



**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 8<sup>th</sup> 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](mailto: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 8<sup>th</sup>-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.

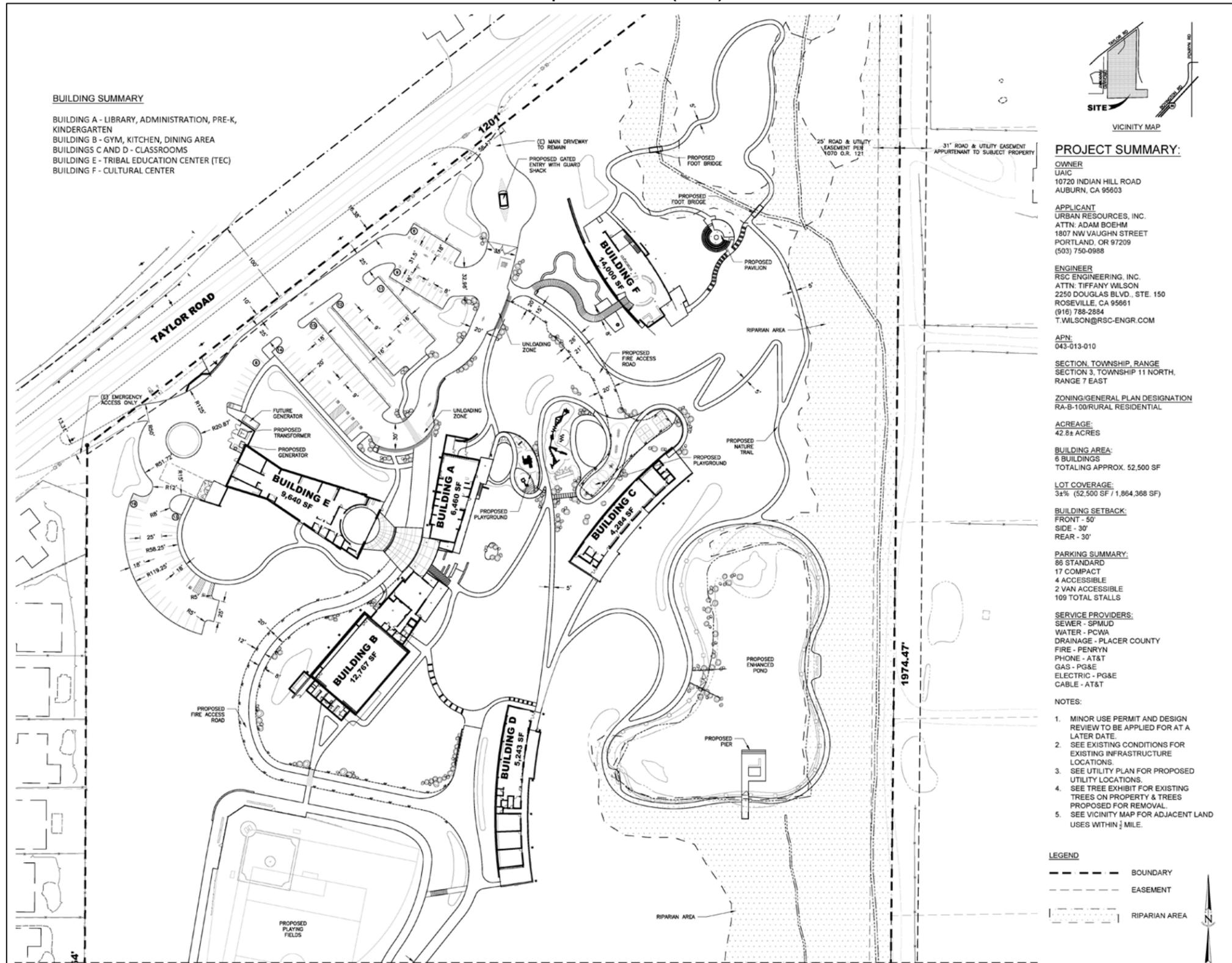
The proposed grade school facilities would include four buildings totaling 28,900 sf. The buildings would be located in the northwestern portion of the site, and would be separated from each other by open, landscaped areas (see Exhibit 3, "Buildings A, B, C, D"). Building A would include a library, administrative 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.

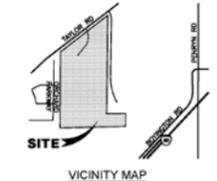


**Exhibit 3  
Proposed Site Plan (North)**



**BUILDING SUMMARY**

BUILDING A - LIBRARY, ADMINISTRATION, PRE-K, KINDERGARTEN  
 BUILDING B - GYM, KITCHEN, DINING AREA  
 BUILDINGS C AND D - CLASSROOMS  
 BUILDING E - TRIBAL EDUCATION CENTER (TEC)  
 BUILDING F - CULTURAL CENTER



**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) 788-2834  
 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:**  
 34% (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:**

