



February 20, 2020

Hector Gonzalez
Director of Facilities
Perris Union High School District
155 E. 4th Street
Perris, CA 92570

Subject: Proposal to Prepare CEQA Documentation for Perris High School Final Phase Improvements

Via email: hector.gonzalez@puhs.org; fredgoodassoc@mac.com

Dear Mr. Gonzalez:

Thank you for the opportunity to submit this proposal for the final phase of improvements planned for the Perris High School campus. This proposal describes our understanding of the project, our approach to gain CEQA compliance, and our estimated fees.

Understanding of the Project

The final phase of the proposed project will further improve and modernize Perris High School for current and future students. No increase in student capacity would occur. The project consists of the following elements:

- » New 500-seat performing arts building
- » New 2-story classroom building
- » New 11-classroom agriculture facility (already received State CTE funding)
- » Removal of similar number of portable classrooms
- » Revisions to access/drop-off zone and expanded parking lot along Nuevo
- » Six new tennis courts
- » New 33-meter pool with lights, replacing 25-meter existing pool/lights

Scope of Work

Based on our initial review of the project, we expect recommend preparation of an Initial Study, which should lead to a Mitigated Negative Declaration. If we find in this process any significant unavoidable impact, preparation of an EIR will be necessary and our scope will require adjustment.

INITIAL STUDY

PlaceWorks will prepare a screencheck Initial Study. The Initial Study will have a detailed description of the proposed project and environmental setting, environmental checklist, analysis of each environmental topic, and mitigation measures, as appropriate. The Initial Study will address 20 topical areas as well as mandatory findings of significance:

- | | |
|------------------------------------|------------------------|
| » Aesthetics | » Land Use & Planning |
| » Agriculture & Forestry Resources | » Mineral Resources |
| » Air Quality | » Noise |
| » Biological Resources | » Population & Housing |

- » Cultural Resources
- » Energy
- » Geology & Soils
- » Greenhouse Gas Emissions
- » Hazards & Hazardous Materials
- » Hydrology & Water Quality
- » Public Services
- » Recreation
- » Transportation, Traffic & Pedestrian Safety
- » Tribal Cultural Resources
- » Utilities & Service Systems
- » Wildfire
- » Mandatory Findings

MITIGATED NEGATIVE DECLARATION

After District staff review and comment on the Screencheck MND and Initial Study, PlaceWorks will modify the document as appropriate. The budget assumes one round of screencheck MND review and revisions. After approval, we will print and distribute the MND to the public repositories, local agencies, and individuals who requested copies. PlaceWorks will prepare the distribution list.

AIR QUALITY AND GREENHOUSE GAS EMISSIONS

PlaceWorks will prepare an air quality and greenhouse gas (GHG) emissions analysis to evaluate potential impacts from the construction and operation of the proposed school improvements. The analysis will be consistent with the current methodology of the South Coast Air Quality Management District (South Coast AQMD). Modeling of criteria air pollutant emissions and GHG emissions will be conducted using the California Emissions Estimator Model (CalEEMod). The analysis will be included as an appendix to the IS/MND.

Criteria Air Pollutants and GHG Emissions: Construction Phase

PlaceWorks will provide an estimate of the increase in short-term criteria air pollutant emissions from demolition and/or removal of the existing school facilities designated for removal, renovation of existing facilities, and construction of the proposed new school improvements. The construction phase regional emissions inventory will be based on the construction schedule for the project, construction duration, demolition debris and soil haul volumes (if applicable), and anticipated construction equipment for each construction subphase, as provided by the District. Where information is unavailable, PlaceWorks will use CalEEMod defaults, as appropriate, and work with the District to develop the construction assumptions.

The calculated project-related construction emissions will be compared to the South Coast AQMD regional significance thresholds for construction and proposed GHG emissions bright-line thresholds. Localized air pollution impacts from construction equipment exhaust and fugitive dust will be compared to South Coast AQMD's screening-level localized significance thresholds (LST) for their potential to elevate concentrations of air pollutants at the nearest receptors. A construction health risk assessment is not proposed; it is assumed that based on the LST analysis, construction-related risk can be described qualitatively. Mitigation measures will be recommended as necessary to reduce construction-related impacts.

Criteria Air Pollutants and GHG Emissions: Operation Phase

Based on preliminary information available, for purposes of this scope and cost estimate, it is assumed that the proposed project would not result in a change in student capacity. Thus, implementation of the proposed project would not generate new vehicle trips or result in a change in water demand and wastewater and solid waste generation. In addition, it is assumed that the new proposed buildings would be more energy efficient than the existing buildings they would replace. PlaceWorks will quantify the long-term emissions associated with operation of the new proposed improvements.

