PROPOSAL TO PREPARE AN INITIAL STUDY & MITIGATED NEGATIVE DECLARATION

CVS Pharmacy
Pinole, CA

January 16, 2015
Revised January 20, 2015

Submitted to:
Winston Rhodes, Planning Manager
City of Pinole
2131 Pear Street
Pinole, CA 94564
Office: (510) 724-8912
WRhodes@ci.pinole.ca.us

Submitted by:
Raney Planning & Management, Inc.
1501 Sports Drive
Sacramento, CA 95834
Office: (916) 372-6100
Fax: (916) 419-6108
info@raneymanagement.com

Contacts:
Cindy Gnos, AICP
Senior Vice President

Nick Pappani
Vice President
January 16, 2015

Mr. Winston Rhodes, Planning Manager
City of Pinole
2131 Pear Street
Pinole, CA 94564

Re: CVS Pharmacy Initial Study / Mitigated Negative Declaration

Dear Mr. Rhodes:

On behalf of Raney Planning & Management, Inc. (Raney), I am pleased to submit the following proposal for preparation of an Initial Study and Mitigated Negative Declaration for the CVS Pharmacy project in the City of Pinole.

The following scope of work has been developed based on the information provided to date, discussions with City staff, and our familiarity with the project area and the City of Pinole’s environmental review process. Raney has assembled a team of technical experts to fully address the proposed project’s environmental impacts. Raney will manage the technical sub-consultants to ensure that all CEQA issues have been adequately and accurately addressed and that all deliverables are completed on-time and within budget.

As Raney’s Senior Vice President, I will serve as the Project Director and will be responsible for overseeing preparation of the Initial Study. Vice President Nick Pappani will serve as the Project Manager and will be responsible for managing the day-to-day preparation of the environmental document, coordinating with City staff and the project team, and responding to staff and public inquiries on the document and the process. Mr. Pappani and I will be supported by Division Manager/Air Quality Specialist Rod Stinson and Associate staff throughout the environmental review process.

If you have any questions regarding our scope of work, please don’t hesitate to contact me. Additional information regarding Raney’s qualifications and relevant project history is available upon request. We look forward to the continued opportunity to work with you and the City of Pinole.

Thank you,

Cindy Gnos, AICP
Vice President
cindygnos@raneymanagement.com
# Table of Contents

I.  Project Understanding  
II.  Technical Scope of Services  
III.  Schedule  
IV.  Cost Proposal  

<table>
<thead>
<tr>
<th>Appendix</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>Appendix A:</td>
<td>Cultural Resources Scope</td>
</tr>
<tr>
<td>Appendix B:</td>
<td>Noise Scope</td>
</tr>
<tr>
<td>Appendix C:</td>
<td>Traffic Scope</td>
</tr>
</tbody>
</table>
I. Project Understanding

Raney Planning & Management, Inc. (Raney) has developed the following scope of services for preparation of an Initial Study and Mitigated Negative Declaration (IS/MND) for the CVS Pharmacy project in Pinole, CA. The scope of work has been tailored based on the information provided to date, our experience with similar projects, and our familiarity with the City of Pinole’s environmental review process.

PROJECT OVERVIEW

Project Location
The proposed project is located just north of Interstate 80 (I-80), at the southeast corner of Canyon Drive and Appian Way in the City of Pinole, CA (APNs 401-273-043, -044, -045, and -046). The project site consists of approximately 1.95 acres, zoned for Commercial Mixed Use (CMU). The northwest portion of the site is currently occupied by a multi-tenant 3-story medical office building, two wireless communications facilities, and associated parking. The remaining portions of the site are currently undeveloped. Surrounding land uses include medical offices and Pinole Middle School to the north, residential to the east, the Appian 80 shopping center to the west, and I-80 to the south.

Project Description
The applicant, Armstrong Development Properties, Inc. (ADPI), is proposing to demolish the existing building and construct a new approximately 16,500-square foot CVS Pharmacy, including drive-through and wireless communication stealth antenna tower. The cellular facilities are proposed to be relocated, along with two additional carriers, to the southern portion of the site with associated antenna equipment which will be encased within the architecturally-enhanced tower. Requested project entitlements include the following:

- Site Plan Review;
- Design Review;
- Conditional Use Permit for proposed drive-through and on-site alcohol sales;
- Conditional Use Permit amendments for the relocated wireless communication facilities;
- Variance for the drive-through proximity to existing residential development; and
- Parcel Map & Lot Line Adjustment to reconfigure the existing parcel boundaries.

APPROACH

Raney proposes to prepare an Initial Study to analyze the potential environmental impacts associated with the proposed CVS Pharmacy project. The Initial Study will be prepared using the checklist contained in Appendix G of the CEQA Guidelines and the standard City of Pinole format. Raney assumes that all of the project impacts will be reduced to a less-than-significant level with the implementation of appropriate and practical mitigation measures; therefore, the appropriate CEQA document will be a Mitigated Negative Declaration. Should any issues arise which would require further analysis, necessitating the preparation of an EIR, Raney would consult with City staff immediately and amend the scope of work accordingly or recommend
changes to the proposed project. Raney will work closely with City staff in the preparation of the Initial Study and determination of appropriate findings and mitigation measures. The Initial Study will provide a discussion of the impacts related to implementation of the proposed project. Raney anticipates that the key issues areas, which may require a more in-depth analysis in the Initial Study may include, but not be limited to, Aesthetics, Air Quality and Greenhouse Gas Emissions, Cultural Resources, Geology and Soils, Noise, and Transportation and Circulation.