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

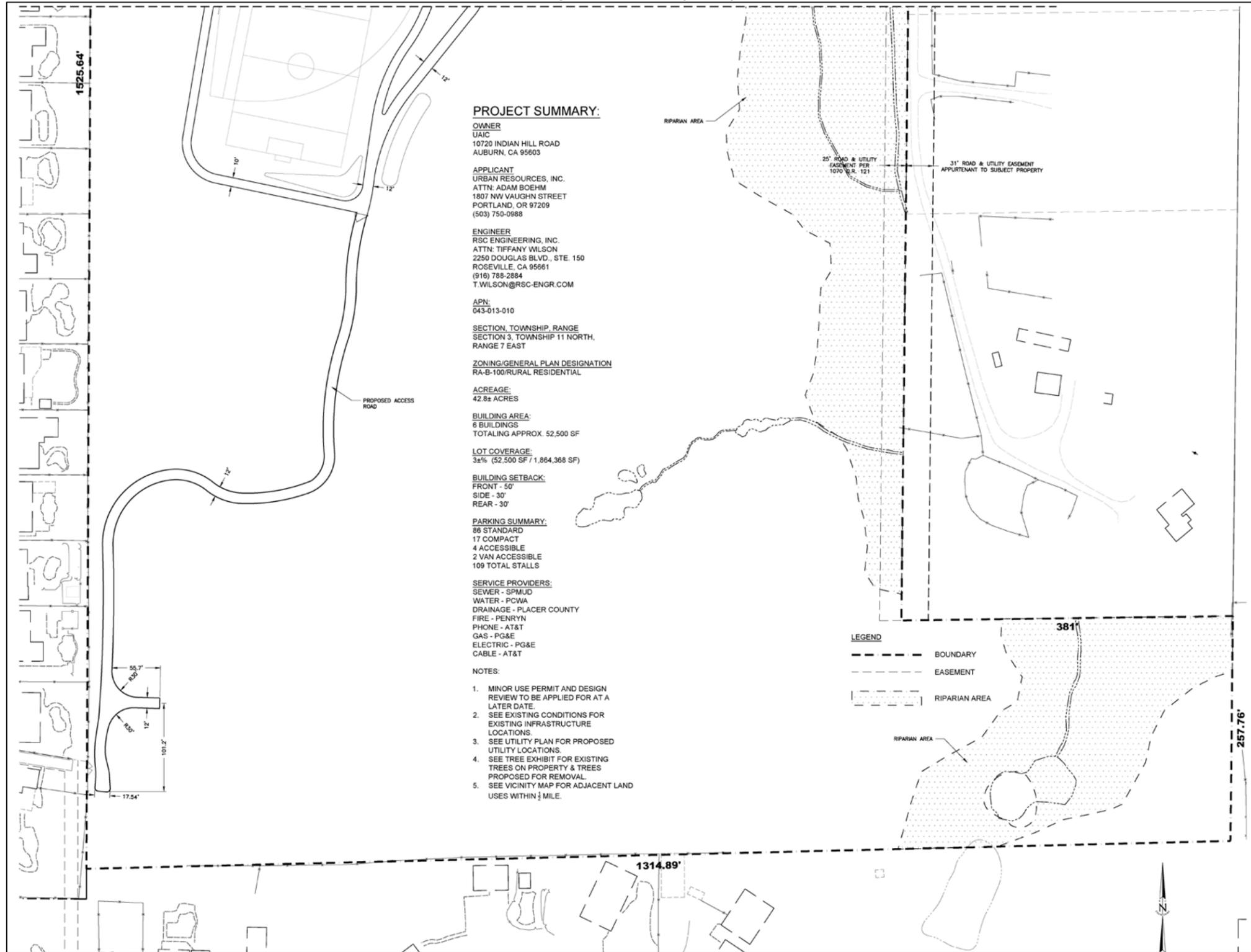
**LEGEND**

- BOUNDARY
- - - EASEMENT
- ..... RIPARIAN AREA





**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:**

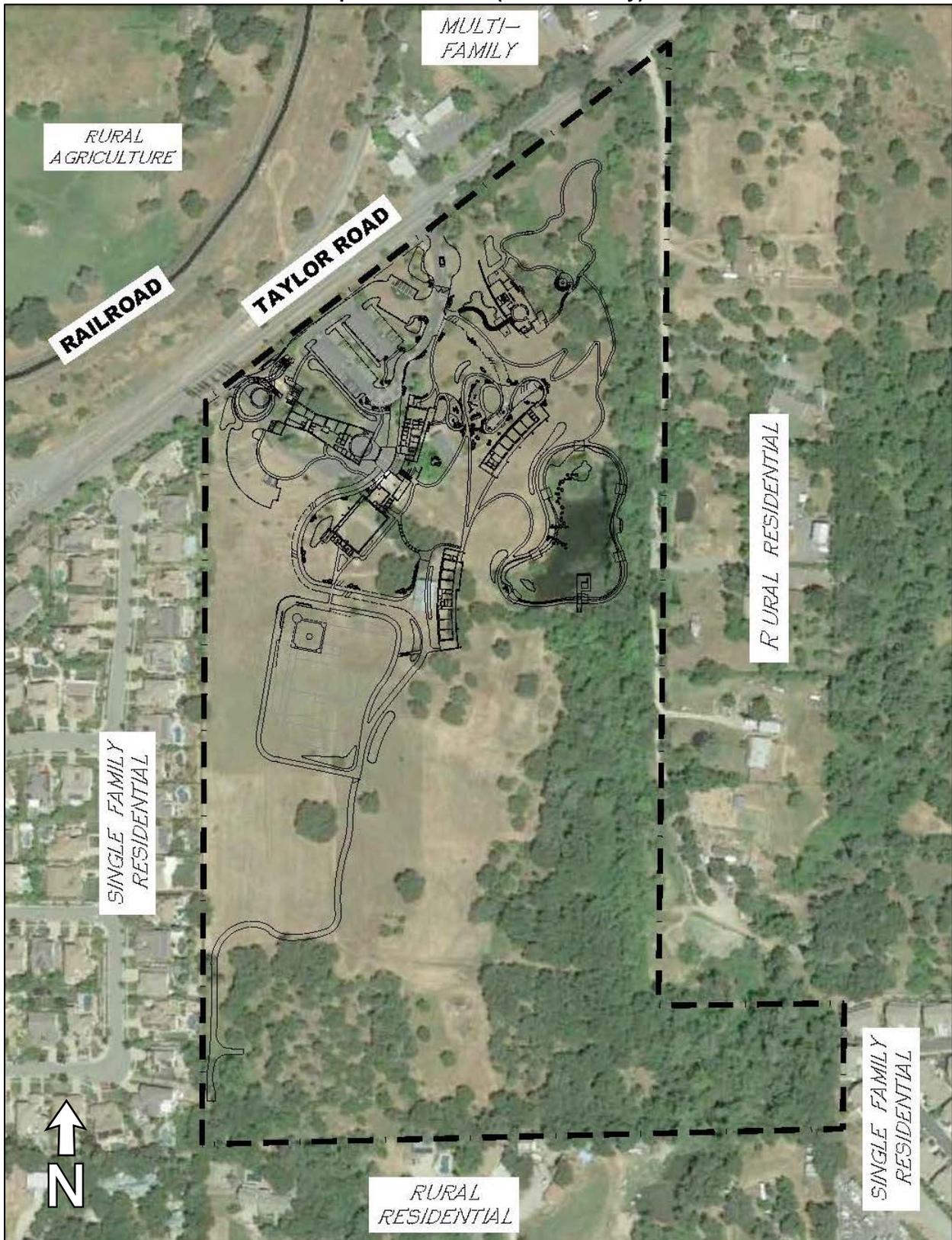
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2. SEE EXISTING CONDITIONS FOR EXISTING INFRASTRUCTURE LOCATIONS.
3. SEE UTILITY PLAN FOR PROPOSED UTILITY LOCATIONS.
4. SEE TREE EXHIBIT FOR EXISTING TREES ON PROPERTY & TREES PROPOSED FOR REMOVAL.
5. SEE VICINITY MAP FOR ADJACENT LAND USES WITHIN 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 PM<sub>10</sub>). 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.

**ATTACHMENT**  
**INITIAL STUDY CHECKLIST**

## INITIAL STUDY & CHECKLIST

This Initial Study has been prepared to identify and assess the anticipated environmental impacts of the following described project application. The document may rely on previous environmental documents (see Section D) and site-specific studies (see Section J) prepared to address in detail the effects or impacts associated with the project.

This document has been prepared to satisfy the California Environmental Quality Act (CEQA) (Public Resources Code, Section 21000 et seq.) and the State CEQA Guidelines (14 CCR 15000 et seq.). CEQA requires that all state and local government agencies consider the environmental consequences of projects over which they have discretionary authority before acting on those projects.

The Initial Study is a public document used by the decision-making lead agency to determine whether a project may have a significant effect on the environment. If the lead agency finds substantial evidence that any aspect of the project, either individually or cumulatively, may have a significant effect on the environment, regardless of whether the overall effect of the project is adverse or beneficial, the lead agency is required to prepare an Environmental Impact Report (EIR), use a previously-prepared EIR and supplement that EIR, or prepare a Subsequent EIR to analyze the project at hand. If the agency finds no substantial evidence that the project or any of its aspects may cause a significant effect on the environment, a Negative Declaration shall be prepared. If in the course of analysis, the agency recognizes that the project may have a significant impact on the environment, but that by incorporating specific mitigation measures the impact will be reduced to a less than significant effect, a Mitigated Negative Declaration shall be prepared.

Project Title: <b>United Auburn Indian Community School Project</b>	Project # PLN16-00335
Entitlement(s): Minor Use Permit and annexation into the South Placer Municipal Utility District service area.	
Site Area: 45 acres	APN: 043-013-010
Location: 3141 Taylor Road, Loomis, California	

### A. BACKGROUND:

**Project Site** (Background/Existing Setting):

The United Auburn Indian Community (UAIC) School Project (proposed project) site is located in unincorporated Placer County, adjacent to the Town of Loomis (see Figure 1). The site is a 45-acre parcel of land at 3141 Taylor Road (see Figure 2), identified by Assessor's Parcel Number (APN) 043-013-010. The site is bounded by Taylor Road to the north and Tumble Lane, an unpaved dirt road, to the east. 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. Per the Community Plan, the site is designated Rural Residential. The site is zoned Residential-Agriculture, Minimum Lot Area 100,000 square feet (sf) (RA-B-100).

Currently, the UAIC operates 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.

**Figure 1**  
**Regional Project Location**





**Figure 2**  
**Project Vicinity**





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 is 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.

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 railroad 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.

