



COMMUNITY DEVELOPMENT/RESOURCE AGENCY
Environmental Coordination Services
County of Placer

DATE: October 27, 2017

TO: California State Clearinghouse
Responsible Agencies and Trustee Agencies, Interested Parties and Organizations

SUBJECT: Notice of Preparation of an Environmental Impact Report for the Proposed United Auburn Indian Community School Project.

REVIEW PERIOD: October 30, 2017 to November 28, 2017

Placer County is the lead agency for the preparation of an Environmental Impact Report (EIR) for the proposed United Auburn Indian Community (UAIC) School Project (proposed project) in accordance with the California Environmental Quality Act (CEQA), Section 15082. The purpose of the Notice of Preparation (NOP) is to provide responsible agencies and interested persons with sufficient information in order to enable them to make meaningful comments regarding the scope and content of the EIR. Your timely comments will ensure an appropriate level of environmental review for the project.

Project Description: The proposed project consists of demolition of existing on-site structures and construction of a UAIC Pre-K through 8th grade school, a Tribal Education Center, and a Tribal Cultural Center on the northern third of the project site. The proposed structures would total approximately 52,500 square feet (sf). Access to the proposed project site would be provided via Taylor Road to the north of the site. The project would include associated infrastructure improvements to support the proposed development.

Project Location: The 45-acre proposed project site is located at 3141 Taylor Road in unincorporated Placer County, to the east of the Town of Loomis. The site is identified by Assessor's Parcel Number (APN) 043-013-010. The project site and the areas to the north, south, and east of the site are within the planning area of the County's Horseshoe Bar/Penryn Community Plan. The area west of the project site is within the Town of Loomis incorporated limits.

For more information regarding the project, please contact Emily Setzer, Associate Planner, (530) 745-3067. A copy of the NOP is available for review at the Loomis Library and Community Learning Center, the Placer County Community Development Resource Agency (Auburn) front counter, and at the following link on the County's website:

<http://www.placer.ca.gov/departments/communitydevelopment/envcoordsvcs/eir>

NOP Scoping Meeting: In addition to the opportunity to submit written comments, a public scoping meeting will be held by the County to inform interested parties about the proposed project, and to provide agencies and the public with an opportunity to provide comments on the scope and content of the EIR. The meeting will be held on November 15, 2017, at 10:30AM at the Community Development Resource Center, 3091 County Center Drive, Auburn (Cypress Conference Room).

NOP Comment Period: Written comments should be submitted at the earliest possible date, but not later than 5:00 pm on November 28, 2017 to Shirlee Herrington, Environmental Coordination Services, Community Development Resource Agency, 3091 County Center Drive, Suite 190, Auburn, CA 95603, (530) 745-3132, fax (530) 745-3080, or cdraecs@placer.ca.gov

1.0 PROJECT DESCRIPTION

The following discussion addresses the background, location, setting, surrounding land uses, and components of the proposed project.

1.1 Background

Currently, the UAIC operates out of a private Pre-K through eighth grade tribal school located at 10720 Indian Hill Road in Auburn, California. The school is administered by the UAIC Education Department, and has been operational since May of 2008. Upon completion of the proposed project, the existing school location in Auburn would continue to be used by the UAIC for administrative/office purposes; however, all classroom operations would be relocated to the proposed project site.

1.2 Location and Setting

The proposed project site is located in unincorporated Placer County, adjacent to the Town of Loomis (see Exhibit 1). The site is a 45-acre parcel of land at 3141 Taylor Road (see Exhibit 2), identified by APN 043-013-010. Per the Community Plan, the site is designated Rural Residential. The site is zoned Residential-Agriculture, Minimum Lot Area 100,000 sf (RA-B-100).

The proposed project site consists of open, rolling grassland, oak woodlands, and existing development. The project site was previously used as an orchard before being partially developed for use as a bed and breakfast, as well as an event center. The bed and breakfast has not been operational for the past 10 years. In general, the northern third of the project site has been subject to a relatively high level of disturbance, while the southern two-thirds are primarily undeveloped.

Existing development on the site includes five existing structures, an associated water supply well and septic system, 65 parking spaces, and an irrigation stock pond. The PCWA currently supplies raw water to the pond by way of the PCWA's Red Ravine irrigation canal located north of the project site. The existing parking lot and associated structures are located in the northwest portion of the site, directly south of Taylor Road. The project's frontage along Taylor Road largely consists of an elevated berm with associated landscaping, such that the majority of the project site is screened from Taylor Road.