Raney will rely in part on the City of Pinole General Plan and any existing information for the project site for analysis in the IS/MND. In addition, Raney will review the photo simulations and Geotechnical Report to be provided by the applicant team. In order to fully address the potential environmental impacts associated with the proposed project, Raney proposes to sub-contract with the following consultants for the preparation of technical studies for use in the CVS Pharmacy IS/MND analysis:

- Tom Origer & Associates – Cultural Resources Analysis;
- Bollard Acoustical Consultants, Inc. – Noise Analysis; and

Raney will review the technical studies to ensure that all CEQA issues have been adequately and accurately addressed. The Air Quality and Greenhouse Gas analysis will be performed in-house by Raney. Raney assumes that any additional project information needed to facilitate the environmental review of the project will be supplied by the City or the applicant team.

Raney firmly believes that the level of coordination between the City and the local citizens is directly proportional to the success of the project. Raney intends to work closely with the City of Pinole throughout the development and processing of the Initial Study. Raney will remain objective and rely on the City to make the ultimate determination on the conclusions and mitigation measures. The expectation of Raney is that we will serve as environmental consultants to the City, and will make ourselves available to assist the City in any way necessary to facilitate the process.
II. Technical Scope of Services

The following technical scope of services provides an overview of the key tasks and deliverables associated with preparation of the Pinole CVS Pharmacy Initial Study and Mitigated Negative Declaration. Raney anticipates that the scope of work will further be refined, as needed, in consultation with City staff upon Project Initiation.

TASK 1 PROJECT INITIATION

Objective
The objective of this task is to coordinate with City staff and the project team to review the existing project information, attend a kick-off meeting to discuss the process, and to refine the scope of work as necessary.

Approach
Senior Vice President Cindy Gnos, AICP, will serve as the Project Director and will be responsible for overseeing preparation of the environmental document. Vice President Nick Pappani will serve as the Project Manager for the preparation of the IS/MND. Ms. Gnos and Mr. Pappani will participate in a kick-off meeting with City staff and the project team. Raney will coordinate with staff and the applicant to review existing documentation for the project, perform a site visit, and identify the project issues and confirm assumptions. In addition, any necessary refinements to the Raney scope of work will be discussed. Raney will submit the final scope, with any necessary revisions, to the City for approval.

TASK 1 PRODUCTS
- Receipt of project information.
- Participate in a kick-off meeting and site visit.
- Refine scope as necessary and provide final Scope to City for approval.

TASK 2 PREPARE ADMINISTRATIVE DRAFT INITIAL STUDY

Objective
The objective of this task is to prepare an Administrative Draft version of the Initial Study for review by City staff.

Approach
Raney will prepare an Administrative Draft Initial Study for review by the City. The analysis in the Initial Study will address the potential environmental impacts as a result of the proposed project. The Initial Study will provide an introduction, project description, graphics, illustrations, and environmental checklist and discussion, based upon Appendix G of CEQA Guidelines. In addition, Raney will utilize the standard City of Pinole Initial Study environmental checklist format. Raney will use existing information for the project and the City of Pinole, such as the General Plan and General Plan EIR to the greatest extent possible. In addition, Raney will rely on information to be provided by the applicant team such as the photo simulations and
Geotechnical Report. The Initial Study will address all the issues identified in the Environmental Checklist (per Appendix G of the CEQA Guidelines as amended March 18, 2010).

As noted in the Approach, Raney anticipates that the key issue areas, which may require a more in-depth discussion in the Initial Study, may include but not be limited to, Aesthetics, Air Quality and Greenhouse Gas Emissions, Cultural Resources, Geology and Soils, and Transportation and Circulation. The following summarizes how Raney proposes to address the key issue areas, relying on existing information and/or hiring appropriate technical experts as necessary.

Aesthetics
The aesthetics analysis will include project-specific aesthetics issues regarding buildout of the project area such as scenic vistas, trees, historic buildings, scenic highways, existing visual character or quality of the Study Area, as well as light and glare. In particular, the analysis will address the proposed pylon sign to ensure that the all City and Caltrans standards are addressed. Raney will rely on photo simulations to be provided by the applicant. Raney will review the photo simulations for adequacy and accuracy. In addition, Raney will rely on information from the Pinole General Plan and General Plan EIR for analysis.