#### **Project Description:**

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 8<sup>th</sup>-grade school designed to serve up to 100 UAIC students with up to 35 staff members (see Figure 3, Figure 4, and Figure 5). In addition, the project would include construction of a Tribal Education Center and a Tribal Cultural Center, which would include up to six staff members. It should be noted that approximately 62 percent of the project site would remain undisturbed after project completion, as development would primarily occur on the northern third of the site. 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***

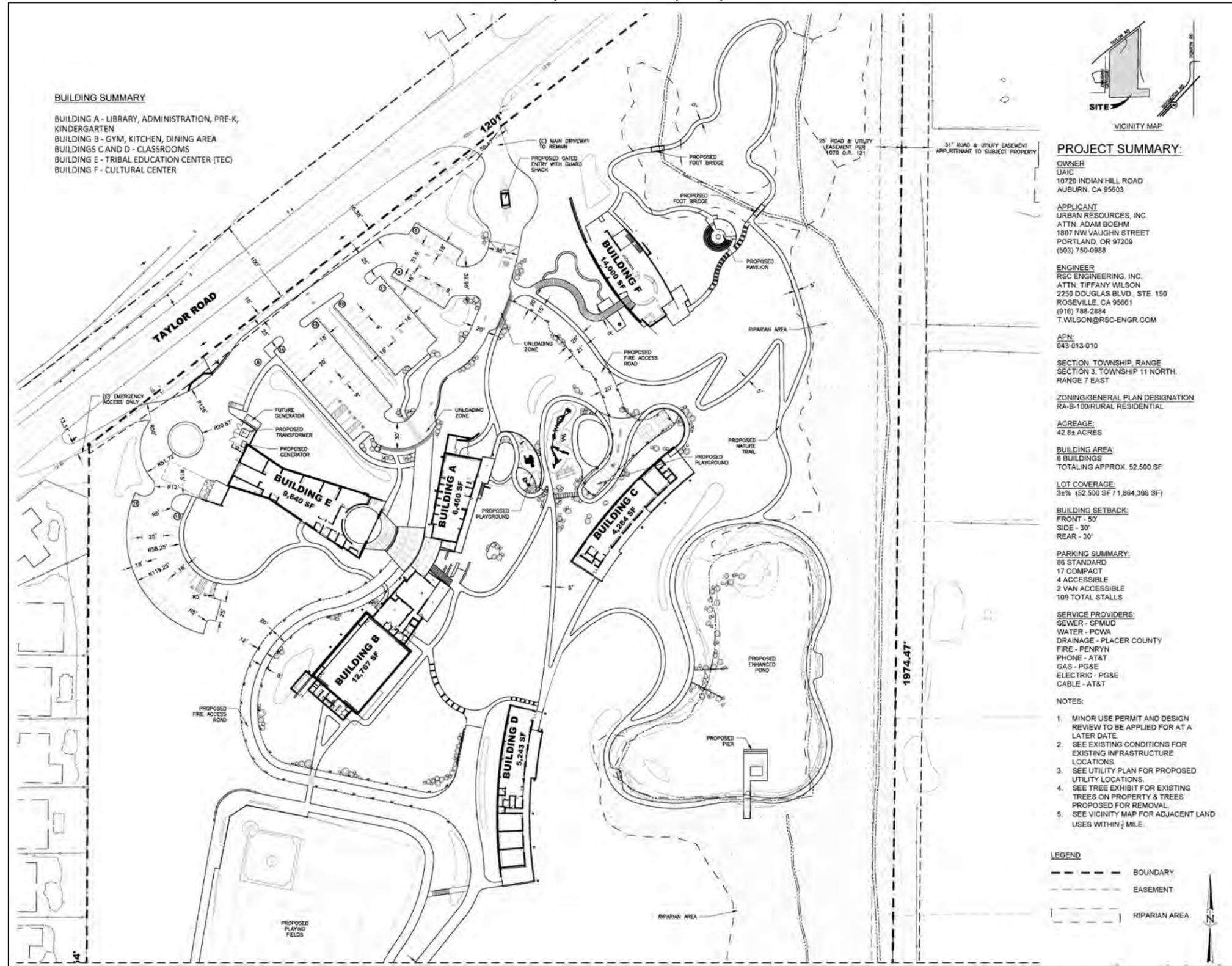
Following demolition activity, the project site would be developed with a school, a Tribal Education Center, and a Tribal Cultural Center (see Figure 6 through Figure 10). The proposed structures would total approximately 52,500 sf, with individual building sizes ranging from approximately 4,000 to 14,000 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 that includes 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 Figure 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 up to 100 UAIC students and operate daily from 7:30 AM to 4:30 PM. Up to 35 staff members would be employed at the school facility.

The Tribal Education Center would comprise a single 9,640-sf building located at the northwestern portion of the site (see Figure 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.



Figure 3  
Proposed Site Plan (North)