The pond is situated near the site's eastern boundary, to the east of the existing buildings. The pond is separated from the eastern site boundary by a narrow strip of oak woodland, which extends to the north and south of the pond along the length of the site.

1.3 Surrounding Land Uses

The proposed project site is bounded by Taylor Road to the north and Tumble Lane, an unpaved dirt road, to the east. The site and the areas to the north, south, and east of the site are within the planning area of the Horseshoe Bar/Penryn Community Plan. Surrounding land uses include a single-family residential subdivision (Legacy Lane) to the west, rural residential developments to the south and east, and additional rural single-family residences to the north of the site, across Taylor Road and to the south of the nearby train tracks. A commercial boat repair business (Cal's Marine Power Center) is situated to the east of the single-family residences, north of the intersection of Taylor Road and Tumble Lane. A multi-family development (The Orchard) is located adjacent to the southeast corner of the project site. Other nearby land uses include Del Oro High School to the southwest and Smart Start Preschool to the south.

**Exhibit 1
Regional Project Location**



Exhibit 2
Project Vicinity



1.4 Project Components

The proposed project includes demolition of all on-site structures, including the main house, carriage house, event center, caretaker's cottage, and barn. The site would be redeveloped for use as a pre-K through 8th-grade school designed to serve up to 100 UAIC students with up to 35 staff members (see Exhibit 3, Exhibit 4, and Exhibit 5).

In addition, the project would include construction of a Tribal Education Center and a Tribal Cultural Center. The project would be consistent with the existing land use and zoning designations of the project site. The project components, including requested entitlements, are discussed in detail below.

Proposed Buildings

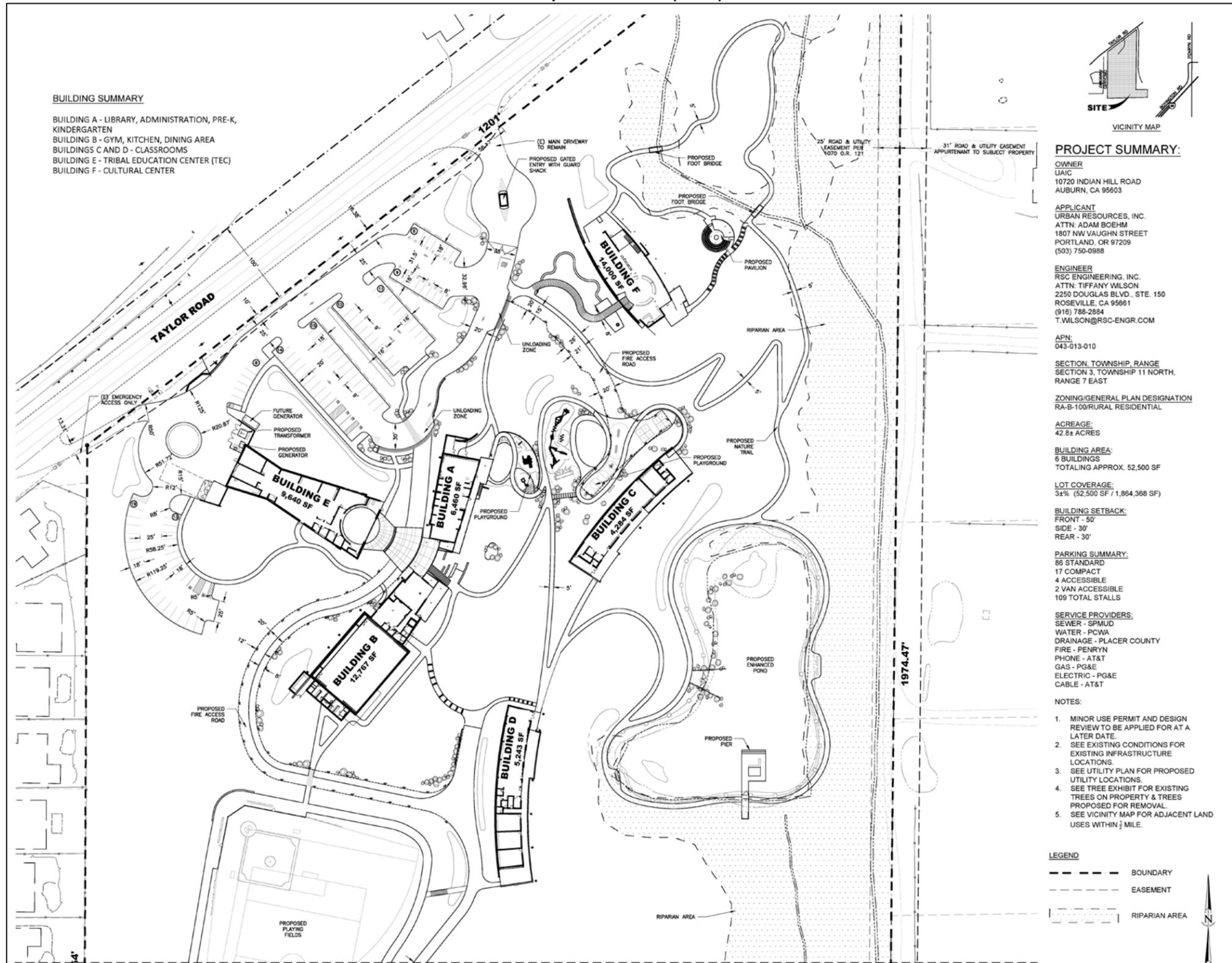
Following demolition activity, the project site would be developed with a school, a Tribal Education Center, and a Tribal Cultural Center. The proposed structures would total approximately 52,500 sf, with individual building sizes ranging from approximately 4,000 to 14,000 sf. The structures would primarily be one-story; however, administrative and library facilities within the school buildings would have a partial lower level of 2,500 sf for classroom and service spaces. Similarly, one of the school buildings including a dining area would have a 1,500-sf partial lower level for classroom and service spaces. The Tribal Cultural Center would include a partial lower level for offices and archives. The maximum building height would be 34 feet above finished floor level.

