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INTRODUCTION

1.1 TYPE AND PURPOSE OF THE EIR

The United Auburn Indian Community (UAIC) School Project Environmental Impact Report (EIR) has been prepared in accordance with the California Environmental Quality Act (CEQA) of 1970, Pub. Res. Code §§ 21000-21178, as amended and the Guidelines for Implementation of the California Environmental Quality Act, Cal. Code Regs. Title 14, §§ 15000-15387 (CEQA Guidelines). Placer County is the lead agency for the environmental review of the UAIC School project (proposed project) evaluated herein and has the principal responsibility for approving the project. As required by Section 15121 of the CEQA Guidelines, this EIR will (a) inform public agency decision-makers, and the public generally, of the significant environmental effects of the project, (b) identify possible ways to minimize the significant adverse environmental effects, and (c) describe reasonable and feasible project alternatives which reduce environmental effects. The public agency shall consider the information in the EIR along with other information that may be presented to the agency.

As provided in the CEQA Guidelines Section 15021, public agencies are charged with the duty to avoid or minimize environmental damage where feasible. The public agency has an obligation to balance a variety of public objectives, including economic, environmental, and social issues. CEQA requires the preparation of an EIR prior to approving any project that may have a significant effect on the environment. For the purposes of CEQA, the term *project* refers to the whole of an action, which has the potential for resulting in a direct physical change or a reasonably foreseeable indirect physical change in the environment (CEQA Guidelines Section 15378[a]). With respect to the proposed project, the County has determined that the proposed development is a *project* within the definition of CEQA, which has the potential for resulting in significant environmental effects.

The lead agency, which is Placer County for this project, is required to consider the information in the EIR along with any other available information in deciding whether to approve the application. The basic requirements for an EIR include discussions of the environmental setting, environmental impacts, mitigation measures, alternatives, growth inducing impacts, and cumulative impacts.

The CEQA Guidelines identify several types of EIRs, each applicable to different project circumstances. This EIR has been prepared as a *project-level EIR* pursuant to CEQA Guidelines Section 15161, which is an analysis that examines the environmental impacts of a specific development project. A *project-level EIR* focuses primarily on the changes in the environment that would result from the development of the project, and examines all phases of the project including planning, construction, and operation.

1.2 KNOWN RESPONSIBLE AND TRUSTEE AGENCIES

“Responsible agency” means a public agency that proposes to carry out or approve a project for which a lead agency is preparing or has prepared an EIR or Negative Declaration. For the purpose of CEQA, the term responsible agency includes all California public agencies other than the lead agency that have discretionary approval power over the project or an aspect of the project. The following agencies are identified as potential responsible agencies:

- Central Valley Regional Water Quality Control Board
- Placer County Air Pollution Control District
- Placer County Transportation Planning Agency
- Placer County Local Agency Formation Commission

“Trustee agency” means a State agency having jurisdiction by law over natural resources affected by a project, which are held in trust for the people of the State of California. The only known possible trustee agency is the California Department of Fish and Wildlife (CDFW).

Although not subject to California law, and, thus, outside the definitions of responsible agency or trustee agency, the U.S. Army Corps of Engineers (USACE) and U.S. Fish and Wildlife Service (USFWS) will also be called upon to grant approvals — under federal law — necessary for the development of the project site. These agencies do not have duties under CEQA, but, rather, are governed by a variety of federal statutes, such as the Clean Water Act, which governs the dredging and filling of waters of the U.S. (e.g., wetlands), and the Endangered Species Act, which requires USACE to consult with the USFWS as part of the review process for any wetland or fill permits that may be required.

1.3 PROJECT SUMMARY

The 45-acre project site is located at 3141 Taylor Road in unincorporated Placer County, east of the Town of Loomis. The site is bounded by Taylor Road to the north and Tumble Lane, an unpaved dirt road, to the east. Surrounding land uses include primarily single-family residential development, with a multi-family residential development to the southeast of the project site. Other nearby land uses include a commercial boat repair business further to the east of the site, as well as Del Oro High School to the southwest and Smart Start Preschool to the south. The project 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.

Currently, the project site consists of open, rolling grassland, oak woodlands, and some existing development within the northern portion of the site, including five structures, an associated water supply well and septic system, parking spaces, and an irrigation stock pond. The proposed project would include demolition of all on-site structures and redevelopment of the site for use as a pre-K through 8th-grade school designed to serve up to 100 UAIC students with 35 staff members. In addition, the proposed project would include construction of a Tribal Education Center and a Tribal Cultural Center. Up to six staff members would serve the Tribal Education Center, and two staff members would serve the Tribal Cultural Center. The proposed structures would total

approximately 48,650 square feet (sf), with individual building sizes ranging from approximately 9,640 to 14,000 sf. The proposed project would also include the provision of a small, non-regulation 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 irrigation stock pond, and pier.