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

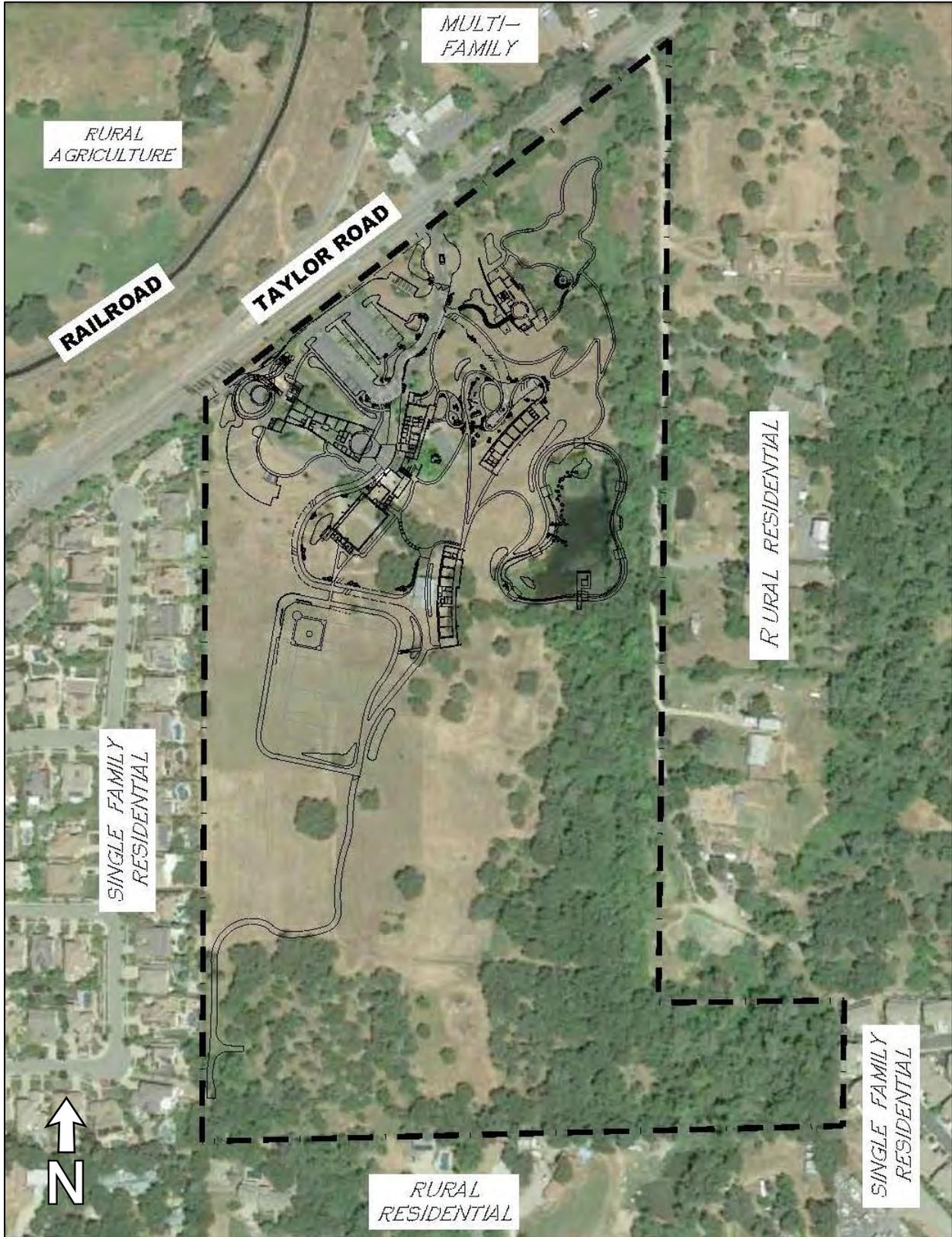




Figure 6  
Building A Elevations





Figure 7  
Building B Elevations





Figure 8  
Building C Elevations

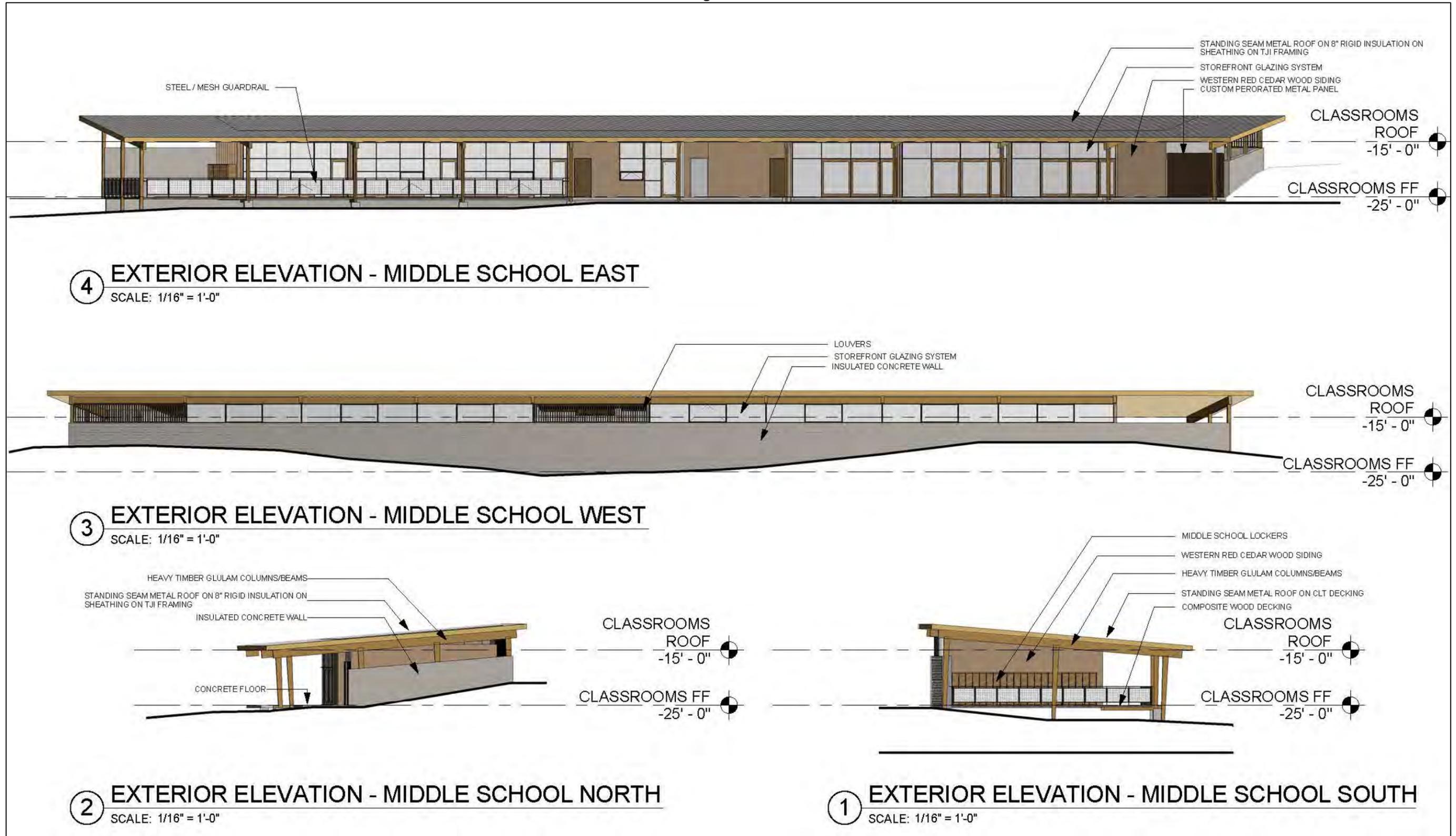
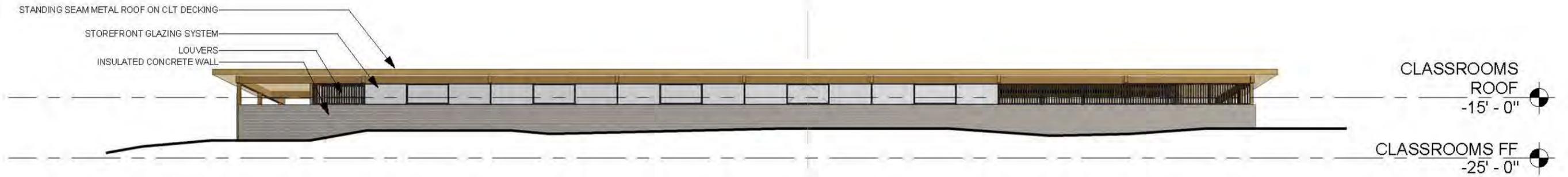




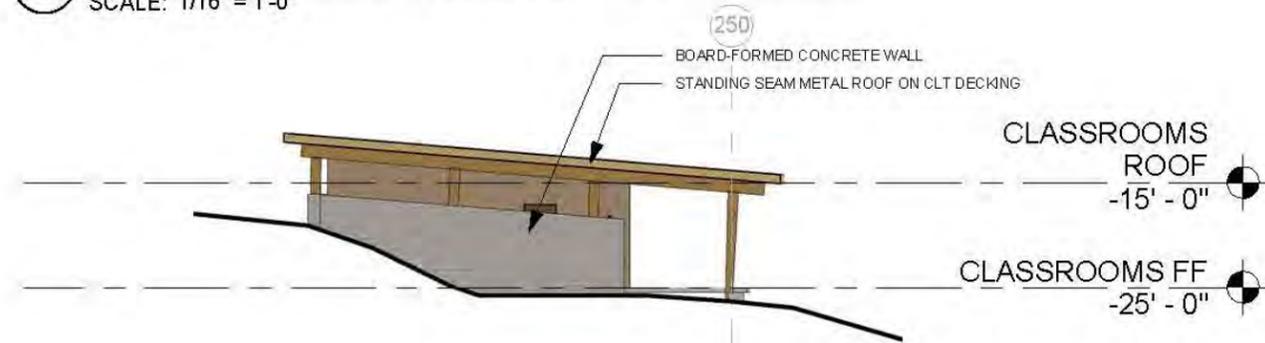
Figure 9  
Building D Elevations



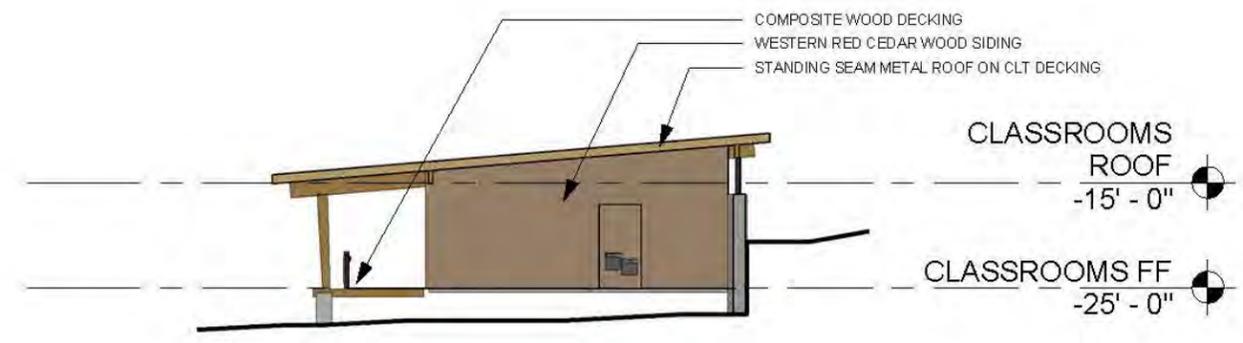
4 EXTERIOR ELEVATION - ELEM WEST  
SCALE: 1/16" = 1'-0"