The proposed grade school facilities would include four buildings totaling 28,900 sf. The buildings would be located in the northwestern portion of the site, and would be separated from each other by open, landscaped areas (see Exhibit 3, "Buildings A, B, C, D"). Building A would include a library, administrative offices, and a pre-kindergarten classroom. Building B would include a gym, a dining area, and a kitchen to provide meals for students and staff. Buildings C and D would include new classrooms. The school facility would serve a maximum of 100 UAIC students and operate daily from 7:30 AM to 4:30 PM.

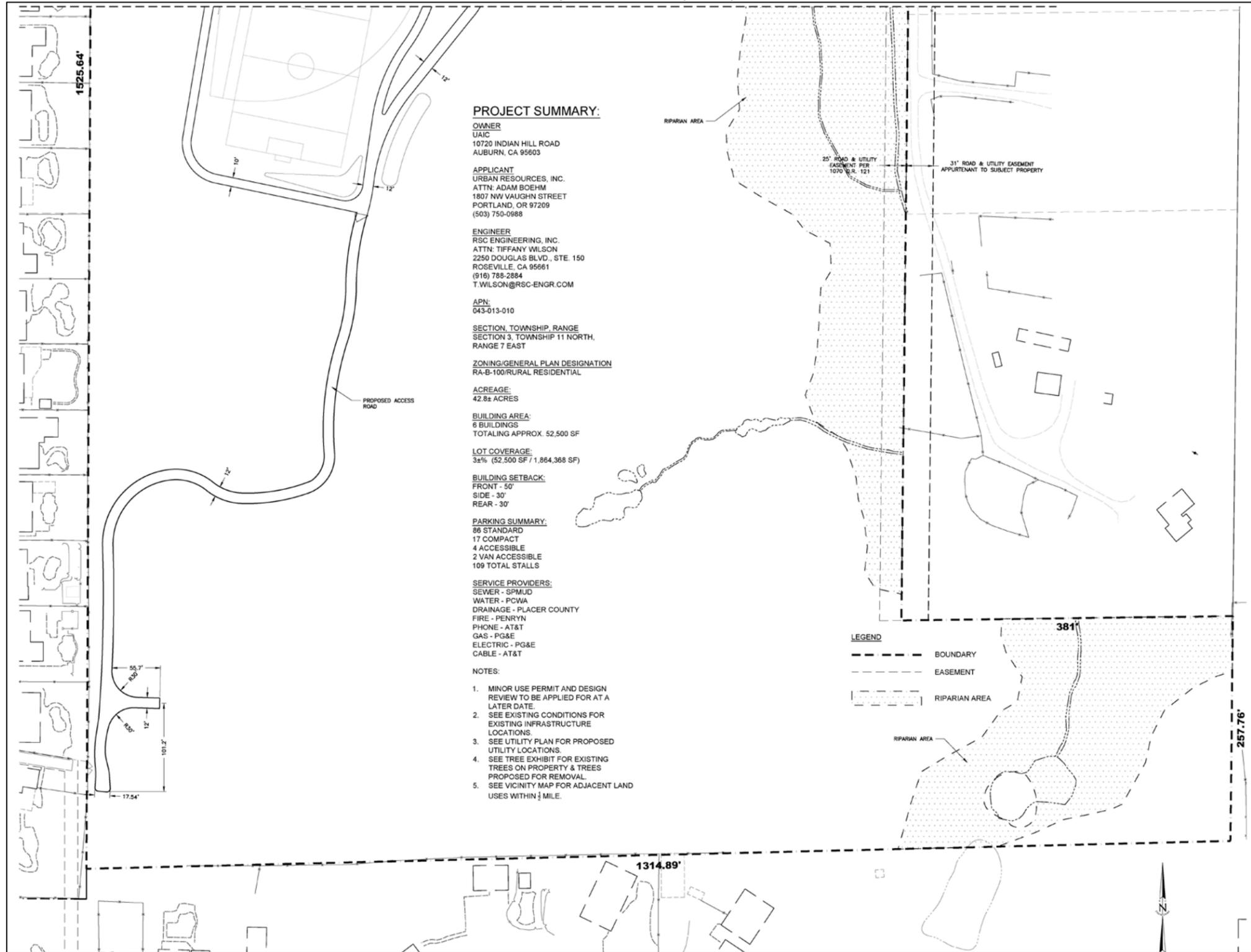
The Tribal Education Center would comprise a single 9,640-sf building located at the northwestern portion of the site (see Exhibit 3, "Building E"), in the same approximate location as the existing main house on the property. The Tribal Education Center would provide recreational and continuing education classes for adult tribal members during the week as well as tutoring services and supplemental classes to home schooled and high school age tribal members. Up to six staff members would be dedicated to the operation of the facility.