Other Areas of Impact

The South Coast Air Basin (SoCAB) is currently designated nonattainment under the National and/or California ambient air quality standards (AAQS) for ozone (O₃), fine inhalable particulate matter (PM_{2.5}), coarse inhalable particulate matter (PM₁₀), and lead (Los Angeles County only). South Coast AQMD has adopted an Air Quality Management Plan (AQMP) to ensure the SoCAB can attain the long-term National and California AAQS. The analysis will include a consistency evaluation of the project's regional emissions to South Coast AQMD's AQMP. Furthermore, the SoCAB has been designated in attainment for carbon monoxide (CO) under both the California and National AAQS. Therefore, the air quality analysis will include only a qualitative assessment of CO hotspots. In addition, a qualitative assessment of potential odor impacts will also be provided.

GHG Plan Consistency

The GHG section will discuss the GHG reduction goals of Assembly Bill 32 (AB 32), Senate Bill 32 (SB 32), and SB 375. To achieve the GHG reduction targets of AB 32 and SB 32, the California Air Resources Board (CARB) adopted the 2017 Scoping Plan Update. In addition, the Southern California Association of Governments (SCAG) has adopted a regional transportation plan/sustainable communities strategy to ensure that the southern California region can attain the regional transportation-related GHG reduction goals of SB 375. Project consistency with these statewide and regional plans will be reviewed.

BIOLOGICAL RESOURCES

The project site highly disturbed and no significant natural habitats are present. Trees disturbed as a result of the project will be noted as subject to the Migratory Bird Treaty Act. No mitigation measures are necessary.

CULTURAL RESOURCES

Records will be checked, but it is not anticipated that structures with historic significance will be impacted.

GEOLOGY AND SOILS

This section of the Initial Study will be based on previously prepared studies available from the District and conducted as part of earlier phases.

HAZARDS AND HAZARDOUS MATERIALS

This section of the Initial Study will be based on previously prepared studies available from the District and conducted as part of earlier phases.

HYDROLOGY AND WATER QUALITY

It is assumed that the project architect/engineer will provide stormwater and water quality plans showing how this will be handled in this final phase.

NOISE AND VIBRATION

PlaceWorks will evaluate potential noise and vibration impacts for the construction and operational phases of the proposed high school improvement and modernization project. The Initial Study section will discuss relevant criteria for noise exposure based on applicable federal, state, and local standards and ordinances, including those in the city's municipal code and general plan noise element.

Residential uses are adjacent to the project site in all directions. The dominant noise source in the project area is traffic from I-215 and surrounding arterial roadways. Typical noises associated with the existing high school also characterize the existing noise environment within the project vicinity. PlaceWorks proposes to assess existing conditions and identify the nearest sensitive receptors based on aerial photography, site plans, and noise contours in the general plan noise element. Therefore, no ambient noise monitoring is proposed.

Long-term operational noise impacts will be analyzed qualitatively because the project does not propose any new special events, student and staff capacity would not increase, no new outdoor amplifications systems are proposed, and the proposed 33-meter pool with lights would be replacing the existing 25-meter pool with lights.

Project-related construction noise will temporarily elevate the ambient noise environment above existing conditions. An assessment of temporary noise and vibration impacts during site preparation and project construction activities will be conducted using industry-standard analysis techniques and using scheduling, equipment mix, hauling, and truck trip information (as provided by the District). Vibration impacts will be assessed per criteria included in the FTA's guideline document on noise and vibration impact assessment.

The findings of the technical analysis and impact assessment will be provided in a noise and vibration section of the Initial Study, along with mitigation measures to reduce any potentially significant noise and vibration impacts. Background information and noise modeling worksheets will be provided in an appendix.

TRANSPORTATION

The proposed project would not increase student capacity of the high school, so no increase in VMT (vehicle miles traveled) is expected. The access improvements are expected to reduce the time vehicles spend queuing. Although the project includes a performing arts center, this facility is intended to enhance campus amenities serving the existing student body. The analysis of VMT will be handled qualitatively and is expected to be found less than significant.

Under SB 743 and adoption of the new CEQA Guidelines in December 2018, LOS (level of service) analysis is not required in CEQA documents. If the City requests such analysis, it could be performed as an optional task outside CEQA for use in review by the City.

TRIBAL CULTURAL RESOURCES

AB 52 requires a consultation process with tribes that have previously identified themselves as having resources in the geographic area. If the District previously received such letters, PlaceWorks will prepare letters to these tribes identifying the site location, describing the project, and identifying the District's contact person. If the tribes request consultation, the District must initiate this consultation within 30 days. We assume District staff will conduct the consultation; we are available to assist further as an optional task, if requested. PlaceWorks will document the process as part of the Initial Study.

UTILITIES AND SERVICE SYSTEMS

This is final phase of a multiphased project. It is assumed that the project architect/engineer will provide plans and data showing the adequacy of utility systems to accommodate this phase.