The school facility would operate Monday through Friday from 7:30 AM to 4:30 PM and the Tribal Cultural Center would operate daily from 11:00 AM to 5:00 PM. Operation of the proposed school facility would include in-classroom and outdoor activities. The on-site ballfield would be used for baseball and soccer games with the capabilities of nighttime use and weekend use, as well as occasional special events. Practices could be held twice a week with games both onsite and offsite, on weekdays and/or weekends. Should nighttime activities related to either sport occur, nighttime use hours would not extend past 10:00 PM.

In addition to the use of the ballfield for nighttime games, the project site may occasionally be used to host special events. Events could occur after hours and on the weekends, but such events would not begin earlier than 7:00 AM and may occur until 10:00 PM. The largest potential events could occur up to three times a year and could take place during school hours, from approximately 10:00 AM to 2:00 PM on weekdays, or outside of school hours, from approximately 5:00 PM to 8:00 PM in the evening. The large events could accommodate approximately 200 people, though some students and staff may already be on school property. Events could include outdoor and/or indoor activity.

Mid-size events, such as open houses, could occur six times per year, and would be held on weekdays from approximately 3:00 PM to 6:00 PM. Open house events could involve a further 100 attendees in addition to the students and staff that are already on school property.

Smaller events could occur four times per year and could take place during school hours or on weekdays from approximately 5:00 PM to 8:00 PM. Smaller events may include indoor and/or outdoor activities. Such events are anticipated to involve 35 additional attendees as well as the students and staff already on school property.

The proposed project would require approval of a Minor Use Permit and annexation into the South Placer Municipal Utility District (SPMUD) for provision of sewer service. Other project approvals would include, but would not be limited to, a National Pollutant Discharge Elimination System Permit, a Lake or Streambed Alteration Agreement, a 401 Water Quality Certification, and a U.S. Army Corps of Engineers Section 404 permit.

1.4 EIR PROCESS

The EIR process begins with the decision by the lead agency to prepare an EIR, either during a preliminary review of a project or at the conclusion of an Initial Study. Once the decision is made to prepare an EIR, the lead agency sends a Notice of Preparation (NOP) to appropriate government agencies and, when required, to the State Clearinghouse (SCH) in the Office of Planning and Research (OPR), which will ensure that responsible and trustee State agencies reply within the required time. The SCH assigns an identification number to the project, which then becomes the

identification number for all subsequent environmental documents on the project. Commenting agencies have 30 days to respond to the NOP and provide information regarding alternatives and mitigation measures they wish to have explored in the Draft EIR and to provide notification regarding whether the agency will be a responsible agency or a trustee agency for the project.

An NOP (see Appendix A) for the proposed project, as well as a detailed Initial Study (see Appendix C), was prepared and circulated to agencies and the public from October 30, 2017 to November 28, 2017. In addition, Placer County held an NOP scoping meeting during the 30-day review period, on November 15, 2017, for the purpose of receiving comments on the scope of the environmental analysis to be prepared for the proposed project. Five comment letters were received during the NOP public review period, which are provided as Appendix B to this EIR. See Section 1.9 below for a summary of the comments received on the NOP.

Upon completion of the Draft EIR and prior to circulation to State and local agencies and interested members of the public, a notice of completion is filed with the SCH and a public notice of availability is published to inform interested parties that a Draft EIR is available for agency and public review. In addition, the notice provides information regarding the location of copies of the Draft EIR available for public review and any public meetings or hearings that are scheduled. The Draft EIR is circulated for a minimum period of 45 days, during which time reviewers may submit comments on the document to the lead agency. The lead agency must respond to comments in writing. If significant new information, as defined in CEQA Guidelines Section 15088.5, is added to an EIR after public notice of availability is given, but before certification of the EIR, the revised EIR or affected chapters must be recirculated for an additional public review period with related comments and responses.

A Final EIR will be prepared, containing public comments on the Draft EIR and written responses to those comments, as well as a list of changes to the Draft EIR text necessitated by public comments, as warranted. Before approving a project, the lead agency shall certify that the EIR (consisting of the Draft EIR and Final EIR) has been completed in compliance with CEQA, and that the EIR has been presented to the decision-making body of the lead agency, which has reviewed and considered the EIR. The lead agency shall also certify that the EIR reflects the lead agency's independent judgment and analysis.

The findings prepared by the lead agency must be based on substantial evidence in the administrative record and must include an explanation that bridges the gap between evidence in the record and the conclusions required by CEQA. If the decision-making body elects to proceed with a project that would have unavoidable significant impacts, then a Statement of Overriding Considerations explaining the decision to balance the benefits of the project against unavoidable environmental impacts must be prepared.