The Tribal Cultural Center would comprise a 14,000-sf facility located at the northeastern portion of the site (see Exhibit 3, "Building F"). The Tribal Cultural Center would include gallery and exhibit spaces, artifact archives, storage, and administrative spaces. A small outdoor pavilion area would be located adjacent to the east side of the building. The Cultural Center would operate daily from 11:00 AM to 5:00 PM. Access to the Cultural Center would initially be limited to UAIC members, but the tribe may invite researchers, community groups, tribal groups, and school groups by appointment.

**Exhibit 3
Proposed Site Plan (North)**



**Exhibit 4
Proposed Site Plan (South)**



PROJECT SUMMARY:

OWNER
UAIC
10720 INDIAN HILL ROAD
AUBURN, CA 95603

APPLICANT
URBAN RESOURCES, INC.
ATTN: ADAM BOEHM
1807 NW VAUGHN STREET
PORTLAND, OR 97209
(503) 750-0988

ENGINEER
RSC ENGINEERING, INC.
ATTN: TIFFANY WILSON
2250 DOUGLAS BLVD., STE. 150
ROSEVILLE, CA 95661
(916) 788-2884
T.WILSON@RSC-ENGR.COM

APN:
043-013-010

SECTION, TOWNSHIP, RANGE
SECTION 3, TOWNSHIP 11 NORTH,
RANGE 7 EAST

ZONING/GENERAL PLAN DESIGNATION
RA-B-100/RURAL RESIDENTIAL

ACREAGE:
42.8± ACRES

BUILDING AREA:
6 BUILDINGS
TOTALING APPROX. 52,500 SF

LOT COVERAGE:
3±% (52,500 SF / 1,864,368 SF)

BUILDING SETBACK:
FRONT - 50'
SIDE - 30'
REAR - 30'

PARKING SUMMARY:
86 STANDARD
17 COMPACT
4 ACCESSIBLE
2 VAN ACCESSIBLE
109 TOTAL STALLS

SERVICE PROVIDERS:
SEWER - SPMUD
WATER - PCWA
DRAINAGE - PLACER COUNTY
FIRE - PENRYN
PHONE - AT&T
GAS - PG&E
ELECTRIC - PG&E
CABLE - AT&T