Air Quality and Greenhouse Gas Emissions
The air quality analysis for the proposed project will be performed in-house by Raney, utilizing the CalEEMod software package and following the Bay Area Air Quality Management District’s (BAAQMD) CEQA Guidelines. Raney will coordinate with the BAAQMD to ensure compliance with District requirements and regulations, including applicable permits for the proposed project. It should be noted that the Alameda County Superior Court issued a judgment that the BAAQMD failed to comply with CEQA when it adopted the CEQA Guidelines, including thresholds of significance. The BAAQMD was ordered to set aside the thresholds and conduct CEQA review of the proposed thresholds. On August 13, 2013, the First District Court of Appeal reversed the trial court’s decision, which provides the means by which BAAQMD may ultimately reinstate the emissions thresholds. The Court of Appeal’s decision was appealed to the California Supreme Court and is currently pending. Ultimately, the thresholds of significance used to evaluate the proposed project will be determined by the City of Pinole as the CEQA lead agency. Raney, based on consultation with the City of Pinole, will utilize BAAQMD’s thresholds of significance if determined the best available option pertaining to GHG thresholds for the City.

Potential impacts to be analyzed include construction-related emissions; operational emissions of ozone precursors and particulate matter; carbon monoxide concentrations from vehicular travel; health risks from toxic air contaminant (TACs) emissions; and objectionable odors. Raney assumes that the TAC emissions will not be sufficient to warrant health risk assessment modeling. For carbon monoxide, Raney will perform CALINE 4 modeling only if one or more of the study intersections are degraded to a level of service specified by the Air District. For the purpose of this scope, Raney has assumed up to two (2) intersections. The project’s cumulative contribution to regional air quality will be discussed, based in part on the modeling conducted at the project level. The significance of air quality impacts will be determined in comparison to BAAQMD-recommended significance thresholds, based on discussions with the City as outlined above. Mitigation measures will be incorporated to reduce any significant air quality impacts, and
anticipated reductions in emissions associated with proposed mitigation measures will be quantified. Raney anticipates that all impacts will be reduced to a less-than-significant level. In addition, Raney will review any City ordinances related to construction and construction mitigation.

Raney will work closely with the City and BAAQMD throughout preparation of the GHG section and will follow the City’s recommended guidance. Raney will utilize CalEEMod and the District’s preferred GHG Model (BGM) to produce an estimate of GHG emissions for the project, including indirect emissions (e.g., electricity, natural gas). Emissions will be expressed in units of carbon dioxide equivalents. Raney will discuss emissions in comparison to BAAQMD-recommended thresholds, if appropriate.

Cultural Resources
The cultural resources analysis will describe the potential effects to historical, archaeological, and paleontological resources from build-out of the proposed project, and in particular, potential impacts to the undeveloped portion of the site. It should be noted that Raney assumes that the existing on-site building is not considered historic and will provide discussion in the IS/MND to document the conclusion. The analysis will be based on a Cultural Resources Study to be prepared by Tom Origer & Associates, under contract with Raney (please see Appendix A for a complete scope). Tom Origer & Associates will review their files and those maintained at the Northwest Information Center, Sonoma State University, to identify any previously recorded cultural resources that could potentially be affected by the proposed project. In addition, Tom Origer & Associates will contact the Native American Heritage Commission and local Native American groups as well as perform a field survey to document any cultural resources. Tom Origer & Associates will prepare a written report of their findings, including the results of the Native American contacts, archival research, and field survey. Raney will review the technical report to ensure that all CEQA issues have been adequately and accurately addressed and will incorporate the analysis into the Cultural Resources section of the Initial Study.

Geology and Soils
The Geology and Soils section will address the potential effects from soil erosion, earthquakes, liquefaction, and expansive soils, as well as identify any unique geological features within the project area. In particular, this section will address the proposed twenty-foot retaining wall at the adjacent residential properties. Raney will rely information from a Geotechnical Report to be provided by the applicant for analysis. Raney will internally review the applicant-provided report to ensure that all CEQA issues have been adequately and accurately addressed and will incorporate the results of the analysis into the Geology and Soils section of the Initial Study.

Noise
The noise analysis will be based on a technical report to be prepared by Bollard Acoustical Consultants, Inc. (BAC), under contract with Raney (please see Appendix B for a complete scope). BAC will conduct ambient noise level measurements to quantify the existing noise conditions at the project site and at the nearest sensitive receptors. Project-generated noise levels, including short-term construction noise (e.g., retaining wall grading and construction) as well as operational noise sources associated with the proposed drive-through, pharmacy truck movements, and rooftop mechanical equipment, will be predicted using data recorded for
previous projects and mechanical equipment noise level data supplied by the manufacturer. In addition, BAC will address noise generation associated with relocation of the existing cellular facilities, including any equipment cabinets, HVAC units, and back-up generators. Project-generated noise levels will be compared to applicable City of Pinole noise standards to identify potential project impacts. BAC will prepare a written report, summarizing their findings, including graphics of noise measurement locations, as well as recommendation of any necessary noise mitigation measures. Raney will internally review the report to ensure that all CEQA issues have been adequately and accurately addressed and will incorporate the results of the analysis into the noise section of the Initial Study.