1.5 SCOPE OF THE EIR

The CEQA Guidelines, Section 15126.2(a), states in pertinent part:

An EIR shall identify and focus on the significant environmental effects of the proposed project. In assessing the impact of a proposed project on the environment, the lead agency

should normally limit its examination to changes in the existing physical conditions in the affected area as they exist at the time the notice of preparation is published, or where no notice of preparation is published, at the time environmental analysis is commenced.

The Initial Study prepared for the proposed project during the scoping period (see Appendix C) includes a detailed environmental checklist addressing a range of technical environmental issues. For each technical environmental issue, the Initial Study identifies the level of impact for the proposed project. The Initial Study identifies the environmental effects as either “no impact,” “less than significant,” “less than significant with mitigation incorporated,” or “potentially significant.” Impacts identified for the proposed project in the Initial Study as “no impact,” “less-than-significant,” or “less than significant with mitigation incorporated” are summarized below and discussed further in Appendix C. All remaining issues identified in the Initial Study as “potentially significant” are discussed in the subsequent technical chapters of this EIR.

- *Aesthetics (All Items)*: Due to the sloping topography of the project site, existing vegetation in the project vicinity, including oak woodland areas along the eastern and southern site boundaries, difference in elevation of areas to the west of the site, and the undeveloped nature of the southern portion of the project site that would remain with implementation of the proposed project, views of the proposed project from the surrounding areas would be limited. For similar reasons, views of distant scenic resources offered in the project vicinity would not be obstructed by implementation of the proposed project. The proposed structures would be primarily one-story structures, would follow natural topography whenever possible, and would blend with the surrounding natural landscape. In addition, the proposed project would be designed in accordance with development standards set forth in the Placer County Rural Design Guidelines and the Horseshoe Bar/Penryn Community Plan and would be subject to all applicable rules and regulations contained within the Placer County Code. Accordingly, the proposed project would not have a substantial adverse effect on a scenic vista or substantially degrade the existing visual character or quality of the site or its surroundings, and a *less-than-significant* impact related to such would occur. Because Placer County does not contain officially designated State Scenic Highways, the proposed project would not substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings, within a State Scenic Highway, and *no impact* would occur.

Typical operations associated with the overall proposed project would be limited to between the hours of 7:30 AM to 5:00 PM. However, limited nighttime events could potentially occur on the site, including, but not limited to, events associated with the proposed ballfield area. Should nighttime activities occur, nighttime use hours would not extend past 10:00 PM. To facilitate nighttime activities, the ballfield would be illuminated by five 40-foot light poles, placed throughout the field. Each of the five light poles would include six LED fixtures mounted onto a bracket; the LED fixtures would be tilted at approximately 40 degrees toward the field. When the light poles are in use, light levels at the western property line are anticipated to range from 0.0 to 0.2 foot-candles; thus, light spillage onto neighboring residential properties would be minimal. For reference, one foot-candle is roughly equivalent to the illumination produced by one candle at a distance of one foot. The proposed project would be subject to Section 15.04.490 of the Placer County

Code, which adopts the 2016 California Energy Code (CEC), CCR Title 24, Part 6. Section 140.7 of the CEC contains specific requirements for outdoor lighting that limit allowable lighting power for specified applications. Lighting would be directed in a downward manner and would be limited to the extent necessary for security, safety, and identification. Furthermore, existing oak woodland along the eastern and southern boundaries of the site would continue to provide substantial visual screening for the rural single-family residences in the site vicinity. The single-family residential subdivision to the west of the site would be partially screened from the site by existing evergreen trees and sloping topography along the western site boundary. In addition, the project proposes locating buildings more than 100 feet from the east and west site boundaries. The aforementioned features would substantially limit the spillage of light onto neighboring properties and lighting intensities at the project boundaries would be negligible. Based on the above, the proposed project would not create a new source of substantial light or glare that would adversely affect day or nighttime views in the area, and a *less-than-significant* impact would occur.