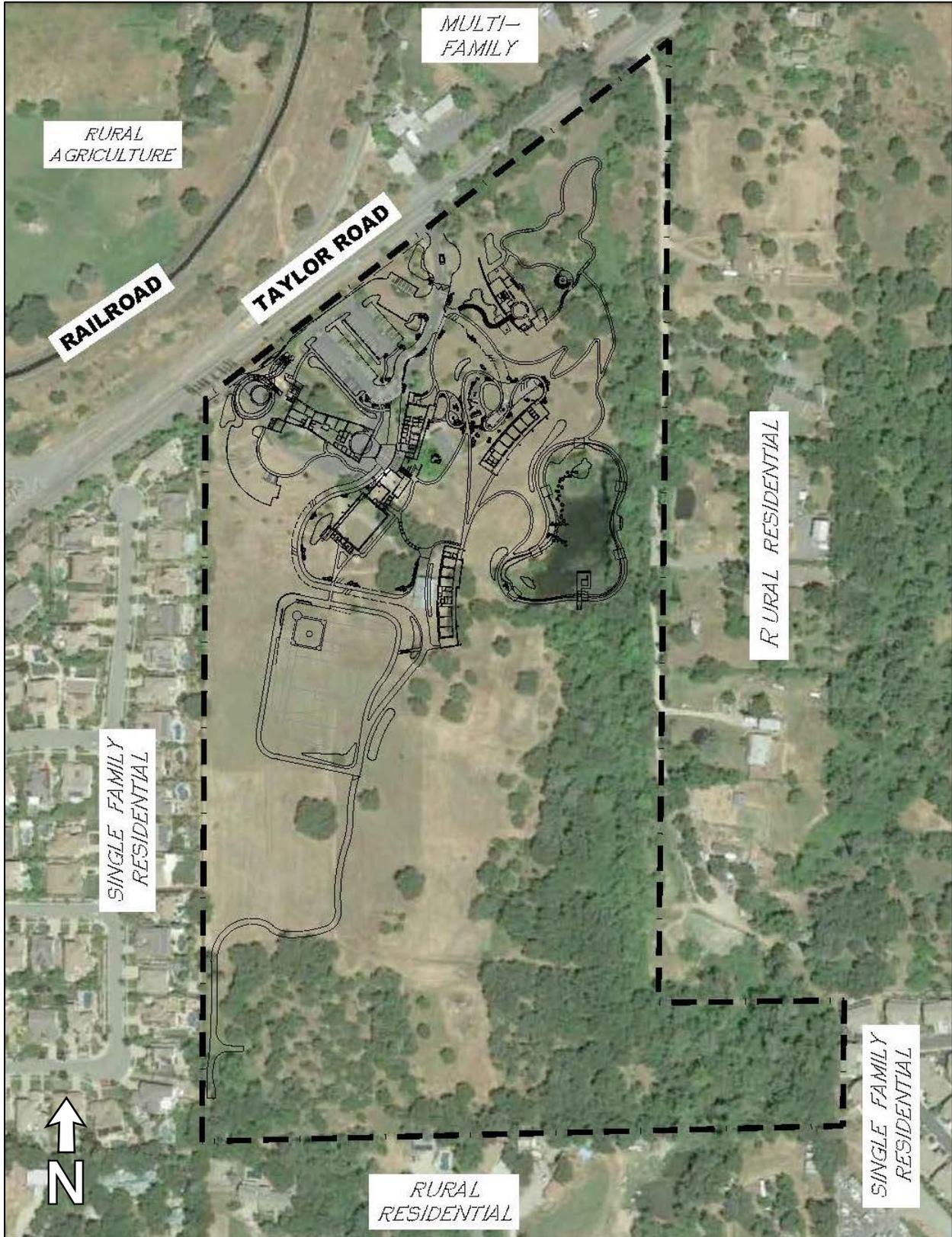
NOTES:

1. MINOR USE PERMIT AND DESIGN REVIEW TO BE APPLIED FOR AT A LATER DATE.
2. SEE EXISTING CONDITIONS FOR EXISTING INFRASTRUCTURE LOCATIONS.
3. SEE UTILITY PLAN FOR PROPOSED UTILITY LOCATIONS.
4. SEE TREE EXHIBIT FOR EXISTING TREES ON PROPERTY & TREES PROPOSED FOR REMOVAL.
5. SEE VICINITY MAP FOR ADJACENT LAND USES WITHIN 1/2 MILE.

