

Board 6/17 #92



**PROPOSAL – CEQA CONSULTING SERVICES  
PATTERSON NEW SCHOOL PROJECT**

**Site Information:**

New School Location  
North First Street and Walnut Street  
Patterson, CA 96021

**Prepared for:**

Patterson Unified School District  
Attn: Phillip Alfano  
510 Keystone Blvd  
Patterson, CA 95363  
(209) 895-7700

**Prepared by:**

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333 Main Street, Suite 260  
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**Prepared:** June 12, 2019

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## PROJECT UNDERSTANDING

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Chico Environmental understands that the Patterson Unified School District ("PUSD", "District") is undertaking a new school project in Patterson, California:

### **Project 1: Classroom Construction**

Includes the construction of a new school on an approximately 15 acre plot within two parcels: the 10 acre parcel bound by Walnut Street to the southeast and a 15 acre parcel at the corner of Walnut and North 1<sup>st</sup> Street.

The Patterson Unified School District seeks a firm to complete the following three tasks:

1. Meet with staff, tour the project site, photograph as necessary etc. to refine the project description and collect all available data.
2. Conduct and prepare an Initial Study (IS) for the project. If the project does not present any significant effects, a Negative Declaration will be prepared and provided for review. All public comments will be addressed in a final Notice of Determination, to be filed with the State Clearinghouse.
3. Prepare a Mitigated Negative Declaration and Mitigated Monitoring Program. If the project presents potential significant effects (as expected), a Mitigated Negative Declaration (MND) will be prepared and submitted to the State Clearinghouse, public notice and local agencies for public review. Following the public review and public comment response period, a final Notice of Determination will be prepared and filed with the State Clearinghouse.

Based on our preliminary analysis of the project, it is anticipated that an Initial Study and Mitigated Negative Declaration will be necessary for this project. If, however, significant findings warrant an Environmental Impact Report (EIR), Chico Environmental will prepare a draft report, accept and respond to public comments and produce a final EIR for Board Approval.

## SCOPE OF WORK

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### **Administrative Draft Initial Study/ Mitigated Negative Declaration, Public Review Initial Study and Public Notice, Mitigation Monitoring and Reporting Program**

An Administrative Draft Initial Study/Mitigated Negative Declaration (IS/MND) will be prepared in conformance CEQA guidelines and PUSD principles. The IS/MND will contain all required components and will address on-site and off-site impacts of the project. The major sections and areas of concern to be addressed are outline below.

### **Project Description**

A complete project description will be included and will provide the basis for the environmental analysis in the IS/MND. *Chico Environmental will work closely with the District to draft a*

*complete site and project description, including specifics of the construction and landscape design of the proposed buildings and athletic fields. Chico Environmental will tour the project site, collect photographs and review applicable project and site documents.*

### **Environmental Setting, Analysis, and Mitigation**

The Environmental Setting, Analysis, and Mitigation section is the primary component of the IS/MND, and will include separate sections for each environmental topic. This chapter will be formatted so that the impact statements and corresponding mitigation measures will stand out from the text for clarity and easy reference. Measures to ensure proper mitigation monitoring and reporting will follow each mitigation measure. The affected environment, permanent impacts, temporary impacts, cumulative impacts, and mitigations measures for each resource would be analyzed.

An analysis will be prepared per the CEQA Environmental Checklists, which includes the following topics:

- Aesthetics
- Agriculture
- Air Quality
- Biological Resources
- Cultural Resources
- Environmental Justice
- Geology and Soils
- Hazards and Hazardous Materials
- Hydrology and Water Quality
- Land Use and Planning
- Mineral Resources
- Noise
- Population and Housing
- Public Services
- Recreation
- Transportation and Traffic
- Utilities and Service Systems
- Mandatory Findings of Significance

Although not certain, based on our current understanding of the project and consultations with involved parties, Chico Environmental assumes that the impacts to the following environmental issue areas may potentially be significant:

- Aesthetics
- Agriculture
- Air Quality
- Biological Resources
- Cultural Resources
- Geology and Soils
- Hazards and Hazardous Materials
- Hydrology and Water Quality
- Land Use and Planning



- Noise
- Public Services
- Transportation and Traffic
- Utilities and Service Systems
- Mandatory Findings of Significance

The environmental document will be consistent with CEQA requirements as well as specific PUSD requirements and formatted pursuant to CEQA specifications. Chico Environmental will submit electronic copies of the administrative draft environmental document to the District. After review by the District, Chico Environmental will make all necessary changes and provide the District with one hard copy and one digital copy.

Chico Environmental will assist in submitting the document for final agency and public comment and approval. Chico Environmental will submit the document to the State Clearinghouse and the Federal Register. Chico Environmental will be responsible for distribution of the document.

#### **Public Notice/Notice of Completion**

Chico Environmental will prepare and post the Public Notice informing interested parties of the availability of the Draft Environmental Documentation. The Notice will be published in a local paper as identified by the District.

Chico Environmental will prepare the Notice of Completion (NOC) for the IS/MND for submission to the State Clearinghouse. We will also prepare the Public Notice of Availability for the IS/MND to be distributed to responsible and trustee agencies, and any other persons or entities that have expressed an interest in reviewing the IS/MND.

#### **Mitigation Monitoring and Reporting Program**

We will prepare a comprehensive Mitigation Monitoring and Reporting Program (MMP) pursuant to Section 21081.6 of the Public Resources Code. Chico Environmental will draft the MMP using the information contained within the environmental analysis, including the specific mitigation measures, assignments of responsibility, relationships to project implementation, and time frames for implementation. The MMP will define each measure, specific actions, responsibilities, phasing/time frames, and identifies individuals or specific departments who must sign off on each measure. It is Chico Environmental's intent to produce a MMP that is easy to use and clearly monitors mitigation progress and status. The MMP will be incorporated into the IS/MND.

#### **ITEMIZED COST ESTIMATE**

##### **Initial Study and Mitigated Negative Declaration**

*Includes: Administrative Draft Initial Study/ Mitigated Negative Declaration, Public Review Initial Study and Public Notice, Mitigation Monitoring and Reporting Program*

Site Tour/Initial Study/Mitigated Negative Declaration:	\$28,700.00
California Department of Fish and MND Wildlife Filling Fee:	\$2,354.75
County Clerk Filing Fee:	\$50.00
<b>Total:</b>	<b>\$31,104.75</b>

**AUTHORIZATION**  
**CEQA CONSULTING SERVICES**


The proposal presented above and the liability provisions outlined in the General Conditions are acceptable and Chico Environmental is authorized to proceed with the scope of services described herein.

For: \_\_\_\_\_  
(Signature\*)

Name: Patterson Unified School District, Legally Responsible Person

Date: \_\_\_\_\_

This agreement is effective and in force only if signed below by an authorized Chico Environmental representative.

By:  \_\_\_\_\_

John Lane, Chico Environmental

April 18, 2018

\* Individual with authority in the company responsible for payment of Chico Environmental's Services.