- *Agriculture and Forest Resources (All Items)*: The proposed project site is identified as “Urban and Built-Up Land” in the Placer County Important Farmland 2014 map. As such, development of the proposed project would not convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance to a non-agricultural use. In addition, buildout of the proposed project would not conflict with existing zoning for agricultural use or a Williamson Act contract, or the Placer County Right-to-Farm policy. Forest lands are not located within the project area, nor does the project site contain any land zoned forest land or Timberland Production and would not result in the loss or conversion of Farmland or forest land to non-agricultural or non-forest use. As such, *no impact* would occur related to agriculture and forest resources as a result of the proposed project.
- *Air Quality (Item III-5)*: The proposed project would not introduce any typical odor-generating land uses. Diesel fumes from construction equipment and material delivery trucks could be found to be objectionable; however, construction is temporary and substantial deliveries of materials would not be associated with the proposed project. Operation of the proposed project would be typical of a school use and would include a kitchen to serve students and staff at the proposed facilities. Food waste decomposition could create objectionable odors; however, the project would provide adequate waste receptacles throughout the proposed facilities and would use outdoor trash dumpsters that would be picked up on a regular basis. Therefore, overall, impacts related to odors have been deemed *less than significant*.
- *Biologic Resources (Items IV-6 and -8)*: According to the Biological Resources Study Report, the proposed project site is not part of major or local wildlife corridor/travel routes, because the site does not connect two or more larger areas of natural habitat. Therefore, the proposed project site is not likely to provide a wildlife corridor for native resident or migratory wildlife species, and is not likely used as a native wildlife nesting or breeding site and a *less-than-significant* impact would occur. In addition, the project site is located within the boundaries of the draft Placer County Conservation Plan. However, the Placer

County Conservation Plan has not yet been adopted, and, thus, a *less-than-significant* impact would occur.

- *Geology and Soils (All Items)*: While lower-intensity earthquakes could potentially occur at the site, the design of all project structures would be required to adhere to the provisions of the adopted edition of the California Building Code (CBC) in place at the time of construction. The CBC contains provisions to safeguard against major structural failures or loss of life caused by earthquakes or other geologic and geomorphological hazards. Therefore, the proposed project would not expose people or structures to unstable earth conditions, changes in geologic substructures, or geologic and geomorphological (i.e. avalanches) hazards such as earthquakes, landslides, mudslides, ground failure, or similar hazards. Additionally, unique geologic features are not known to exist within the proposed project site. Therefore, the proposed project would not result in the destruction, covering or modification of any unique geologic or physical features. Impacts related to the above are considered *less than significant*.

The site would undergo grading in various areas and the proposed project would include modifications to the site that would alter the existing topography and ground surface relief features. Mitigation Measures VI.1, VI.2, and VI.3 set forth in the Initial Study would ensure that the proposed project would not result in significant disruptions, displacements, compaction, or overcrowding of the soil, a substantial change in topography or ground surface relief features, effects associated with geological units or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on or off-site landslide, lateral spreading, subsidence, liquefaction, or collapse, or effects associated with expansive soils. In addition, during ground-disturbing activities associated with construction, and prior to overlaying the ground surface with structures, the potential exists for wind erosion to occur, which could affect the project area and potentially inadvertently transport eroded soils to downstream drainage facilities. However, Mitigation Measures VI.4 and VI.5 set forth in the Initial Study would ensure that impacts related to a significant increase in wind or water erosion of soils, either on or off the site, and changes in deposition or erosion or changes in siltation which may modify the channel of a river, stream, or lake would be *less than significant*.

- *Hazards and Hazardous Materials (Items VIII-1 and -4 through -7)*: Although a limited amount of potentially hazardous materials could be used on-site during construction and operations, regulations governing the use of such materials and amount anticipated to be used on site would ensure the routine handling, transport, use, or disposal of such materials would not create a significant hazard to the public or the environment, including through upset or accident conditions. Thus, a *less-than-significant* impact associated with such would occur. The project site is not located on a site included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5, is not located within an airport land use plan or within two miles of a public airport, public use airport, or private airstrip, and is not in an area subject to a substantial risk due to wildland fires. Thus, *no impact* and/or a *less-than-significant* impact related to hazards associated with such would occur.

- *Hydrology & Water Quality (All items)*: The proposed project would not violate any federal, State, or County potable water quality standards. In addition, the project would not use groundwater for water supplies or substantially interfere with the infiltration of stormwater into local groundwater. Thus, the proposed project would not substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that a net deficit in aquifer volume or a lessening of local groundwater supplies would occur. Further, the project would not substantially degrade groundwater quality or alter the direction or rate of flow of groundwater. Thus, a *less-than-significant* impact related to such would occur. Because the project site is not located within the vicinity of a dam or levee and is located in an area of minimal flood hazard, usually above the 500-year flood level, the proposed project would not place housing within a 100-year flood hazard area, or place within a 100-year flood hazard area improvements which would impede or redirect flood flows, or expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam. Thus, *no impact* related to flooding would occur.