LEGEND

- BOUNDARY
- - - EASEMENT
- RIPARIAN AREA

**Exhibit 5
Proposed Site Plan (Aerial Overlay)**



Recreation, Landscaping, and Open Space

The proposed project would include the provision of a small lighted ballfield to the south of the proposed buildings, as well as two dedicated play areas for students, a nature trail, improvements to the existing on-site pond, and pier.

The enhancements to the existing irrigation pond would create an outdoor learning environment for the UAIC community. A trail would encircle the pond and provide access to a pier/pavilion that would afford educational opportunities at the water's edge and in the pond. The aforementioned pond enhancements include draining the pond, removing invasive species, regrading the edges to support native aquatic plantings, and potentially relocating the existing PCWA pond supply line in the southwest corner to the north to increase water movement. Prior to draining the pond, the existing fish and other animals would be removed and provided a protected, temporary home, or relocated in coordination with California Department of Fish and Wildlife. While the pond is empty, the contractor plans to use the pond as a sediment basin for the duration of the Phase 1 construction. Water from the PCWA supply line would be temporarily turned off or diverted to the existing outfall while the pond is being used as a sediment basin. Once the sediment basin is no longer necessary for construction activities, the pond would be dredged, regraded, have an aeration system installed, planted around the edges with aquatic vegetation, then filled with water.

The proposed trail system would be located within the northeast portion of the site, to the east of the proposed school facilities, and would be designed to avoid on-site aquatic features. The trail would extend eastward from the Tribal Cultural Center before curving southward along the western edge of the existing oak woodland area. As discussed above, the trail would continue southward, encircling and providing access to the pond area.

Two playground areas would be constructed adjacent to the school facilities, to the south of the Tribal Cultural Center. The playgrounds would incorporate play structures, a multi-use sport court, lawns, and various associated landscaping features. Access to the playgrounds would be limited to students of the school facilities.

With the exception of a proposed unpaved sewer maintenance access road, the southern two-thirds of the proposed project site would remain vacant and undeveloped. Existing oak woodland along the eastern and southern boundaries of the proposed project site would be retained.

Access and Circulation

Access to the proposed project site would be provided via Taylor Road. Currently, two driveways are located along the project site's frontage. The westernmost driveway would remain gated and would be used only as an emergency vehicle access for the project. The easternmost driveway along Taylor Road would serve as the project's vehicular access point and would be reconfigured to accommodate a guardhouse and a security gate. The security gate would include a Knox Box system to allow for emergency responder access. In addition, Taylor Road would be widened approximately one foot along the project's frontage.

All on-site roads would meet local fire district requirements of an all-weather surface capable of supporting loads up to 75,000 pounds or the minimum standards of Placer County and Public Resources Code 4290, whichever is more stringent. All roadway widths would meet the minimum requirements of the 2016 State Fire Code.

The 65 existing parking spaces located in the northeastern portion of the site would be reconfigured and reconstructed resulting in a new surface parking lot including a total of 77 parking stalls. The new parking lot would serve the school campus, the Tribal Education Center, and the Cultural Center. In addition, an ancillary parking lot with a total of 32 parking spaces would be constructed to the west of the proposed Tribal Education Center building. Overall, the project would provide a total of 109 parking stalls, including 86 standard stalls, 17 compact stalls, four American Disabilities Act (ADA)-accessible stalls, and two van

accessible stalls. A private shuttle system of passenger vans would provide transport for approximately 75 percent of the UAIC students.

Utilities

Potable water supply service would be provided by the Placer County Water Agency (PCWA) by way of a new connection to the PCWA's existing 24-inch water supply main located in Taylor Road. The on-site pond would be used to irrigate the property, as has been done historically. The proposed project would not impact the function of the existing PCWA ditch feeding the pond.

The proposed project would require annexation into the South Placer Municipal Utility District (SPMUD) for the provision of sewer service. A proposed six-inch sewer line would extend south paralleling a proposed 12-foot access road. The proposed sewer line would connect to the SPMUD's existing six-inch sanitary sewer main located at the southwest corner of the site. It should be noted that the proposed sewer infrastructure improvements would include limited off-site improvements on an adjacent private property (APN 043-240-019).