Transportation and Circulation
The traffic analysis will be based on a traffic impact analysis to be prepared by Abrams Associates, under contract with Raney (please see Appendix C for a complete scope). The traffic impact analysis will include Existing Conditions, Existing Plus Project Conditions, Existing Plus Approved Projects (Background Conditions), Background Plus Project Conditions, Cumulative Conditions, and Cumulative Plus Project Conditions traffic scenarios. Abrams Associates will evaluate five (5) key project study intersections:

1. Canyon Drive at Ridgecrest Road;
2. Canyon Drive at the Proposed Project Entrance;
3. Appian Way at Tara Hill Drive / Canyon Drive;
4. Appian Way at the I-80 Eastbound Ramps; and
5. Appian Way at the I-80 Westbound Ramps.

Abrams Associates will then determine the project trip generation, distribution, and assignment. The analysis will also include review of proposed project access, parking, and bicycle/pedestrian safety as well as on-site circulation (including turning radius for emergency vehicles) and overall multi-model circulation safety. All methodologies and findings of the traffic impact analysis will be summarized in a written report, including field data, traffic calculations, and reference tables. The report will address all of the requirements and growth management issues set forth by the City of Pinole, the Contra Costa Transportation Authority (CCTA), and Caltrans. Raney will review the report to ensure that all CEQA issues have been adequately and accurately addressed and will incorporate the results of the analysis into the traffic section of the Initial Study.

Remaining Issue Areas
The remaining issue areas of the Initial Study will be based upon information provided by the City and/or the project team as well as pertinent City documents, including but not limited to the Pinole General Plan, General Plan EIR, Three Corridors Specific Plan, Phase I Environmental Site Assessment, and any other pertinent information prepared for the project site and surrounding area.

**TASK 2 PRODUCTS**
- One (1) electronic copy, in Word and PDF format, of the Administrative Draft Initial Study to the City of Pinole.
Objective
The objective of this task is to edit the Administrative Draft Initial Study based on the comments received from City staff and to prepare and submit the Public Review Initial Study to the City for distribution.

Approach
Raney will revise the Administrative Draft Initial Study based on comments provided by the City. Raney will incorporate comments and submit a final version of the document to the City of Pinole. Raney will assist the City in the distribution of the Initial Study, including preparing the Notice of Intent to Adopt a Mitigated Negative Declaration. Raney assumes the City will publish the notice in the paper, post the Initial Study on-line, and provide a copy of the notice and Initial Study to the County Clerk. Raney will deliver fifteen (15) copies to the State Clearinghouse, along with the Notice of Completion. Raney will also prepare the Notice of Determination for filing at the County by the City at the conclusion of the process, if the project is approved.

Raney will be available to attend one (1) public hearing to receive comments on the Initial Study during the 30-day public review period, if requested. Raney anticipates that the City will schedule the hearing and prepare the required noticing. Raney will be available to assist the City, as needed, including presenting at the hearing, providing written comment forms, gathering public comments, and responding to inquiries from staff and the public.

TASK 3 PRODUCTS
- One (1) unbound original copy of the final version of the Initial Study and one (1) electronic file on CD in Word and PDF format to the City of Pinole.
- Delivery of Notice of Completion and fifteen (15) copies of the Initial Study to the State Clearinghouse.
- Preparation of the Notice of Intent to Adopt a Negative Declaration or Mitigated Negative Declaration.
- Preparation of Notice of Determination.
- Attendance at one (1) public hearing to solicit comments on the Initial Study, if requested.
**TASK 4**  
**PREPARE MITIGATION MONITORING PROGRAM (MMP)**

*Objective*

The objective of this task is to prepare a Mitigation Monitoring Program (MMP) for the City of Pinole.

*Approach*

Raney will prepare an administrative review copy of the MMP, using the environmental analysis. The administrative review MMP will incorporate existing monitoring mechanisms that are in place in order to assist the City of Pinole in meeting the intent of CEQA. The MMP will be in table format, and will specify mitigation measures, standards of success, parties responsible for implementing and monitoring, and timing.

Raney will revise the administrative review MMP based on City comments and prepare a final MMP to be submitted to the City of Pinole.

**TASK 4 PRODUCTS**

- One (1) electronic file on CD in Word and PDF format of the MMP to the City of Pinole.

**TASK 5**  
**RESPONSE TO COMMENTS**

*Objective*

The objective of this task is to provide a written response to any comments received during the public review period of the Initial Study, if necessary.

*Approach*

Raney will provide written responses to comments received during the Initial Study public review period. Raney will coordinate with the City of Pinole in the preparation of the written responses to comments received, and produce an errata sheet should any comments necessitate changes to the Initial Study text. Although CEQA does not require written responses to comments on an IS/MND, Raney suggests the written responses be included in the staff report to ensure the decision-makers have adequate information on which to base their decision. It should be noted that Raney assumes the number of comments received will be minimal and can be addressed within the hours allocated in the budget spreadsheet. Should excessive comments be received, Raney will coordinate with the City to amend the contract, as necessary. Conversely, should the response to comments be less than anticipated, Raney would bill only the hours used, up to the established budget.

