

September 23, 2020

The Honorable Pauline Cutter, Chair

Alameda County Transportation Commission

1111 Broadway, Suite 800 Oakland, CA 94607

Dear Chair Cutter:

Subject: Support for ACTC Approval of Tri-Valley-San Joaquin Valley Regional Rail Authority Request for a 2014 Measure BB Transportation Expenditure Plan Amendment by Sunset Development

Sunset Development strongly supports approval of the Tri-Valley-San Joaquin Valley Regional Rail Authority (Authority) request to amend the 2014 Measure BB Transportation Expenditure Plan (TEP). The TEP amendment will acknowledge the Authority as a new agency in Alameda County that can be an eligible recipient of Measure BB funds and update the TEP by adding Valley Link for the \$400 million Measure BB funding identified for the BART to Livermore project. Sunset Development, owner of Bishop Ranch & City Center San Ramon is a major regional employment cluster and emerging residential area proximal to the jurisdiction of the Alameda County Transportation Commission (ACTC). We support a work force of nearly 30,000 employees and have approved plans for a residential infill transit-oriented development of 4,500 units as well as a new hotel.

The nearby Tri-Valley region is a thriving Bay Area job center, an estimated 93,400 Bay Area workers are now living in Northern San Joaquin County, commuting daily through the Altamont in their cars. This includes those delivering essential services to the Bay Area - firefighters, police, nurses and teachers, many of whom have been priced out of the communities they serve by rising housing costs. Pre-pandemic, these commuters faced an average 78-minute commute each way and already there is evidence that this congestion is rapidly returning.

Valley Link will provide an estimated 33,000 daily rides on the 42-mile, 7-station system in 2040. This will result in the reduction of over 99.4 million Vehicle Miles Traveled (VMT) and the reduction of an estimated 32,220 to 42,650 metric tons of greenhouse gas emissions per year. In addition, through the Board-adopted TOD Policy, Valley Link will support the advancement of transit-oriented development adjacent to its stations, which will further reduce VMT and greenhouse emissions within the station environs. This Transit Oriented Development policy mirrors the MTC policy with a corridor average threshold requirement of 2,200 homes within a ½ mile of stations, ensuring that the transportation infrastructure is a catalyst for smart growth that protects open space. The proposed Isabel Neighborhood Plan is an example of how this may happen throughout the system.

Valley Link intermodal stations at BART in the Tri Valley will provide seamless intermodal transfers to our regional express bus system serving Bishop Ranch employees, visitors and residents in San Ramon. These transfers are essential to provide regional transit connectivity to

our express bus system that makes our residential developments viable TOD's. Valley Link will link Northern California Megaregion's workforce to affordable housing, support our commitment to building compact transit-oriented development and will have a significant impact on the reduction of greenhouse gas emissions. It will also provide an estimated 22,000 jobs during construction and when operational support 400 jobs per year with labor income of over \$19 million per year and \$69 million in business sales annually. In short, it is vital to our environment and the quality of life in our communities – and now even more vital to our economy given the recovery needs we are now facing.

We urge approval of the Authority's Request for a 2014 Measure BB Transportation Expenditure Plan Amendment. This action will ensure that this vital project moves forward and that commitments to the Tri-Valley are long last met.

Sincerely,

A handwritten signature in black ink, appearing to read "Alex Mehran Jr.", written in a cursive style.

Alex Mehran Jr.

Cc: Alameda County Transportation Commission members

Tess Lengyel, ACTC Executive Director

Michael Tree, Authority Executive Director