The project is subject to the NPDES Phase II MS4 Permit and would be designed to meet the requirements of the State Regional Water Quality Control Board permit. Generally, the proposed project would include the construction of on-site stormwater drainage and treatment facilities sized to appropriately manage runoff from all impervious and pervious areas, including roofs, sidewalks, and all paved areas. The site would be divided into "sheds", each of which would include a bio-retention facility to detain and treat runoff within the shed.

Requested/Required Entitlements

The proposed project would require Placer County approval of a Minor Use Permit. In addition, the proposed project would require annexation into the SPMUD for the provision of sewer service. Annexation of the project site to the SPMUD service area is subject to Placer County Local Agency Formation Commission (LAFCo) approval. The proposed project would also require permits/approvals from the California Department of Fish and Wildlife, Army Corps of Engineers and/or Regional Water Quality Control Board, for the proposed pond and trail improvements.

3.0 PROBABLE ENVIRONMENTAL EFFECTS AND SCOPE OF THE EIR

Based on the Initial Study analysis conducted for the proposed project (see the attachment to this NOP), the County anticipates that the EIR will contain the following chapters. Each technical chapter of the EIR will include identification of the thresholds of significance, identification of impacts, and the development of mitigation measures and monitoring strategies. The proposed EIR will incorporate by reference the Horseshoe Bar/Penryn Community Plan, the Community Plan EIR, the Placer County General Plan, and the General Plan EIR. In addition to these County documents, project-specific technical studies are being prepared by various technical sub-consultants. The following topic areas will be further evaluated in the EIR:

- Air Quality;
- Biological Resources;
- Cultural Resources;
- Greenhouse Gas Emissions (included in the Cumulative Impacts chapter);
- Hazards and Hazardous Materials;
- Noise;
- Traffic and Circulation; and
- Utilities and Service Systems.

In addition to the above technical chapters, the EIR will include a Cumulative Impacts and Other Statutorily Required Sections chapter, as well as an Alternatives Chapter. It should be noted that because

annexation of the project site to the SPMUD service area is subject to Placer County Local Agency Formation Commission (LAFCo) approval, the EIR will be prepared to serve the needs of LAFCo as a responsible agency. The following paragraphs discuss the anticipated analyses that will be included in the EIR.

Air Quality. The air quality analysis for the proposed project will be performed utilizing the California Emissions Estimator Model (CalEEMOD) software program. Vehicle trip generation data from the project-specific traffic study will be utilized as model input data. The air quality impact analysis will include a quantitative assessment of short-term (i.e., construction) and long-term (i.e., operational) increases of criteria air pollutant emissions of primary concern (i.e., ROG, NOX, and PM₁₀). New stationary sources of emissions, such as a proposed on-site emergency generator, will be evaluated as appropriate. The significance of air quality impacts will be determined in comparison to Placer County Air Pollution Control District (PCAPCD) significance thresholds. *For the Greenhouse Gas Emissions Analysis, see the Cumulative Impacts and Other Statutorily Required Sections chapter below.*

Biological Resources. The Biological Resources chapter will summarize the setting and describe the project's potential effects to special-status plant and wildlife species, as well as sensitive natural communities, including wetlands and oak woodlands. The analysis will be based upon site-specific biological and aquatic resources assessments, as well as an arborist report. Mitigation measures for all identified impacts will be developed consistent with applicable laws and regulations.

Cultural Resources. The Cultural Resources chapter will summarize the setting and briefly describe the potential effects to any on-site historical, archaeological, and/or paleontological resources due to implementation of the proposed project. Specifically, the chapter will evaluate the eligibility of existing on-site structures for consideration as historical resources based on California Register of Historic Resources (CRHR) and National Register of Historic Places (NRHP) eligibility criteria. The chapter will also assess the potential for tribal cultural resources to be impacted by the project, pursuant to Public Resources Code 21080.3.2. The chapter will be based on a cultural resources study prepared for the proposed project.

Hazards and Hazardous Materials. The Hazards and Hazardous Materials chapter will summarize the setting and describe any potential for existing or possible hazardous materials within the project area, in particular, those hazards specifically associated with the elevated levels of arsenic on-site. The analysis within the chapter will rely primarily on the Phase II ESA prepared for the project site, as well as the preliminary endangerment assessment and associated removal action workplan to be approved by the California Department of Toxic Substances Control.

