



December 18, 2020

Sheldon Ah Sing
Principal Planner, M-Group
51 E. Campbell Avenue #1247
Campbell, CA 95009

Subject: Proposal for a Transportation Impact Assessment for the Dollar General Project in Fort Bragg, California

Dear Sheldon:

Thank you for contacting Fehr & Peers to prepare a transportation impact assessment (TIA) for the Dollar General project in central Fort Bragg, California. We understand that a TIA is requested to support the development of a 9,000 square foot retail building at 231 South Franklin Street in Fort Bragg. We understand that there is the potential for substantial community scrutiny on the CEQA VMT assessment for the project as well as on the informational Level of Service (LOS) assessment requested to be completed in parallel with the CEQA analysis.

The following scope of work includes five tasks.

Scope of Work

Task 1 – CEQA VMT Analysis

Fehr & Peers will leverage its recently-completed SB 743 implementation work with the Mendocino Council of Governments (MCOG) to assess the project's effect on VMT. As noted in the final report for the MCOG project, local-serving retail projects under 50,000 square feet may qualify for a finding of a less-than-significant VMT impact without further study. It is assumed, however, due to the potential for controversy on the project, a VMT calculation would still be required to demonstrate that the project's impacts are less-than-significant.

Fehr & Peers will use the latest available version of the MCOG travel demand model to assess VMT for the project. Per the MCOG report, because VMT per capita is expected to increase in the Fort Bragg area over time, Fehr & Peers will calculate project VMT (using the daily total VMT per service population metric) and project effect on VMT (using absolute VMT as the metric). VMT metrics will be calculated for the Baseline, Baseline plus Project, Cumulative and Cumulative plus Project scenarios. Plus Project VMT metrics will be compared against No Project scenario metrics using impact criteria developed through the MCOG SB 743 implementation project. Due to the project's close proximity to State Route 1, it is recommended that the thresholds in the OPR *Technical Advisory* be used as a basis for the selection of thresholds due to the high likelihood of Caltrans District 1 staff providing comments on the environmental document for the project. If significant impacts are found, mitigation measures will be proposed and their effects quantified using data from CAPCOA's *Quantifying Greenhouse Gas Reduction Measures*.

Task 2 – Other Required CEQA Analyses

Fehr & Peers will review site access and circulation for the project site using the provided site plan. This assessment will include reviewing the following items:



- Site access and interface with public roadway network, including drop-off/pick-up zones
- Vehicular access and circulation within and adjacent to the project site
- Pedestrian access and circulation within and adjacent to the project site
- Bicycle access and circulation within and adjacent to the project site
- Emergency vehicle access and circulation
- Consistency with approved plans related to the bicycle, pedestrian and transit modes

Recommendation measures will be developed to address potential deficiencies in these areas.

Task 3 – Informational Off-Site Level of Service Analysis

Fehr & Peers will complete an informational off-site LOS analysis of up to five intersections, to be selected in coordination with City staff. Per SB 743, this analysis is not part of the CEQA process, but could be helpful in determining the project's off-site effects for the purposes of comparison against City General Plan goals and policies related to the function of the circulation system.

Due to the effects of the COVID-19 pandemic, new traffic counts are generally not presently being collected for traffic studies as current traffic patterns are not considered to be representative of normal conditions. Fehr & Peers will use recent traffic count data from the City of Fort Bragg, if available. For other intersections for which data is not available from previous studies, Fehr & Peers will download and process StreetLight Data estimates of turning movement volumes and develop Existing Conditions volumes using this data. For the purposes of this scoping effort, it is assumed that all study intersections will require the StreetLight Data volume estimate approach.

Fehr & Peers will analyze intersection LOS for Existing, Existing plus Project, Cumulative and Cumulative with Project conditions using the Synchro software analysis package. Signal timing data will be requested from the relevant agencies. Project trip assignments will be developed using the data from Task 1. Cumulative forecasts will be developed using the latest version of the MCOG model. Project scenario operations will be compared against No Project scenario operations using the relevant criteria for the City of Fort Bragg; if new deficiencies are found, Fehr & Peers will propose improvement measures.

