



NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION

Date: October 29, 2015
Project Name: CVS/Pharmacy & Wireless Communication Facility Relocation

Notice is hereby given that the City of Pinole has prepared an Initial Study (IS) and intends to adopt a Mitigated Negative Declaration (MND) for the CVS/Pharmacy & Wireless Communication Facility Relocation project.

Project Description: The proposed project site, 1617 Canyon Drive, is located at the southeast corner of Appian Way and Canyon Drive, just north of Interstate 80 (I-80) (APN 401-273-043, -044, -045, and -046) in the southwestern region of the City of Pinole, Contra Costa County, California. The project site is currently developed with an approximately 12,000-square-foot (sf), three-story, multi-tenant building, occupied by an engineering firm and medical use, as well as smaller buildings on the eastern and southern portion of the site, used for wireless communications facility ground-based equipment and storage. The developed site also includes a paved parking lot. The site is not included on any lists enumerated under California Government Code Section 65962.5.

The proposed project includes the demolition of the existing three-story office building and two single-story accessory buildings totaling approximately 13,340 sf, relocation of two existing wireless communication facilities within the project site, and development of a new CVS/Pharmacy building totaling approximately 14,806 sf, a pharmacy drive-through, an approximately 70-foot-high pylon tower structure with cellular antennae facilities, site access, parking, and utility improvements on approximately 1.9 acres. The proposed project would connect to the City's existing utility lines in the area in order to provide service to the site. An eight-foot concrete masonry unit (CMU) retaining wall will be installed at the upper portion of the slope, along the project's eastern boundary. In addition, a new six-foot tall wood fence will be installed along the site's southern and eastern borders, where currently, only a chain link fence exists. In addition to vegetated bioretention areas for stormwater purposes, the proposed project design would include a number of ornamental trees and shrubs along the site borders and within parking areas.

The proposed project also includes removal of the two existing wireless communication facilities from the multi-tenant, three-story building prior to demolition of the building. Once the cellular facilities are removed from the building, the cellular facilities will be relocated on site. The applicant proposes to locate the two cellular equipment sites on wheels (COWs) in the southern portion of the project site until the permanent wireless communication facilities and antenna pylon tower structure is constructed. The temporary COWs will include masts, with heights ranging from approximately 50 to 60 feet, on top of which the antennas would be affixed for broadcasting purposes.

Implementation of the proposed project would require the following discretionary actions by the City of Pinole:

- Adoption of the Initial Study/Mitigated Negative Declaration (IS/MND) and Mitigation Monitoring and Reporting Program;
- Approval of site plan and design review;

- Issuance of Conditional Use Permits for a drive-through and the two relocated new wireless communication facilities;
- Approval of a variance to allow pharmacy drive-thru with amplified sound to be located less than 300 feet from the nearest residential property line; and
- Approval of a lot line adjustment.

Public Review Period: Notice is hereby given that a Draft MND has been prepared in accordance with the California Environmental Quality Act (CEQA). The City, as lead agency, has elected to provide a 30-day public review period for the MND beginning on Friday, October 30, 2015 and ending on Monday, November 30, 2015 pursuant to CEQA Guidelines Section 15105. The Draft MND and supporting documents are available for public review at the City of Pinole Development Services Department, located at 2131 Pear Street in Pinole, CA. In addition, the Pinole Library, located at 2935 Pinole Valley Road in Pinole, CA, will have a copy available for public review. An electronic copy of the MND and other project information is available for viewing at the following website address:

<http://www.ci.pinole.ca.us/planning/projects.html#cvs>

Written comments on the Draft MND will be accepted during the 30-day public review period commencing **October 30, 2015 and ending November 30, 2015 at 5:30 PM**. Written comments on the Draft MND should be directed to:

Winston Rhodes, Planning Manager
City of Pinole Development Services Department
2131 Pear Street
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