Noise. The Noise chapter will be based on a project-specific technical noise report. The noise report will identify all significant noise impacts due to the proposed project on any identified noise-sensitive land uses in the immediate project vicinity. Significant noise impacts will be identified if the project-generated traffic results in a significant increase in traffic noise levels along surrounding roadways, or if on-site stationary noise sources, such as the proposed backup generators, would result in exceedance of the applicable noise standards. The predicted noise levels will be compared to Placer County General Plan Noise Element and Noise Ordinance standards to determine impact significance. The chapter will also evaluate short-term noise increases resulting from construction activities. The identification of noise mitigation measures will focus on appropriate and practical recommendations for noise control aimed at reducing any identified potential noise impacts to a level of insignificance.

Transportation and Circulation. The Transportation and Circulation chapter will be based on a Traffic Impact Study (TIS) prepared specifically for the proposed project. The TIS will determine the potential for adverse project effects on traffic circulation and level of service, and identify appropriate traffic improvements and mitigation measures, if determined necessary. The following intersections will be analyzed in the TIS:

1. Taylor Road/Rock Springs Road/English Colony Road;
2. Taylor Road/Penryn Road;
3. Taylor Road/project access;
4. Taylor Road/Rippey Road (north);
5. Taylor Road/East Del Oro driveway (AM and afternoon only);
6. Taylor Road/Central Del Oro driveway (AM and afternoon only);
7. Taylor Road/West Del Oro driveway (AM and afternoon only); and
8. Taylor Road/King Road.

The TIS will evaluate the following scenarios: Existing, Existing Plus Project, Cumulative No Project, and Cumulative Plus Project. As part of the existing conditions analysis, an AM, afternoon (2:00 PM to 4:00 PM), and PM (4:00 PM to 6:00 PM) peak hour traffic volume base will be established for the study area intersections. The AM and afternoon study periods will overlap the current bell schedules at Del Oro High School, at Loomis Grammar School, and the anticipated schedule at the proposed school. For the Cumulative analysis, the Town of Loomis traffic model will be used as the basis for developing long-term traffic volumes without the project.

Resulting Levels of Service will be determined using applicable methodology, and the significance of project impacts will be evaluated at intersections. The project's proposed access point at Taylor Road will also be reviewed for adequacy with respect to sight distance and proximity to other, existing driveways. The TIS will recommend mitigation measures for any impacts identified as significant.

Utilities and Service Systems. The Utilities and Service Systems chapter will summarize setting information and identify potential new demand for services on water, sewer, and solid waste. Adequacy of existing water supplies will be determined based on known project characteristics and the Placer County Water Agency's 2015 Urban Water Management Plan (UWMP). Availability of existing wastewater facilities will be determined in coordination with the South Placer Municipal Utility District, and all required off-site sewer improvements will be evaluated. Furthermore, the chapter will include analysis of solid waste demand associated with the project, including construction waste. If existing water, sewer, or solid waste facilities would be impacted, mitigation measures will be identified to ensure that the project's demand can be adequately accommodated.

Alternatives. In accordance with Section 15126.6(a) of the CEQA Guidelines, the EIR will include an analysis of a range of alternatives, including the No Project Alternative. The Alternatives will be selected when more information related to project impacts is available, so the alternatives can be designed to reduce significant project impacts. The Alternatives chapter will describe the alternatives and identify the environmentally superior alternative. The alternatives will be analyzed at a level of detail less than that of the proposed project; however, the analyses will include sufficient detail to allow a meaningful comparison of the impacts. The Alternatives chapter will also include a section of alternatives considered but dismissed.

Cumulative Impacts and Other Statutorily Required Sections. In accordance with Section 15130 of the CEQA Guidelines, the EIR will include an analysis of the cumulative impacts for each CEQA topic evaluated at a project-level in the EIR. In addition, pursuant to CEQA Guidelines Section 21100(B)(5), the analysis will address the potential for growth-inducing impacts of the proposed project, focusing on whether removal of any impediments to growth would occur with the project. The chapter will also include a discussion of the project's energy efficiency per Appendix F of the CEQA Guidelines, as well as a discussion of the project's significant irreversible environmental changes and significant environmental effects which cannot be avoided. Included in the cumulative impacts analysis for the proposed project will be a discussion of global climate change/greenhouse gas emissions (GHG). The analysis will include a quantitative estimate of construction and operational GHG emissions attributable to the project. Emissions from the proposed project will be quantified using CalEEMOD. The thresholds for the GHG analysis will be consistent with PCAPCD's most recently adopted thresholds.