**TASK 5 PRODUCTS**

- Responses to comments received from public review of the Initial Study.
- Errata sheet detailing any changes to the Initial Study text and/or MMP based on the public comments received, as necessary.
TASK 6 PROJECT MANAGEMENT, MEETINGS, & HEARINGS

Objective
The objective of this task is to ensure extensive coordination with City staff throughout the processing of the environmental document, to attend the necessary public hearings for the project, and to assist the City staff in presenting the Initial Study to Planning Commission and City Council for final action.

Approach
Raney will assist the City as needed throughout the processing of the Initial Study, including regular phone and e-mail communication, coordination and attendance of progress meetings, and attendance and project approval hearings. Raney anticipates regular phone and e-mail communication with City staff and the project team throughout the processing of the environmental document. Ms. Cindy Gnos and/or Mr. Nick Pappani will be available to attend one (1) in-person progress meeting with City staff on the environmental document.

In addition, Ms. Gnos and/or Mr. Pappani will attend up to two (2) project approval hearings on the Initial Study before Planning Commission. Raney will present the environmental document to Planning Commission and will prepare PowerPoint presentations summarizing the environmental document contents for the City as necessary, including preparation of staff reports and responding to questions from the Commission, Council, staff, and the public. Additional meetings and hearings could easily be accommodated upon request and would be billed on a time-and-materials basis following Raney’s standard billing rates.

TASK 6 PRODUCTS
- Coordination and attendance at one (1) progress meeting with City staff.
- Attendance at up to two (2) project approval hearings before Planning Commission.
- Coordination, assistance, and project management throughout the process.
- Regular phone and e-mail communication with City staff and the project team throughout the process.
III. Schedule

The following tentative schedule is based on experience preparing environmental documents for similar projects. The schedule could be lengthened or shortened, depending on the needs of the City of Pinole. Factors that could lengthen or shorten the schedule include dates of receipt of project information (including information from the applicant), length of document reviews and unanticipated issues arising from City staff, project team, or public review of the environmental document.

<table>
<thead>
<tr>
<th>City of Pinole</th>
<th>CVS Pharmacy Initial Study / Mitigated Negative Declaration</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Milestone</strong></td>
<td><strong>Timeline</strong></td>
</tr>
<tr>
<td>Notice To Proceed (NTP)</td>
<td>To Be Determined</td>
</tr>
<tr>
<td>Project Initiation Meeting</td>
<td>Week of NTP</td>
</tr>
<tr>
<td>Receipt of all Technical Studies</td>
<td>~Six (6) weeks from NTP</td>
</tr>
<tr>
<td>Administrative Draft Initial Study to the City of Pinole for review</td>
<td>Three (3) weeks from receipt of technical studies</td>
</tr>
<tr>
<td>Receipt of City comments on Administrative Draft Initial Study</td>
<td>Two (2) weeks</td>
</tr>
<tr>
<td>Public Review Initial Study to the City of Pinole</td>
<td>One (1) week</td>
</tr>
<tr>
<td>Public Review Period (30 days)</td>
<td>Thirty (30) days</td>
</tr>
<tr>
<td>Planning Commission Hearing to Receive Comments on Initial Study</td>
<td>To Be Determined</td>
</tr>
<tr>
<td>Response to comments to City of Pinole to review</td>
<td>Two (2) Weeks</td>
</tr>
<tr>
<td>Receipt of City comments on Response to Comments</td>
<td>One (1) Week</td>
</tr>
<tr>
<td>Planning Commission Hearing</td>
<td>To Be Determined</td>
</tr>
<tr>
<td>City Council Hearing</td>
<td>To Be Determined</td>
</tr>
</tbody>
</table>
IV. Cost Proposal

The cost for completion of the Pinole CVS Pharmacy Initial Study is not to exceed $36,806. These costs are based on the estimates of time for each task provided in the spreadsheet below. Costs for the Initial Study preparation will be billed on a not-to-exceed basis, following Raney standard billing rates also included in the spreadsheet below. The following assumptions were used in the calculations.

- Raney will attend meetings with the City staff and the project team, as well as public meetings as described in the work plan. Raney assumes that the number of meetings required will be achieved within the hours allocated in the attached spreadsheet. Additional meetings and hearings are easily accommodated and will be billed on a time-and-materials basis, as directed.

- Raney costs are based on the assumption that the existing data and information for the City of Pinole and the proposed project site is accurate and current and will be available for the preparation of the proposed environmental documents.

- Raney will provide to the City of Pinole and the project team the number of copies of the documents as indicated in the technical scope of services. The cost estimate for copying/printing is just an estimate and will be billed to the City at actual cost.

- Raney assumes that once a Notice to Proceed is issued, the preparation of the environmental documents would be a continuous process without excessive delays. Raney would propose to renegotiate the contract with respect to schedule and cost should substantial delays occur in the processing of the proposed project.