3 EXTERIOR ELEVATION - ELEM EAST  
SCALE: 1/16" = 1'-0"



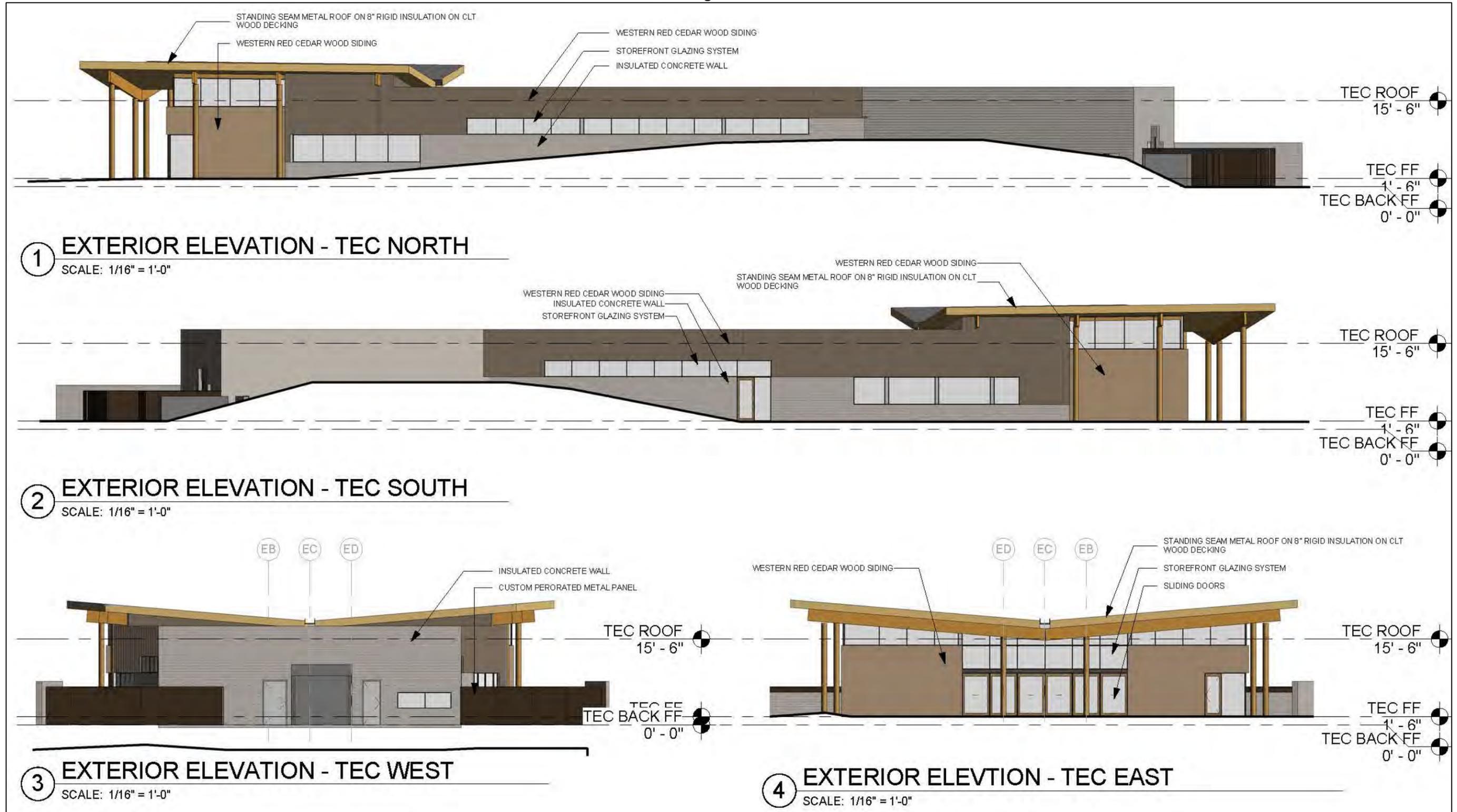
2 EXTERIOR ELEVATION - ELEM SOUTH  
SCALE: 1/16" = 1'-0"



1 EXTERIOR ELEVATION - ELEM NORTH  
SCALE: 1/16" = 1'-0"



**Figure 10**  
**Building E Elevations**





The Tribal Cultural Center would comprise a 14,000-sf facility located at the northeastern portion of the site (see Figure 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 facility 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.

### ***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 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 courts, 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 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.

**B. ENVIRONMENTAL SETTING:**

Location	Zoning	General Plan/Community Plan Designations	Existing Conditions and Improvements
Site	RA-B-100	Rural Residential	Five existing structures associated with a former bed and breakfast establishment, a parking lot with 65 parking spaces, and an irrigation stock pond
North	C2-UP-Dc, RA-B-X, C2-Dc	Rural Residential, Rural Estate, Commercial	Single-family residences (across Taylor Road)
South	RA-B-100	Low Density Residential	Single-family residences
East	RA-B-100, C1-UP-Dc	Rural Residential, Penryn Parkway	Single-family residences, multi-family development (The Orchard)
West	RS-10 (Town of Loomis)	Residential Medium Density (Loomis General Plan)	Single-family residential subdivision (Legacy Lane)

**C. NATIVE AMERICAN TRIBES:** Have California Native American tribes traditionally and culturally affiliated with the project area requested consultation pursuant to Public Resources Code section 21080.3.1? If so, has consultation begun?

In April of 2017, Placer County provided AB 52 notification letters to all applicable tribes. Responses have not been received to date.

**NOTE:** Conducting consultation early in the CEQA process allows tribal governments, lead agencies, and project proponents to discuss the level of environmental review, identify and address potential adverse impacts to tribal cultural resources, and reduce the potential for delay and conflict in the environmental review process. (See Public Resources Code section 21083.3.2.) Information may also be available from the California Native American Heritage Commission’s Sacred Lands File per Public Resources Code section 5097.96 and the California Historical Resources Information System administered by the California Office of Historic Preservation. Please also note that Public Resources Code section 21082.3(c) contains provisions specific to confidentiality.

#### D. PREVIOUS ENVIRONMENTAL DOCUMENT:

The County has determined that an Initial Study shall be prepared in order to determine whether the potential exists for unmitigable impacts resulting from the proposed project. Relevant analysis from the County-wide General Plan and Community Plan Certified EIRs, and other project-specific studies and reports that have been generated to date, were used as the database for the Initial Study. The decision to prepare the Initial Study utilizing the analysis contained in the General Plan and Community Plan Certified EIRs, and project-specific analysis summarized herein, is sustained by Sections 15168 and 15183 of the CEQA Guidelines.

Section 15168 relating to Program EIRs indicates that where subsequent activities involve site-specific operations, the agency would use a written checklist or similar device to document the evaluation of the site and the activity, to determine whether the environmental effects of the operation were covered in the earlier Program EIR. A Program EIR is intended to provide the basis in an Initial Study for determining whether the later activity may have any significant effects. It will also be incorporated by reference to address regional influences, secondary effects, cumulative impacts, broad alternatives, and other factors that apply to the program as a whole.