The project would not substantially alter the existing drainage pattern of the project area or substantially increase the rate or amount of surface runoff. In addition, runoff exiting the project site would be properly treated by bioretention facilities, and, thus, the proposed project would not create or contribute runoff water which would include substantial additional sources of polluted water. A final preliminary drainage report would be required with the project Improvement Plans to substantiate the preliminary drainage design. Mitigation Measures IX.1, IX.2, and IX.3 set forth in the Initial Study, which require a final drainage report to be submitted, and drainage improvement and flood control fees to be paid, would ensure that impacts related to substantially altering the existing drainage pattern of the site or area and/or increasing the rate or amount of surface runoff would be *less than significant*.

Contaminated runoff from the site has the potential for causing negative impacts on downstream water quality during construction. Specifically, construction activities would disturb soils and cause potential introduction of sediment into stormwater during rain events. Through implementation of Mitigation Measures IX.4 through IX.8 set forth in the Initial Study, impacts related to contributing runoff water which would include substantial additional sources of polluted water, substantially degrading surface water quality, and substantially degrading ground water quality would be reduced to *less-than-significant* levels. Mitigation Measures IX.4 through IX.7 would also ensure that impacts related to the watershed of important surface water resources, including, but not limited to, Folsom Lake would be *less than significant*.

- *Land Use and Planning (All Items)*: The proposed project would not physically divide an established community or disrupt or divide the physical arrangement of an established community. The proposed project would be consistent with the Horseshoe Bar/Penryn Community Plan, would not result in the development of incompatible uses and/or the creation of land use conflicts, and would not result in a substantial alteration of the present or planned land uses of the site. Accordingly, impacts related to such would be *less than significant*. The project site is located within the boundaries of the draft Placer County

Conservation Plan. However, the Placer County Conservation Plan has not yet been adopted. In addition, the proposed project would not affect agricultural or timber resources or operations, or cause economic or social changes, such as urban decay or blight, which would result in significant adverse physical changes to the environment. Therefore, *no impact* related to such would occur.

- *Mineral Resources (All Items)*: The project area is not identified as an area containing mineral resources that would be of local, regional, or statewide importance. Thus, the proposed project would result in *no impact* related to mineral resources.
- *Noise (Items XII-4 and -5)*: The nearest airport relative to the proposed project site is the Auburn Municipal Airport, which is located approximately nine miles to the northeast of the site. As such, the proposed project site is not located within an airport land use plan or within two miles of a public airport, public use airport, or private airstrip and would not expose people working in the project area to excessive noise levels associated with air traffic. Therefore, *no impact* would occur.
- *Paleontological Resources (All Items)*: According to the Paleontological Resources Report, surficial sediments on the project site consist of Penryn Pluton. Such rock types form from cooled magma, and, thus, do not preserve fossil resources. Therefore, the proposed project site has a relatively low sensitivity for paleontological resources. As such, ground-disturbing activities associated with the proposed project would not directly or indirectly destroy a unique paleontological resource or site or unique geologic feature, and a *less-than-significant* impact would occur.
- *Population and Housing (All Items)*: The proposed project would not include the development of new homes or businesses. The proposed school facility, as well as the associated Tribal Education Center and Tribal Cultural Center, would primarily serve existing UAIC members in the project region. All infrastructure improvements included in the proposed project would serve the new on-site facilities and would not facilitate future off-site development. Accordingly, the proposed project would not induce substantial population growth in the project area, either directly (i.e. by proposing new homes and businesses) or indirectly (i.e. through extension of roads or other infrastructure). Therefore, a *less-than-significant* impact would occur. Because the proposed project site does not contain existing housing, the project would not displace existing housing, necessitating the construction of replacement housing elsewhere, and *no impact* would occur.
- *Public Services (All Items)*: The project applicant would incorporate fire protection features in building design and pay impact fees for fire protection services. The Penryn Fire Protection District would be capable of providing adequate fire protection services to the proposed project without the construction of additional facilities. Similarly, the Placer County Sheriff's Department would be capable of providing adequate police protection services by way of the South Placer Station located at 6140 Horseshoe Bar Road, approximately 1.7 miles southwest of the project site. In addition, the project does not include residential development and, therefore, the proposed project's demand upon general governmental services like libraries and public facilities would not be substantial

and would not necessitate construction of new facilities. Therefore, the proposed project would not have a need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times, or other performance objectives for fire or police protection, library, or other public services. Based on the above, impacts related to such would be considered *less than significant*. Because the proposed project consists of a new school facility and associated improvements, the project would not increase demand on existing school facilities and services in the project region, and *no impact* related to such would occur.

