of the fiscal impact analysis spreadsheet described in Task 11.1, and would provide a tool that the City could use to test the fiscal implications of future General Plan amendments. It could also be set up to allow the City to evaluate the fiscal impacts of individual development projects. If the City is interested in this model, we would probably need to discuss the specific functions they would like to include in order to prepare a specific work scope and budget.

Deliverables
- Fiscal Impact Analysis Model - One electronic file

Budget

New Tasks	Costs
Task 3 - General Plan Elements	$46,000
Task 7 - CEQA Compliance (Additional Elements)	$15,000
Task 10 - Focused Zoning Code Update	$40,000
Task 2 - Community Engagement Events and Materials	$15,000
Task 7.3.4 - Traffic Model Amendment	$18,800
Total	**$134,800**

Optional Fiscal Anlaysis	Budget Range
Task 11.1 - Fiscal Impact Analysis	$30,000 to $35,000
Task 11.2 - Fiscal Impact Study	$10,000 to $15,000

Total	$40,000 to $50,000