The following documents serve as Program-level EIRs from which incorporation by reference will occur:

- ➔ Placer County General Plan EIR; and
- ➔ Horseshoe Bar/Penryn Community Plan EIR.

#### E. EVALUATION OF ENVIRONMENTAL IMPACTS:

The Initial Study checklist recommended by the State of California Environmental Quality Act (CEQA) Guidelines is used to determine potential impacts of the proposed project on the physical environment. The checklist provides a list of questions concerning a comprehensive array of environmental issue areas potentially affected by the project (see CEQA Guidelines, Appendix G). Explanations to answers are provided in a discussion for each section of questions as follows:

- a) A brief explanation is required for all answers including “No Impact” answers.
- b) “Less Than Significant Impact” applies where the project’s impacts are insubstantial and do not require any mitigation to reduce impacts.
- c) “Less Than Significant with Mitigation Measures” applies where the incorporation of mitigation measures has reduced an effect from “Potentially Significant Impact” to a “Less than Significant Impact.” The County, as lead agency, must describe the mitigation measures, and briefly explain how they reduce the effect to a less-than-significant level (mitigation measures from earlier analyses may be cross-referenced).
- d) “Potentially Significant Impact” is appropriate if there is substantial evidence that an effect may be significant. If there are one or more “Potentially Significant Impact” entries when the determination is made, an EIR is required.
- e) All answers must take account of the entire action involved, including off-site as well as on-site, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts [CEQA Guidelines, Section 15063(a)(1)].
- f) Earlier analyses may be used where, pursuant to the tiering, Program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or Negative Declaration [CEQA Guidelines, Section 15063(c)(3)(D)]. A brief discussion should be attached addressing the following:
  - ➔ **Earlier analyses used** – Identify earlier analyses and state where they are available for review.
  - ➔ **Impacts adequately addressed** – Identify which effects from the above checklist were within the scope of, and adequately analyzed in, an earlier document pursuant to applicable legal standards. Also, state whether such effects were addressed by mitigation measures based on the earlier analysis.
  - ➔ **Mitigation measures** – For effects that are checked as “Less Than Significant with Mitigation Measures,” describe the mitigation measures which were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project.

- g) References to information sources for potential impacts (i.e. General Plans/Community Plans, zoning ordinances) should be incorporated into the checklist. Reference to a previously-prepared or outside document should include a reference to the pages or chapters where the statement is substantiated. A source list should be attached and other sources used, or individuals contacted, should be cited in the discussion.

This Initial Study is prepared for the purpose of focusing the content of the EIR to those impacts which may have a significant impact upon the environment. Each of the environmental issues areas discussed below identifies whether the impacts will be addressed further in the focused EIR. The discussion further notes in which chapter of the EIR the topic will be addressed.

**I. AESTHETICS** – Would the project:

Environmental Issue	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
1. Have a substantial adverse effect on a scenic vista? (PLN)			X	
2. Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings, within a state scenic highway? (PLN)				X
3. Substantially degrade the existing visual character or quality of the site and its surroundings? (PLN)			X	
4. Create a new source of substantial light or glare, which would adversely affect day or nighttime views in the area? (PLN)			X	

**Discussion Item I-1, 3:**

Examples of typical scenic vistas would include mountain ranges, ridgelines, or bodies of water as viewed from a highway, public space, or other area designated for the express purpose of viewing and sightseeing. In general, a project’s impact to a scenic vista would occur if development of the project would substantially change or remove a scenic vista. The Horseshoe Bar/Penryn Community Plan includes specific goals and policies designed to preserve scenic resources visible from scenic routes in the plan area, including Interstate 80 (I-80), Auburn-Folsom Road, and other major roadways (King, Horseshoe Bar, Newcastle, English Colony, and Taylor Roads).<sup>1</sup> The Community Plan includes similar protections for vistas of the Sacramento Valley, Loomis Basin Foothills, and the Sierra Nevada, as well as other local views that are important to maintaining the community’s rural identity. In addition to adverse effects on scenic vistas, the proposed project could result in a significant impact if the project would substantially degrade the existing visual character or quality of the site and its surroundings.

Distinguishing between public and private views is important when evaluating changes to visual character or quality, because private views are views seen from privately-owned land and are typically associated with individual viewers, including views from private residences. Public views are experienced by the collective public, and include views of significant landscape features and along scenic roads. In the case of the proposed project, views from Taylor Road along the project frontage would be considered public views. According to CEQA (Pub. Resources Code, § 21000 et seq.) case law, only public views, not private views, are protected under CEQA. For example, in *Association for Protection etc. Values v. City of Ukiah* (1991) 2 Cal.App.4th 720 [3 Cal. Rptr.2d 488], the court determined that “we must differentiate between adverse impacts upon particular persons and adverse impacts upon the environment of persons in general. As recognized by the court in *Topanga Beach Renters Assn. v. Department of General Services* (1976) 58 Cal.App.3d 188 [129 Cal.Rptr. 739]: “[A]ll government activity has some direct or indirect adverse effect on some persons. The issue is not whether [the project] will adversely affect particular persons but whether [the project] will adversely affect the environment of persons in general.” Therefore, it is appropriate to focus the aesthetic impact analysis on potential impacts to public views. Nonetheless, in the interest of public disclosure, the following discussion will include an analysis of private views in the project vicinity. Such private views would include views from the single-family subdivision to the west of the project site, as well as the scattered rural single-family residences to the south, east, and north of the site.

The proposed project site fronts onto Taylor Road. As noted above, Taylor Road is considered a scenic route per the Community Plan. Figure 11 and Figure 12 below provide typical views of the project site from Taylor Road. As shown in the figure, motorists, bicyclists, and pedestrians travelling on the roadway have relatively uninterrupted views of existing on-site buildings and roadways. Due to the sloping topography of the project site, views from Taylor Road are primarily limited to the northern third of the site, and distant scenic resources such as the Sierra Nevada foothills are fully obscured by existing vegetation in the project vicinity. Views of the northern portion of the site from the single-family residential subdivision are partially obscured by existing evergreen trees along the western site boundary. Furthermore, many of the existing homes to the west of the site are situated at a considerably lower grade elevation than the project site, and thus, views of the site are highly limited from homes to the west of the project site.

<sup>1</sup> Placer County. *Horseshoe Bar/Penryn Community Plan* [pg. 75]. Revised December 2005.



**Figure 11**  
**Existing View of Proposed Project Site from Taylor Road Looking East**





**Figure 12**  
**Existing View of Proposed Project Site from Taylor Road Looking West**





Of the homes that are at the same approximate grade level as the site, many only have views of the southern, undeveloped portion of the project site. Only a few homes have views of the existing bed and breakfast structures on the project site. Due to the extensive oak woodland areas along the eastern and southern site boundaries, the site is not visible from Tumble Lane or from the rural single-family residences to the east and south of the site.

The proposed project consists of demolition of existing on-site structures and construction of a UAIC school, a Tribal Education Center, and a Tribal Cultural Center on the northern third of the project site. The proposed structures would be primarily one-story structures, would follow natural topography whenever possible, and would blend with the surrounding natural landscape. Buildings A and B would include partial lower levels with classroom and service spaces, and the Tribal Cultural Center building would include a partial upper level with staff offices and artifact storage space. Building heights would vary from 15 feet to 34 feet above the finished floor. The proposed buildings would be concrete, steel, and heavy timber structures with a combination of concrete, wood siding, and glazing on the facades. All the buildings would include slow-sloping roofs of standing seam metal construction.