- *Recreation (All Items)*: The proposed project does not include residential development. As such, the project would not substantially increase the use of existing neighborhood and regional parks or other recreational facilities. Recreational facilities to serve the future UAIC students would be provided by the two proposed on-site playground areas, as well as various improvements to the existing pond located at the eastern portion of the site. In addition, a nature trail system would be provided on the site. The physical environmental effects of the proposed recreational improvements are discussed throughout the Initial Study. Overall, a *less-than-significant* impact related to recreation would occur.
- *Transportation and Traffic (Item XVII-8)*: The proposed project is not located within an airport land use plan and would not involve construction of any buildings or structures of excessive heights that could potentially affect air traffic. In addition, the project does not include any operations that would increase air traffic levels or involve a change in location that would result in substantial safety risks. Therefore, *no impact* would occur.
- *Utilities and Service Systems (Items XIX-3, -4, and -7)*: The proposed project would not result in the construction of new on-site sewage systems, and, thus, *no impact* related to such would occur. The proposed project would include the construction of on-site stormwater drainage and treatment facilities sized to appropriately manage runoff from impervious areas created as part of the project, and would not substantially increase the rate or amount of surface runoff. Therefore, the project would not require the construction of off-site stormwater drainage facilities or expansion of existing off-site facilities, the construction of which could cause significant environmental effects. As such, a *less-than-significant* impact would occur. Solid waste would be collected by Recology Auburn Placer, a private collection firm, and transported to the Western Placer Waste Management Authority's Western Regional Sanitary Landfill located in the City of Lincoln, California. Recology has issued a Will-Serve letter indicating that the firm is capable of providing service to the project. As such, the proposed project would be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs in compliance with all applicable laws, and a *less-than-significant* impact would occur.

1.6 DEFINITION OF BASELINE

The CEQA Guidelines identify several types of EIRs, each applicable to different project circumstances. This EIR has been prepared as a project-level EIR pursuant to CEQA Guidelines Section 15161, which is an analysis that examines the environmental impacts of a specific

development project. A project-level EIR focuses primarily on the changes in the environment that would result from the development of the project, and examines all phases of the project including planning, construction, and operation.

According to CEQA Guidelines Section 15125, an EIR must include a description of the existing physical environmental conditions in the vicinity of the project to provide the “baseline physical conditions” against which project-related changes could be compared. Normally, the baseline condition is the physical condition that exists when the NOP is published. The NOP for the proposed project was published on October 30, 2017. Therefore, conditions existing at that time are considered to be the baseline against which changes that would result from the proposed project are evaluated. Impacts could include both direct and indirect physical changes to the baseline condition. The baseline condition for the proposed project site is presented in Chapter 3, Project Description, of this EIR. The baseline conditions pertaining to each resource area are described in the “Existing Environmental Setting” section of the respective chapters of this EIR.

1.7 SIGNIFICANCE CRITERIA

The CEQA Guidelines define a significant effect on the environment as “a substantial, or potentially substantial adverse change in any of the physical conditions within the area affected by the project, including land, air, water, minerals, flora, fauna, ambient noise, and objects of historic and aesthetic significance.” In addition, the Guidelines state, “An economic or social change by itself shall not be considered a significant effect on the environment. A social or economic change related to a physical change may be considered in determining whether the physical change is significant.” (CEQA Guidelines Section 15382).

Pursuant to the CEQA Guidelines, this EIR relies on the following three levels of impact significance: 1) Less-than-significant impact; 2) Less-than-significant impact with implementation of mitigation; and 3) Significant impact that cannot be mitigated to a level that is less than significant.

Each environmental area of analysis uses a distinct set of significance criteria. Where measurable and explicit quantification of significance is identified, such as violation of an ambient air quality standard, this measurement is used to assess the level of significance of a particular impact in this EIR. If criteria for determining significance relative to a specific environmental resource impact are not identified in the CEQA Guidelines, criteria were developed for this Draft EIR.

The significance criteria are identified at the beginning of the Impacts and Mitigation Measures section in each of the technical chapters of this EIR. Although significance criteria are necessarily different for each resource considered, the provided significance levels ensure consistent evaluation of impacts for all alternatives considered.

1.8 NOTICE OF PREPARATION AND SCOPING

As noted above, in accordance with CEQA Guidelines Section 15082, a NOP was circulated to the public, local, State and federal agencies, and other known interested parties for a 30-day public and agency review period on October 31, 2017 (included as Appendix A). Notice of the project

was also published in the Sacramento Bee on October 31, 2017. The purpose of the NOP was to provide notification that an EIR for the proposed project was being prepared and to solicit public input on the scope and content of the document.

Pursuant to CEQA *Guidelines* Section 15082, the County held a scoping meeting for the EIR on November 15, 2017. Agencies and members of the public were invited to attend and provide input on the scope of the EIR. All comments were taken into consideration during the preparation of this Draft EIR. Written comments submitted in response to the NOP are included within Appendix B. Significant issues raised during the scoping process are summarized in Section 1.9 below.