- Factors that would increase the scope of work and estimated costs outlined in the proposal include: attendance at additional meetings or public hearings; printing of additional copies of reports; analysis of additional issues above those discussed in this proposal or a more detailed level of analysis than described in this proposal; changes in the project requiring reanalysis or rewriting of report sections; collection of data required for the environmental documents beyond that described in this proposal; and excessive comments on the environmental documents. Raney would propose to renegotiate these items, if required, or charge on a time-and-materials basis.
### PINOLE CVS PHARMACY INITIAL STUDY
#### COST ESTIMATE

<table>
<thead>
<tr>
<th>Task</th>
<th>Description</th>
<th>Hours</th>
<th>Cost/Hours</th>
<th>Total Cost</th>
<th>Hourly Rate</th>
</tr>
</thead>
<tbody>
<tr>
<td>Task 1</td>
<td>Project Initiation</td>
<td>4</td>
<td></td>
<td>$1,220</td>
<td>$305</td>
</tr>
<tr>
<td>Task 2</td>
<td>Prepare Administrative Draft Initial Study</td>
<td>2</td>
<td>4</td>
<td>$4,360</td>
<td>$218</td>
</tr>
<tr>
<td></td>
<td>AQ/GHG Technical Analysis</td>
<td>6</td>
<td>20</td>
<td>$2,670</td>
<td>$134</td>
</tr>
<tr>
<td>Task 3</td>
<td>Revise AD IS/MND and Prepare Public Review IS/MND</td>
<td>1</td>
<td>2</td>
<td>$810</td>
<td>$405</td>
</tr>
<tr>
<td></td>
<td>Public Hearing to Receive Comments, if requested</td>
<td>4</td>
<td></td>
<td>$580</td>
<td>$145</td>
</tr>
<tr>
<td>Task 4</td>
<td>Prepare MMP</td>
<td>1</td>
<td>2</td>
<td>$325</td>
<td>$163</td>
</tr>
<tr>
<td>Task 5</td>
<td>Response to comments, if needed</td>
<td>1</td>
<td>2</td>
<td>$810</td>
<td>$405</td>
</tr>
<tr>
<td>Task 6</td>
<td>Project Management, Meetings, and Hearing Attendance</td>
<td>10</td>
<td>30</td>
<td>$5,950</td>
<td>$198</td>
</tr>
<tr>
<td></td>
<td>Total Hours</td>
<td>18</td>
<td>57</td>
<td>62</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Hourly Rate</td>
<td>$160</td>
<td>$145</td>
<td>$90</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Total Labor</td>
<td>$2,880</td>
<td>$8,265</td>
<td>$5,580</td>
<td>$16,725</td>
</tr>
</tbody>
</table>

#### Sub-Consultants & Expenses

- Copying/Printing/Travel/Postage/Etc.*: $750
- Sub-Consultant: Cultural Resources Analysis: $1,505
- Sub-Consultant: Noise Analysis: $5,000
- Sub-Consultant: Traffic Analysis: $11,000
- 10% administrative fee: $1,826
- Total Expenses: $20,081

**Total Budget**: $36,806

*Estimate only; will be billed at cost.*
October 6, 2014

Jenny Taylor
Raney Planning and Management, Inc.
1501 Sports Drive
Sacramento, CA 94834

RE: Proposal for proposed CVS Pharmacy and drive-through in Pinole, Contra Costa County, California

Dear Jenny:

I write to provide you with a proposal to complete a cultural resources survey of the proposed CVS Pharmacy and drive-through, located on approximately two acres in northwest Contra Costa County, California. The following set of tasks is designed to satisfy the requirements for a cultural resources study pursuant to the California Environmental Quality Act. Tom Origer & Associates will:

- Conduct archival research, including a record search of the files at the Northwest Information Center, Sonoma State University and the library and files of Tom Origer & Associates.

- Contact the Native American Heritage Commission and local Native American persons and/or organizations in writing.

- Perform a field survey of the approximately two-acre project area.

- Prepare a written report that will include the results of the Native American contacts, archival research, and field survey of the project location. Primary documentation (DPR 523 forms) of all identified resources will be included in the report.

The total cost to complete the above tasks is $1,505.00. This total cost includes the recording of one cultural resource. If more than one resource is found then the documentation of the additional resources will cost $325.00 per resource. We can have all work completed within twenty (20) business days of our receipt of written authorization to proceed; however, it is likely that we will not have received responses from all Native Americans we contact within that 20 day time frame.

Sincerely,

Julianne Mercer
Associate
January 20, 2015

Raney Planning & Management, Inc.
1501 Sports Drive
Sacramento, CA  95834

Transmitted via email: npappani@raneymanagement.com

Subject: Noise Study Proposal for CVS Pharmacy & Drive-Through located in Pinole, CA.
BAC Proposal #2014-127b

Dear Nick:

Thank you for inviting our proposal to prepare a noise study for the above-referenced project in Pinole, California. We have revised the original proposal (#2014-127a) to reflect the changes requested in your email on 1/20/15, which include addressing the relocated cellular facility and possible generators, removal of the loading dock and addressing project construction noise. To that end, Bollard Acoustical Consultants, Inc. (BAC) is pleased to offer the following proposed scope of services, fee, schedule, policies with respect to file formatting and correspondence, and contract agreement.

