Regional Measure 2
Initial Project Report (IPR)

Project Title: Warm Springs Wetland Mitigation Endowment

RM2 Project No.

Allocation History:

	MTC Approval Date	Amount	Phase
#1: 16366706	25-Mar-20	2,000,000	CON
#2: 16366707	16-Dec-15	1,027,000	ROW
#3			

Total: $3,027,000

Current Allocation Request:

IPR Date	Amount Being Requested	Phase Requested
16-Sep-26	$1,180,488	ROW

Regional Measure 2 – INITIAL PROJECT REPORT

I. OVERALL PROJECT INFORMATION

A. Project Sponsor / Co-sponsor(s) / Implementing Agency

San Francisco Bay Area Rapid Transit District (BART)

B. Project Purpose

This project is to mitigate the effects of BART's Warm Springs extension project on wetlands, riparian habitat, and fish and wildlife.

C. Project Description (Attach graphics to your submittal as appropriate)

Establish and fund the long-term endowment for wetlands mitigation associated with the Warm Springs Extension Project in Fremont, Alameda County. The endowment will provide for the ongoing management, monitoring, maintenance, and protection of wetland and associated habitat mitigation areas established to compensate for impacts resulting from construction of the project. Funding the endowment will support the long-term stewardship and preservation of the mitigation site in accordance with applicable regulatory and environmental requirements.

Documents included with this request include the following:

- CDFW Streambed Alteration Agreement: this is the permit from the California Department of Fish and Wildlife (CDFW). On Pages 10 and 11 of 14, we have boxed in red Item 18, which identifies BART's obligations with respect to setting up the endowment for the Warm Springs wetland mitigation site.
- BART WSX LTMP_12-08-2025_final with Updated PAR: this is the Long-Term Management Plan outlines the requirements for managing the site. At the end of the document, it also includes the Property Analysis Record (PAR) in which the amount needed for the endowment is determined.
- CDFW Approval Letter for the Conservation Easement, Long-Term Management Plan and Endowment.

D. Impediments to Project Completion

There are no known impediments to project completion at this time. The project is BART's long-term wetlands mitigation obligation, including the establishment and funding of an endowment to support the ongoing management, monitoring, maintenance, and protection of the mitigation sites. Funding the endowment will fulfill the remaining financial obligation necessary to support the long-term stewardship of the mitigation areas in accordance with the requirements established by the California Department of Fish and Game.

E. Operability

N/A

II. PROJECT PHASE DESCRIPTION and STATUS

F. Environmental – Does NEPA Apply: ☐ Yes ☒ No

The project fulfills BART's environmental mitigation obligations associated with the Warm Springs Extension resulting from project construction.

G. Design –

N/A

H. Right-of-Way Activities / Acquisition –

The California Department of Fish & Game 1602 Lake and Streambed Alteration Agreement required wetland mitigation, including restoration and successful establishment of seasonal wetlands, other waters, and riparian habitat at the Blankstein parcel. BART's funding of the wetland mitigation endowment is a requirement of that Agreement and will support the long-term management, monitoring, maintenance, and protection of these restored habitats and help ensure continued compliance with the project's environmental mitigation requirements.

I. Construction / Vehicle Acquisition -

N/A

III. PROJECT BUDGET

J. Project Budget (Escalated to year of expenditure)

Phase	Total Amount - Escalated - (Thousands)
Environmental Studies & Preliminary Eng (ENV / PE / PA&ED)	
Design - Plans, Specifications and Estimates (PS&E)	
Right-of-Way Activities /Acquisition (R/W)	1,623
Construction / Rolling Stock Acquisition (CON)	
Total Project Budget (in thousands)	1,623

L. Project Budget – Deliverable Segment (Escalated to year of expenditure)

Phase	Total Amount - Escalated - (Thousands)
Environmental Studies & Preliminary Eng (ENV / PE / PA&ED)	
Design - Plans, Specifications and Estimates (PS&E)	
Right-of-Way Activities /Acquisition (R/W)	1,623
Construction / Rolling Stock Acquisition (CON)	
Total Project Budget (in thousands)	1,623

IV. OVERALL PROJECT SCHEDULE

Phase-Milestone	Planned (Update as needed)	
	Start Date	Completion Date
Environmental Document	01/01/2002	10/31/2006
Environmental Studies, Preliminary Eng. (ENV / PE / PA&ED)	01/01/2002	10/31/2006
Final Design - Plans, Specs. & Estimates (PS&E)	04/01/2002	06/30/2011
Right-of-Way Activities /Acquisition (R/W)	04/01/2002	04/30/2027
Construction (Begin – Open for Use) / Acquisition / Operating Service (CON)	05/01/2009	06/30/2019

V. ALLOCATION REQUEST INFORMATION

N. Detailed Description of Allocation Request

Describe the scope of the allocation request. Provide background and other details as necessary.

The Warm Springs Extension Wetland Mitigation Project included environmental mitigation associated with the construction of the 4.5-mile BART Warm Springs Extension in Fremont, Alameda County. The project included the acquisition, restoration, enhancement, and permanent protection of mitigation sites to compensate for impacts to wetlands, riparian habitat, other waters, and fish and wildlife resources resulting from project construction. Mitigation activities include protection of approximately 10.2 acres at the Blankstein Mitigation Area, restoration and enhancement of seasonal wetlands, other waters, and riparian habitat, implementation of long-term habitat management and monitoring, and establishment of conservation easements and management endowments to ensure the sites are maintained in accordance with approved mitigation requirements.

This request is to establish the wetlands mitigation endowment for the ongoing management, monitoring, maintenance, and protection of wetland and associated habitat mitigation areas.

Amount being requested (in escalated dollars)	$1,180,488
Project Phase being requested	ROW
Are there other fund sources involved in this phase?	☒ Yes ☐ No
Date of anticipated Implementing Agency Board approval the RM2 IPR Resolution for the allocation being requested	
Month/year being requested for MTC Commission approval of allocation	Oct 2026

O. Status of Previous Allocations (if any)

BART requests a de-allocation of previous allocations #16366706 in the amount of $634,581 and #16366707 in the amount of $545,907.89 and to have funds re-allocated to the proposed project and phase in the amount of $1,180,488.

Q. Impediments to Allocation Implementation

N/A

VI. RM-2 FUNDING INFORMATION

R. RM-2 Funding Expenditures for funds being allocated

☐ **The companion Microsoft Excel Project Funding Spreadsheet to this IPR is included**

S. Next Anticipated RM2 Allocation Request, if any

N/A

VII. GOVERNING BOARD ACTION

Check the box that applies:

☐ **Governing Board Resolution attached**

☒ **Governing Board Resolution to be provided on or before:** late in October.

VIII. CONTACT / PREPARATION INFORMATION

Contact for Applicant's Agency
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