The 65 existing parking spaces located in the northeastern portion of the project site would be reconfigured and reconstructed resulting in a new parking lot with a total of 77 parking stalls. An ancillary parking lot with a total of 32 parking spaces would be constructed to the west of the proposed Tribal Education Center building. Given the proposed project site contains an existing parking lot, the proposed improvements would not substantially alter the existing visual character of such areas. Furthermore, the proposed parking lot areas would include landscaping elements consistent with Section 17.54.070, Design and Improvement of Parking, of the Placer County Code. In addition to the proposed buildings and parking lot improvements, the project would include construction of a small lighted ballfield, as well as two dedicated play areas for students, a nature trail, improvements to the existing on-site pond, and a 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. 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 project would be consistent with the existing Community Plan land use designation of Rural Residential. In addition, with approval of a Minor Use Permit, the project would be consistent with the existing Placer County zoning designation of RS-B-100. The project would meet the required development standards for the zoning district as required by County policies, ordinances, and standards, which include 35 percent maximum site coverage, a 36-foot building height limit, and the following minimum setbacks: 100 feet front from center line or 50 feet front from edge of easement (whichever is greater), 30 feet side, and 30 feet rear. The project would be consistent with 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. Furthermore, with the exception of a proposed unpaved 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, and would continue to screen views of the site from the adjoining residential land uses. For the few homes to the west of the project site with views of the greater portions of the project site, the residents' views would not be substantially degraded as a result of the project. Such pre-project views are characterized by open grassland, the main bed and breakfast house, and associated landscaping, whereas the post-project views would be characterized by grassland and the Tribal Education Center building, which would be in the same approximate location as the existing bed and breakfast house. The post-project views of the site from such homes would have additional human-made encroachments associated with portions of Building B. However, Building B has been designed to conform to the site's contours such that much of the Building would not be visible from the homes to the west (see Figure 7).

Based on the above, the proposed project would not substantially damage scenic resources visible from Taylor Road, and, thus, would not have a substantial adverse effect on a scenic vista. In addition, the project would not substantially degrade the existing visual character or quality of the site and its surroundings. Therefore, a **less-than-significant** impact would occur. No mitigation measures are required.

**Discussion Item I-2:**

According to the California Scenic Highway Mapping System, Placer County does not contain officially designated State Scenic Highways. In addition, the nearest “eligible” State Scenic Highway, State Route (SR) 49, is located more than seven miles northeast of the proposed project site. As such, 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. Therefore, there is **no impact**.

**Discussion Item I-4:**

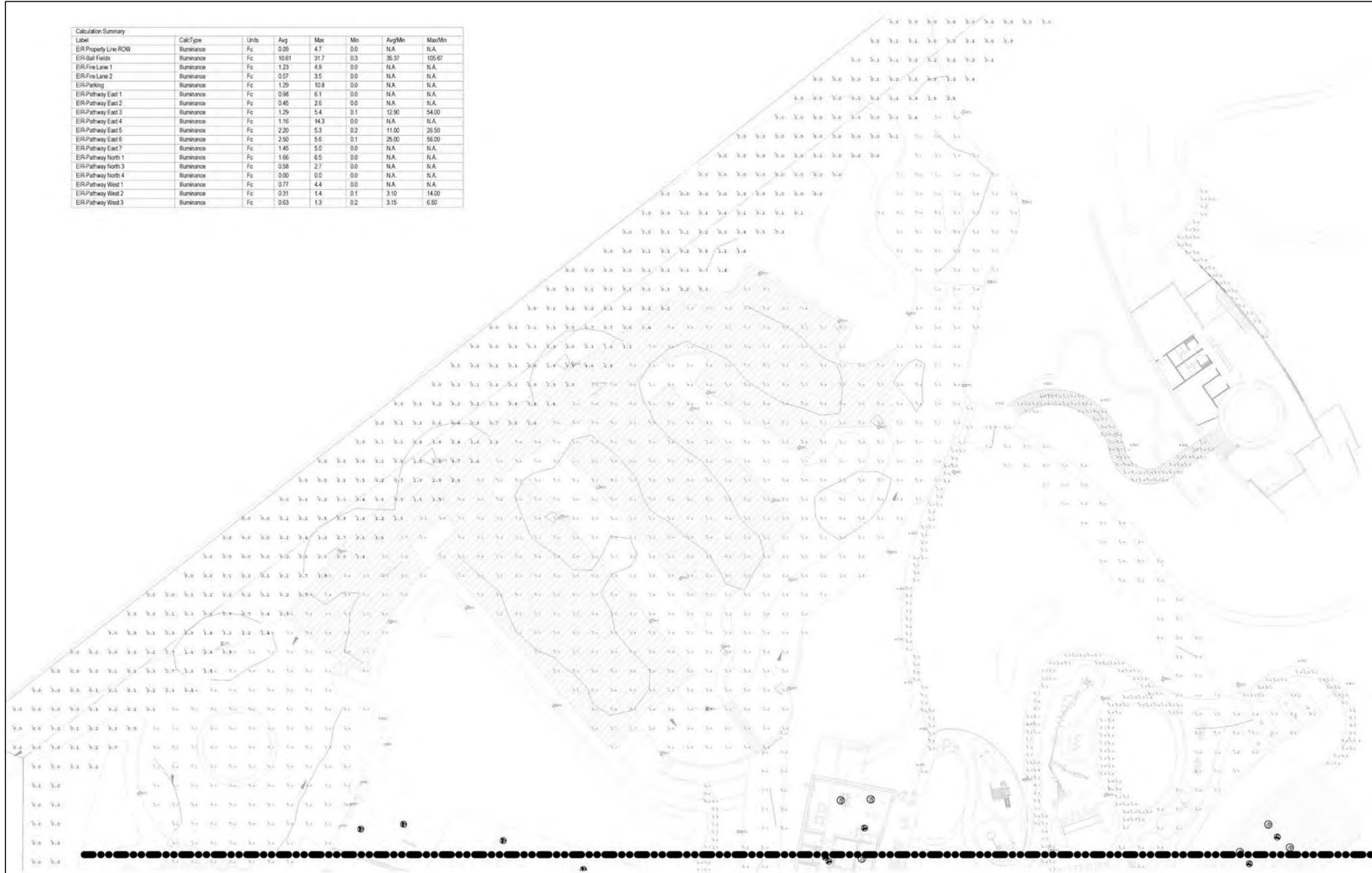
The proposed project site has been previously developed for use as a bed and breakfast, as well as an event center. The site contains five existing buildings, as well as an associated parking lot area. As such, the proposed project site contains existing sources of light and glare. Nevertheless, the proposed project would introduce new sources of light and/or glare to the site in the form of light spillage from the interiors of the proposed buildings, light fixtures on the exteriors of the buildings, and lighting associated with a proposed ballfield area located south of Building B (see Figure 3). Lighting would be directed in a downward manner and would be limited to the extent necessary for security, safety, and identification.

However, such sources of light would not substantially affect day or nighttime views in the area. Limited nighttime events could potentially occur on the site, including, but not limited to, events associated with the proposed ballfield area. However, any light spillage occurring as a result of such events would be minimal, and the typical operations associated with the overall proposed project would be limited to 7:30 AM to 5:00 PM. 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. As shown on Figure 13 through Figure 15 below, lighting intensities at the project boundaries would be negligible.

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. The proposed buildings would not include excessively large windows or other reflective materials which would create substantial sources of glare to neighboring residences or motorists travelling along Taylor Road. In addition, lighting associated with the proposed ballfield area would be downcast and largely screened from view by the existing topography, and would thus not be anticipated to spill to adjacent properties. 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. No mitigation measures are required.