1.9 COMMENTS RECEIVED ON THE NOTICE OF PREPARATION

During the NOP public review period from October 30, 2017 to November 28, 2017, Placer County received five (5) comment letters. A copy of each letter is provided in Appendix B of this EIR. In addition, verbal comments were received at the public scoping meeting held on November 15, 2017. The comment letters were authored by the following representatives of State and local agencies, as well as other interested parties:

Public Agencies

- California Department of Transportation (Caltrans) – Yount, Kevin;
- Town of Loomis (2) – King, Robert; and
- Native American Heritage Commission – Souza, Sharaya.

Groups

- Legacy Lane Homeowner’s Association.

The following list, categorized by issue, summarizes the concerns brought forth in the comment letters:

<u>Cultural Resources</u> (<i>c.f.</i> Chapter 6)	Concerns related to: <ul style="list-style-type: none"> • Impacts to cultural, historical, or tribal resources.
<u>Noise</u> (<i>c.f.</i> Chapter 8)	Concerns related to: <ul style="list-style-type: none"> • Increase in noise levels to surrounding residential areas.
<u>Transportation and Circulation</u> (<i>c.f.</i> Chapter 9)	Concerns related to: <ul style="list-style-type: none"> • Increase in Vehicle Miles Traveled (VMT) within the project vicinity. • Cumulative traffic impacts to the local and regional transportation system, including the following intersections: <ul style="list-style-type: none"> ○ Taylor Road and Webb Street; and ○ Horseshoe Bar Road.

All of these issues are addressed in this EIR, in the relevant sections identified in the first column.

1.10 PROJECT CHANGES SINCE PUBLICATION OF THE NOP

Since the NOP was published, relatively minor changes were made to the proposed phasing of the project build-out. However, such changes did not affect the overall scope or intensity of the proposed development.

1.11 DRAFT EIR AND PUBLIC REVIEW

This Draft EIR is being circulated for public review and comment for a period of 45 days. During this period, the general public, organizations, and agencies can submit comments to the Lead Agency on the Draft EIR's accuracy and completeness. Release of the Draft EIR marks the beginning of a 45-day public review period pursuant to CEQA *Guidelines* Section 15105. The public can review the Draft EIR at the County's website at:

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

or at following address during normal business hours:

Placer County, Community Development Resource Center
3091 County Center Drive
Auburn, CA 95603

Comments may be submitted both in written form and/or orally at the public hearing on the Draft EIR. Notice of the time and location of the hearing will be published in local newspapers, mailed to property owners and residents surrounding the project, emailed to residents that have requested to be placed on the project's email notification list, posted on the County's website, and posted at and adjacent to the site prior to the hearing.

All comments or questions regarding the Draft EIR should be addressed to:

Placer County, Community Development Resource Agency
Environmental Coordination Services
3091 County Center Drive, Suite 190
Auburn, CA 95603
(530) 745-3132
fax (530) 745-3080
cdraecs@placer.ca.gov

1.12 ORGANIZATION OF THE DRAFT EIR

The UAIC School Project EIR is organized into the following sections:

Chapter 1 – Introduction

Provides an introduction and overview describing the intended use of the EIR and the review and certification process, as well as summaries of the chapters included in the EIR and summaries of the issues and concerns received from the public and public agencies during the NOP review period.

Chapter 2 – Executive Summary

Summarizes the elements of the project and the environmental impacts that would result from implementation of the proposed project, describes proposed mitigation measures, and indicates the level of significance of impacts after mitigation. Acknowledges alternatives that would reduce or avoid significant impacts.

Chapter 3 – Project Description

Provides a detailed description of the proposed project, including the project's location, background information, major objectives, and technical characteristics.

Chapter 4 – Air Quality

The Air Quality chapter of the EIR describes the impacts of construction and operation of the proposed project on local and regional air quality. The chapter was prepared using methodologies and assumptions recommended within the CEQA Air Quality Handbook of the Placer County Air Pollution Control District.

Chapter 5 – Biological Resources

The Biological Resources chapter of the EIR evaluates the biological resources known to occur or potentially occur within the proposed project area. The chapter describes potential impacts to those resources and identifies measures to eliminate or substantially reduce those impacts to less-than-significant levels.

Chapter 6 – Cultural Resources

The Cultural Resources chapter of the EIR evaluates archaeological, historical, and tribal resources known to be located within the proposed project area. A more detailed analysis related to paleontological resources than what was provided in the Initial Study is also included in the chapter for informational purposes. The chapter summarizes the existing setting with respect to the aforementioned resources, identifies thresholds of significance and project impacts to such resources, and sets forth mitigation measures that would be necessary to reduce impacts to a less-than-significant level.