Scope of Services

1. **Evaluation of Existing Noise Environment**: BAC will conduct ambient noise level measurements at the project site or in the vicinity of the nearest existing noise-sensitive receivers to quantify the existing noise environment.

2. **Prediction of Project-Related Noise Levels**: BAC will utilize reference noise level data recorded for previous projects and mechanical equipment noise level data supplied by the manufacturer (if available) to estimate exterior noise exposure from the proposed drive-through, CVS Pharmacy truck movements and roof-top mechanical equipment at the closest existing noise-sensitive receivers to the project site. We will also address project construction noise, including retaining wall grading and construction.

3. **Telecommunications Facility Noise Generation**: BAC will address the noise generation from the proposed relocated cellular facilities including any equipment cabinets, HVAC units and back-up generators.

4. **Analysis of Potential Noise Impacts and Development of Noise Mitigation Measures**: We will compare the predicted project-generated noise levels at the nearest existing sensitive receivers to the ambient noise level measurement results and the City of Pinole noise exposure limits. If the project would cause either a substantial increase in ambient noise levels or exceedance of the City’s noise standards, we will develop appropriate noise mitigation recommendations for this project.
5. **Report Preparation:** BAC will prepare a report which will comply with City of Pinole requirements. The report will include the findings of each task cited above as well as a graphic delineating the relationship of the project site, noise sources, recommended noise-mitigating construction, and nearest existing noise-sensitive receivers.

**Cost of Noise Consulting Services**

Bollard Acoustical Consultants, Inc. proposes to perform the above-described scope of services for a total fee of $5,000 including expenses. Other work outside the scope, including additional meeting attendance, would incur additional costs according to the attached fee schedule. We will not undertake any additional work without your prior authorization. Payment terms are described in the attached fee schedule.

**Schedule**

Weather permitting; BAC proposes to complete the above-described scope of work within 4-5 weeks of authorization to proceed.

Thank you again for inviting our participation on this interesting project, and please contact me at (916) 663-0500 or paulb@bacnoise.com if you have any comments or questions regarding this proposal.

Sincerely,

Bollard Acoustical Consultants, Inc.

Paul Bollard
President
Bollard Acoustical Consultants, Inc. (BAC)
Fee Schedule & Consulting Terms
Effective February 1, 2014

<table>
<thead>
<tr>
<th>Staff / Expense Item</th>
<th>Rate</th>
</tr>
</thead>
<tbody>
<tr>
<td>Principal Consultant</td>
<td>$150 / hr.</td>
</tr>
<tr>
<td>Senior Consultant</td>
<td>$130 / hr.</td>
</tr>
<tr>
<td>Consultant</td>
<td>$100 / hr.</td>
</tr>
<tr>
<td>Principal Consultant Legal Work</td>
<td>$250 / hr.</td>
</tr>
<tr>
<td>Technical Support Staff</td>
<td>$75 / hr.</td>
</tr>
<tr>
<td>Clerical Support Staff</td>
<td>$50 / hr.</td>
</tr>
<tr>
<td>Mileage</td>
<td>$0.56 / mile</td>
</tr>
<tr>
<td>Per Diem Charges (meals &amp; lodging)</td>
<td>$150 / day</td>
</tr>
<tr>
<td>Sound Level Meter Charge</td>
<td>$50 / day / meter</td>
</tr>
</tbody>
</table>

Insurance Coverage

Bollard Acoustical Consultants, Inc. maintains general and professional liability insurance policies with two million dollars coverage each and maintains automobile liability insurance coverage at one million dollars. We provide certificates of insurance to our clients upon request at no charge.

Request for Retainers

For new clients, Bollard Acoustical Consultants, Inc. requires a retainer of 50% of the contract amount prior to beginning work on the project.

Invoicing and Terms of Payment

Bollard Acoustical Consultants, Inc. reserves the right to submit monthly invoices for services and expenses which have been incurred when project time-lines are expected to exceed 30 days. Payment for professional services is due within 30 days of the invoice date, and past due thereafter. Past due invoices will incur interest at the rate of 1.5% per month on the balance due.

Commitment to the Environment

In our ongoing effort to minimize our environmental footprint and reduce costs, we will transmit project correspondence electronically via e-mail – including this proposal, draft and final reports (including graphics and appendices), and the invoice for professional services rendered. Paper copies of our work products will not automatically be generated. However, if you require a paper copy of any project work product or project-related correspondence, we will gladly provide one upon request. Please partner with us in this effort by transmitting all project correspondence to us electronically as well.
Appendix C: Traffic Scope
Proposal to Provide
Traffic Engineering Services
for the
Proposed CVS Pharmacy
in the
City of Pinole
January 20, 2015

Scope of Work

The following is the proposed scope of work for traffic engineering consulting services for the proposed CVS Pharmacy at the corner of Canyon Drive and Appian Way in the City of Pinole. The project is currently expected to include construction of a 14,654 square foot CVS Pharmacy with a 2,050 square foot mezzanine.