Task 4 – Documentation

Fehr & Peers will summarize the work from Tasks 1-3 in this scope of work in the following reports:

- Draft TIA
- Final TIA

It is assumed that the project team, City of Fort Bragg, and other reviewing agencies (Caltrans, etc.) may have moderate technical and editorial comments on the Draft TIA. We will respond to one round of consolidated comments (up to eight total staff hours) and prepare a Final TIA. This scope of work also assumes the TIA will serve as sufficient documentation for M-Group to incorporate findings into the DEIR; however, up to six hours of staff time is included to assist in responses to comments on the environmental documentation for the project.



Task 5 – Meetings/Conference Calls

Fehr & Peers will participate in up to two team conference calls over the course of the project. Additionally, Fehr & Peers will attend up to two four-hour evening virtual meetings over the course of the project (assumed to be Planning Commission and City Council meetings associated with adoption of the project). Additional meetings can be accommodated on a time-and-materials basis, subject to a scope amendment.

Schedule and Fee

Fehr & Peers will perform Tasks 1-5 on a time-and-materials basis for a not-to-exceed fee of \$49,935. We will begin work following receipt of a fully executed contract. We anticipate that we can complete the Draft TIA within six to eight weeks of commencing work. We are committed to develop a mutually-agreeable schedule for our work based on more information about the timeline for the project. If the scope, schedule and fee are acceptable, please provide us with a contract for our review and execution.

Please contact Ian at (925) 930-7100 with questions or if you need additional information. We look forward to working with you on this project.

Sincerely,

FEHR & PEERS

Ian Barnes, PE
Senior Associate/Office Leader

P20-5495-WC

Attachments

Fee Estimate

Fee Proposal for Ft. Bragg Transportation Impact Assessment

| Tasks | Fehr & Peers | | | | | Labor Hours | Direct Costs | Total |
|---|-----------------|---------------------|--------------------|------------------|----------------|-------------|----------------|-----------------|
| | Project Manager | Principal-in-Charge | Forecasting Expert | Engineer/Planner | Admin/Graphics | | | |
| | \$225 | \$340 | \$210 | \$145 | \$135 | | | |
| Task 1 - CEQA VMT Analysis | 8 | 2 | 16 | 50 | 10 | 86 | \$1,010 | \$15,450 |
| Task 2 - Other Required CEQA Analyses | 4 | 0 | 0 | 4 | 1 | 9 | \$110 | \$1,725 |
| Task 3 - Informational LOS Analysis | 12 | 1 | 12 | 50 | 9 | 84 | \$4,980 | \$19,005 |
| Task 4 - Documenttation | | | | | | | | |
| <i>Task 4.1 - Draft TIA</i> | <i>16</i> | <i>2</i> | <i>2</i> | <i>16</i> | <i>5</i> | <i>41</i> | <i>\$540</i> | <i>\$8,235</i> |
| <i>Task 4.2 - Final TIA</i> | <i>8</i> | <i>0</i> | <i>0</i> | <i>0</i> | <i>0</i> | <i>8</i> | <i>\$80</i> | <i>\$1,880</i> |
| <i>Task 4.3 - Draft EIR Responses to Comments Support</i> | <i>6</i> | <i>0</i> | <i>0</i> | <i>0</i> | <i>0</i> | <i>6</i> | <i>\$80</i> | <i>\$1,430</i> |
| Task 5 - Two Meetings/Two Conference Calls | 8 | 0 | 0 | 0 | 2 | 10 | \$140 | \$2,210 |
| Total for All Tasks | 62 | 5 | 30 | 120 | 27 | 244 | \$6,940 | \$49,935 |

Notes:

This fee proposal is valid for a period of 90 days from the proposal submittal date.

Actual billing rate at the time of service may vary depending on the final staffing plan at the time the project starts; the overall fee will not be exceeded.

Rates and staff are subject to change at any time, without notice, and within the total budget shown