Chapter 7 – Hazards and Hazardous Materials

The Hazards and Hazardous Materials chapter of the EIR describes existing and potential hazards and hazardous materials within the project area. The chapter discusses potential impacts posed by these hazards to the environment, as well as to workers, visitors, and residents within and adjacent to the project area.

Chapter 8 – Noise

The Noise chapter of the EIR describes the existing noise environment in the project vicinity and identifies potential impacts and mitigation measures related to the increase in noise as a result of construction and operation of the proposed project.

Chapter 9 – Transportation and Circulation

The Transportation and Circulation chapter of the EIR discusses existing transportation and circulation conditions associated with the proposed project. The analysis includes consideration of vehicle traffic impacts on roadway capacity, as well as the transit, bicycle, and pedestrian network.

Chapter 10 – Utilities and Service Systems

The Utilities and Service Systems chapter of the EIR describes the public service systems and facilities within the project area and the associated potential impacts resulting from the proposed project. Utilities and service systems considered in the analysis include water supply and delivery, wastewater, electric power, and natural gas. A more detailed analysis related to solid waste disposal than what was provided in the Initial Study is also included in the chapter for informational purposes. The Utilities and Service Systems chapter also discusses thresholds of significance for such impacts and includes mitigation measures, as necessary.

Chapter 11 – Cumulative Impacts and Other CEQA Sections

The Cumulative Impacts and Other CEQA Sections chapter of the EIR includes discussions regarding those topics that are required to be included in an EIR, pursuant to the CEQA Guidelines Section 15126.2. The majority of Chapter 11 is devoted to the cumulative impacts analysis required by Section 15130 of the CEQA Guidelines. Given its cumulative nature, greenhouse gases and climate change are discussed within Chapter 11. In addition, the chapter evaluates growth-inducing impacts, and includes lists of significant irreversible environmental changes and significant and unavoidable impacts that would be caused by the proposed project. Chapter 11 also includes a separate section for energy, in accordance with Appendix F of the CEQA Guidelines.

Chapter 12 – Alternatives Analysis

The Alternatives Analysis chapter of the EIR describes and evaluates the alternatives to the proposed project.

Chapter 13 – References

The References chapter of the EIR provides bibliographic information for all references and resources cited.

Chapter 14 – EIR Authors and Persons Consulted

The EIR Authors and Persons Consulted chapter of the EIR lists EIR and technical report authors who provided technical assistance in the preparation and review of the EIR.

Appendices

The Appendices include the NOP, comments received during the NOP comment period, the Initial Study, and all technical reports prepared for the proposed project.

1.13 TECHNICAL CHAPTER FORMAT

Each technical chapter addressing a specific environmental issue begins with an **introduction** describing the purpose of the section. The introduction is followed by a description of the project's **existing environmental setting** as the setting pertains to that particular issue. The setting description is followed by the **regulatory context** and the **impacts and mitigation measures** discussion, which contains the **standards of significance**, followed by the **method of analysis**. The **impact and mitigation measures** discussion includes impact statements prefaced by a number in bold-faced type (for both project-level and cumulative analyses). An explanation of each impact and an analysis of the impact's significance follow each impact statement. All mitigation measures pertinent to each individual impact follow directly after the impact statement (see below). The degree of relief provided by identified mitigation measures is also evaluated. An example of the format is shown below:

x-1 Statement of Impact

Discussion of impact for the proposed project in paragraph format.

Statement of *level of significance* of impact prior to mitigation is included at the end of each impact discussion. The following levels of significance are used in the EIR: less than significant or significant. If an impact is determined to be significant, mitigation will be included in order to reduce the specific impact to the maximum extent feasible.

Mitigation Measure(s)

Statement of *level of significance* after the mitigation is included immediately preceding mitigation measures. If reduction of the specific impact to a less-than-significant level is not feasible, the impact is considered significant and unavoidable.

X-1(a) Required mitigation measure(s) presented in italics and numbered in consecutive order.

X-1(b) Required additional mitigation measure, if necessary.

1.14 FINAL EIR AND EIR CERTIFICATION

Upon completion of the public review period, a Final EIR will be prepared that will include written comments on the Draft EIR received during the public review period and responses to those comments. The Final EIR will also include the Mitigation Monitoring and Reporting Plan (MMRP) prepared in accordance with Section 21081.6 of the Public Resource Code. The Final EIR will address any revisions to the Draft EIR made in response to public comments. The Draft EIR and Final EIR together will comprise the EIR for the proposed project. Before the County can approve the project, it must first certify that the EIR has been completed in compliance with CEQA, that the County Board of Supervisors has reviewed and considered the information in the EIR, and that the EIR reflects the independent judgment of the County. The County will also be

required to adopt Findings of Fact, and, for any impacts determined to be significant and unavoidable, adopt a Statement of Overriding Considerations.