Traffic Impact Study – Abrams Associates will provide a transportation impact analysis of the proposed project and will prepare the required environmental documentation in the area of transportation. As part of the analysis it is assumed that new detailed traffic counts to determine the existing trip generation of the site and the current volumes at the two project study intersections. Once the various analyses are completed a detailed report would be prepared and submitted in a draft form for your review. The report would also address all of the requirements and growth management issues set forth by the City of Pinole and the Contra Costa Transportation Authority (CCTA) and Caltrans. Please note that the report will follow the latest CCTA Technical Procedures.\(^1\) The following is a list of the specific tasks that are proposed.

1) Based on our preliminary review of the project we expect that approximately five key intersections will need to be included in this analysis. The list of project study intersections will ultimately depend on the results of the final trip generation analysis that will need to be reviewed and approved by the City.

Our initial estimates indicate the project would generate approximately 65 peak trips during the critical AM peak hour. Below is a preliminary list of the study intersections that was developed based on our initial estimates of the project’s trip distribution:

\(^1\) *Final Technical Procedures*, Contra Costa Transportation Authority, Walnut Creek, CA, January 16, 2013.
1. Canyon Drive at Ridgecrest Road
2. Canyon Drive at the Proposed Project Entrance
3. Appian Way at Tara Hill Drive/Canyon Drive
4. Appian Way at the I-80 Eastbound Ramps
5. Appian Way at the I-80 Westbound Ramps

2) The study will include evaluation of the operations at the five study intersections for six different scenarios:

1. Existing Conditions
2. Existing Plus Project Conditions
3. Existing plus Approved Projects (Background Conditions)
4. Background plus Project Conditions
5. Cumulative Conditions
6. Cumulative Plus Project Conditions

3) The physical characteristics of the area and the surrounding roadway network will be reviewed to identify existing roadway cross-sections, intersection lane configurations, traffic control devices, and surrounding land uses. All planned or programmed roadway changes will be documented.

4) The traffic study will include detailed calculations of the project trip generation, traffic distribution and assignment for the project.

5) The analysis will include a review of the proposed project access and a review will also be conducted of bicycle/pedestrian safety in the vicinity of the project.

6) The analysis will include a review of the proposed on-site circulation for bicycle and pedestrian safety as well as overall multi-model circulation safety.

7) The report will include a review of the potential for significant parking impacts based on the proposed parking supply of the project, the estimated parking demand for the project.

8) Appropriate mitigation measures will be presented for any significant impacts identified. We will identify any other potential transportation improvement measures that might further improve traffic operations in the area.

9) Summary figures will be prepared illustrating the existing roadway network, project study intersections and all traffic volumes used in the analysis. All appropriate field data, traffic calculations and reference tables will be provided in the report appendices as required.

10) Abrams Associates will also review the site access and internal circulation. This will include a review of queuing and the two proposed drive through as well as a review of the adequacy of the site plan to accommodate the various required truck turning movements.
11) We assume that we would first produce an administrative draft of the traffic impact study for your internal review. The draft traffic report would then be finalized following the response to all comments that are received.

12) A principal from Abrams Associates will be available to attend one meeting or hearing to discuss the project or to present the report findings.

**Project Schedule and Budget** - Abrams Associates would work with you to meet your proposed schedule for the project. We typically request three weeks to complete a study of this size but we will expedite the preparation of the report if necessary. The budget for this work will be based on the actual hours and costs involved, using the billing rates for Abrams Associates staff shown on the attached fee schedule. We would request that you allow us a budget of $11,000 to prepare the analysis of operations and the draft traffic study. The total amount of this agreement would not be exceeded without your consent and approval.
**FEE SCHEDULE**

*Effective July 1, 2014*

This fee schedule indicates the billing rates for Abrams staff services for project related expenses. All invoices are due and payable within 30 days of the date of invoice.

**Billing Rates**

<table>
<thead>
<tr>
<th>Category</th>
<th>Hourly Billing Rate</th>
</tr>
</thead>
<tbody>
<tr>
<td>Principal</td>
<td>$185.00</td>
</tr>
<tr>
<td>Senior Traffic Engineer</td>
<td>$155.00</td>
</tr>
<tr>
<td>Traffic Engineer</td>
<td>$130.00</td>
</tr>
<tr>
<td>Transportation Planner</td>
<td>$116.00</td>
</tr>
<tr>
<td>Graphics/Drafting</td>
<td>$82.00</td>
</tr>
<tr>
<td>Technical/Clerical</td>
<td>$46.00</td>
</tr>
</tbody>
</table>

The above hourly rates include all salary, fringe benefits, overhead and profit.

**Project Expenses**

Project expenses include out-of-pocket, project-related costs such as transportation, subsistence, reproduction, postage, telephone, computer charges and subcontractor services. Project expenses will be billed at cost plus 10% service and handling charges.

**Effective Dates**

This Billing Rate supersedes all prior Billing Rates. Billing Rates will be subject to revision July 1, 2015.

**Service Charges**

Invoices outstanding over 30 days will be assessed a 2% service charge for each 30 days beyond the initial payment period.

Abrams Associates Traffic Engineering
Employer ID # 94-3388442