NOTICING

PlaceWorks will prepare the necessary public noticing for the project throughout the CEQA process, including the Notice of Intent to Adopt an MND (NOI), Notice of Completion (NOC), and Notice of Determination (NOD). County and California Fish and Wildlife filing fees are not included in our cost proposal.

Public Notice Distribution. CEQA Guidelines Section 15072 states that the lead agency shall mail a notice of intent to adopt a negative declaration or mitigated negative declaration to the last known name and address of all organizations and individuals who have previously requested such notice in writing and shall also give notice of intent to adopt a negative declaration or mitigated negative declaration by at least one of the following procedures to allow the public the review period provided under Section 15105:

- (1) Publication at least one time by the lead agency in a newspaper of general circulation in the area affected by the proposed project. If more than one area is affected, the notice shall be published in the newspaper of largest circulation from among the newspapers of general circulation in those areas.
- (2) Posting of notice by the lead agency on and off site in the area where the project is to be located.
- (3) Direct mailing to the owners and occupants of contiguous property shown on the latest equalized assessment roll.

PlaceWorks will prepare the noticing for the project: Notice of Intent to Adopt a MND (NOI) and Notice of Completion (NOC). We assume the District will place notices in newspaper.

30-Day Public Review. The NOI will explain the purpose and content of the MND and clearly identify the time period, contact person, and address established for submitting comments. After approval, we will print and distribute the public notice with the MND to the public repositories, local agencies, and individuals that requested copies.

PROJECT MEETINGS AND HEARINGS

Included is one public scoping meeting. We will provide the CEQA presentation slides and equipment, sign-in sheets, and extra copies of the public notice (NOI). Noticing of this meeting will be done as part of the NOI; we have not included a separate mailing for this meeting. Language translators are not included in this proposal but can be added if needed.

Additional meeting attendance by PlaceWorks or attendance by additional members of our staff will be billed on a time-and-materials basis in accordance with the hourly rates for the personnel involved.

PROJECT MANAGEMENT AND COORDINATION

Project management responsibilities include: task scheduling and assignment; management of resources; monitoring of costs and schedule adherence; coordination with local and state entities relative to the environmental review process; and coordination and communications with the project team and subconsultants to ensure compliance with policies, procedures, and any applicable codes.

The project management task includes ongoing project management throughout the duration of the MND process and is based on the anticipated schedule for the project. If the schedule of the project is extended for reasons beyond PlaceWorks' control, a contract amendment may be required for additional fees for project management and coordination efforts.

Cost Estimate

Table 1 presents our cost estimate based on our understanding of the project, and the scope of work described above.

Table 1. Cost Estimate

TASK	COST
Project Initiation	\$1,200
Project Description	1,800
Environmental Setting	1,000
Scoping Meeting (optional task, not included)	n.a.
Initial Study (draft and revisions)	
Aesthetics/Light and Glare	2,000
Air Quality/GHG	6,590
Cultural Resources/Tribal Letters (SB 52 consultation not included)	2,000
Geology and Soils	1,800
Hazards and Hazardous Materials	1,900
Hydrology and Water Quality	1,500
Noise	5,655
Public Services	1,400
Transportation	4,500
Utilities and Service Systems	1,200
(Mitigated) Negative Declaration Form	600
Notice of Intent, Notice of Determination	500
Distribution of Notices/Documents	500
Responses to Comments (12 hours max)	2,100
Mitigation Monitoring Program	600
Graphics	1,200
Word Processing	800
Editing, QA/QC	900
Board Meetings (1); Team Meeting (1)	2,500
Project Management	2,000
Subtotal	\$44,245
Printing and Production	\$1,200
Distribution and Mailing	500
County/DFW filing fees (not included)	n.a.
Misc. Office Expenses (2% of Labor)	885
Subtotal	\$2,585
GRAND TOTAL	\$46,830

PlaceWorks – 2020 Standard Fee Schedule

STAFF LEVEL	HOURLY BILL RATE
Principal	\$215-\$250
Associate Principal	\$190-\$235
Senior Associate/Senior Scientist	\$160-\$215
Associate/Scientist	\$135-\$170
Project Planner/Project Scientist	\$105-\$145
Planner/Assistant Scientist	\$80-\$110
Graphics Specialist	\$90-\$135
Administrator	\$145-\$200
Clerical/Word Processing	\$45-\$150
Intern	\$75-\$95

Subconsultants are billed at cost plus 10%.

Mileage reimbursement rate is the standard IRS-approved rate.

Last Update: 2020-01-03-schools

Acknowledgment

This proposal shall remain valid for a period of 90 days from the time of submittal. As Principal, I am authorized to bind PlaceWorks and the project team to the contents of this proposal.

We look forward to working with you to bring about the successful completion of this project. If you have any questions regarding the contents of this proposal, please feel free to contact the undersigned.

Respectfully submitted,

PLACEWORKS



Dwayne Mears, AICP
Principal