Figure 13  
Photometric Plan (North)

Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
ER-Property Line ROW	Illuminance	Fc	0.09	4.7	0.0	N/A	N/A
ER-Ball Fields	Illuminance	Fc	10.61	31.7	0.3	35.37	105.67
ER-Fire Lane 1	Illuminance	Fc	1.23	4.9	0.0	N/A	N/A
ER-Fire Lane 2	Illuminance	Fc	0.57	3.5	0.0	N/A	N/A
ER-Parking	Illuminance	Fc	1.29	10.8	0.0	N/A	N/A
ER-Pathway East 1	Illuminance	Fc	0.98	6.1	0.0	N/A	N/A
ER-Pathway East 2	Illuminance	Fc	0.45	2.6	0.0	N/A	N/A
ER-Pathway East 3	Illuminance	Fc	1.29	5.4	0.1	12.90	54.00
ER-Pathway East 4	Illuminance	Fc	1.16	14.3	0.0	N/A	N/A
ER-Pathway East 5	Illuminance	Fc	2.20	5.3	0.2	11.00	26.50
ER-Pathway East 6	Illuminance	Fc	2.90	5.6	0.1	29.00	56.00
ER-Pathway East 7	Illuminance	Fc	1.45	5.0	0.0	N/A	N/A
ER-Pathway North 1	Illuminance	Fc	1.66	6.5	0.0	N/A	N/A
ER-Pathway North 3	Illuminance	Fc	0.58	2.7	0.0	N/A	N/A
ER-Pathway North 4	Illuminance	Fc	0.00	0.0	0.0	N/A	N/A
ER-Pathway West 1	Illuminance	Fc	0.77	4.4	0.0	N/A	N/A
ER-Pathway West 2	Illuminance	Fc	0.31	1.4	0.1	3.10	14.00
ER-Pathway West 3	Illuminance	Fc	0.63	1.3	0.2	3.15	6.50



1 PHOTOMETRICS SITE PLAN - AREA 1  
SCALE: 1" = 20'-0"



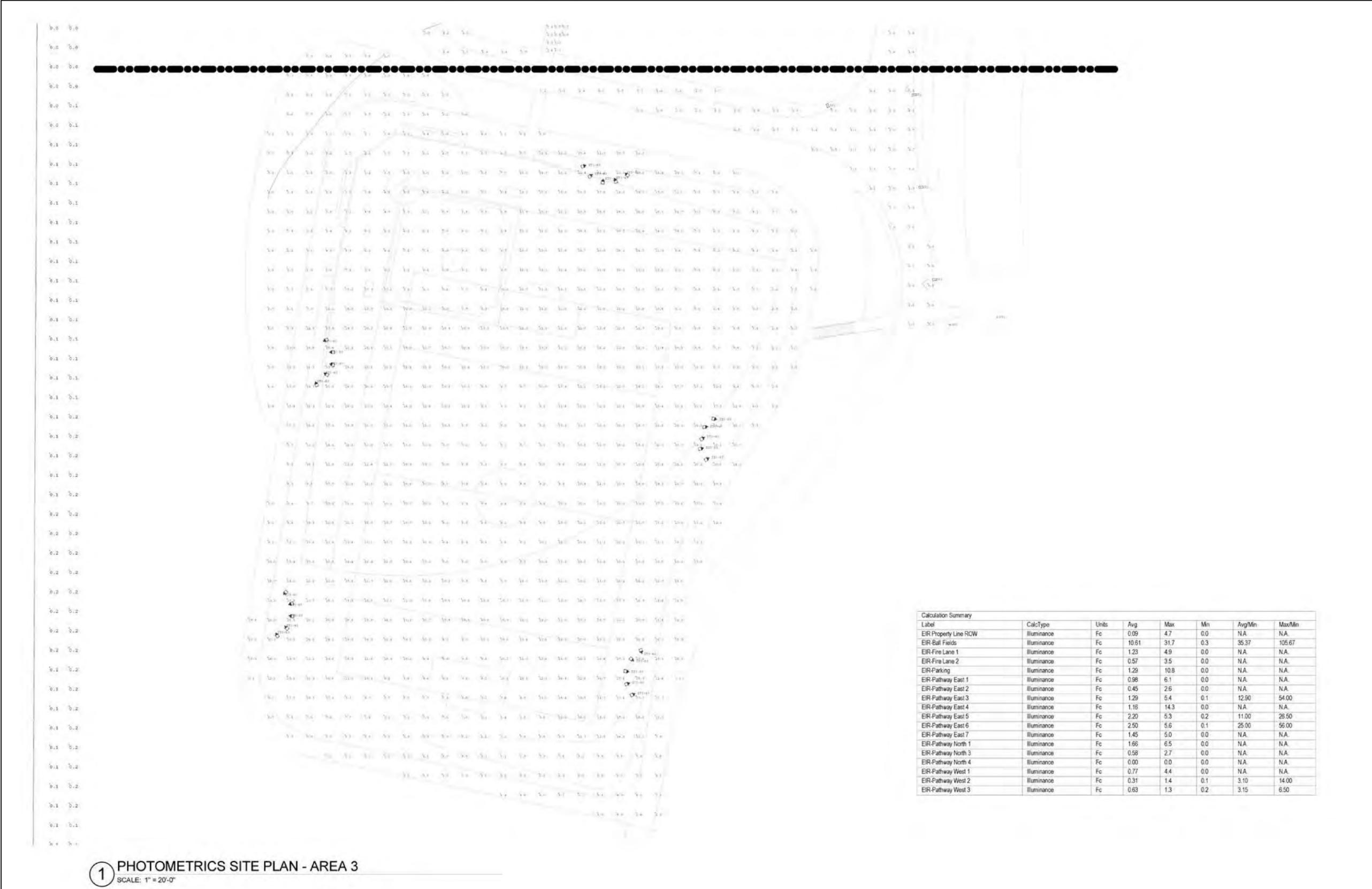
Figure 14  
Photometric Plan (Central)



1 PHOTOMETRICS SITE PLAN - AREA 2  
SCALE: 1" = 20'-0"



Figure 15  
Photometric Plan (South)



1 PHOTOMETRICS SITE PLAN - AREA 3  
SCALE: 1" = 20'-0"



**II. AGRICULTURAL & FOREST RESOURCES – Would the project:**

Environmental Issue	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
1. Convert Prime Farmland, Unique Farmland, or Farmland of Statewide or Local Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use? (PLN)				X
2. Conflict with General Plan or other policies regarding land use buffers for agricultural operations? (PLN)				X
3. Conflict with existing zoning for agricultural use, a Williamson Act contract or a Right-to-Farm Policy? (PLN)				X
4. Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))? (PLN)				X
5. Involve other changes in the existing environment which, due to their location or nature, could result in the loss or conversion of Farmland (including livestock grazing) or forest land to non-agricultural or non-forest use? (PLN)				X

**Discussion Item II-1, 2, 3, 4, 5:**

According to the California Department of Conservation Farmland Mapping and Monitoring Program, the proposed project site is classified as Urban and Built-Up Land and Other Land.<sup>2</sup> The project site does not contain forest land or timberland, and is not located adjacent to agricultural lands or operations. The site is zoned RA-B-100, which allows for non-agricultural land uses. Similarly, none of the surrounding properties are zoned exclusively for agricultural operations. As such, development of the proposed project would not convert Prime Farmland, Unique Farmland, or Farmland of Statewide or Local Importance (Farmland) to non-agricultural use, conflict with General Plan or other policies regarding land use buffers for agricultural operations, or conflict with existing zoning for agricultural use, a Williamson Act contract, or the Placer County Right-to-Farm policy. The project would not conflict with existing zoning for forest land or timberland, and would not involve changes in the environment which, due to their location or nature, could result in the loss or conversion of Farmland (including livestock grazing) or forest land to non-agricultural or non-forest use. As such, **no impact** would occur as a result of the proposed project.

<sup>2</sup> California Department of Conservation Farmland Mapping and Monitoring Program. *Placer County Important Farmland 2014*. Published April 2016.

**III. AIR QUALITY – Would the project:**

Environmental Issue	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
1. Conflict with or obstruct implementation of the applicable air quality plan? (PLN, Air Quality)	X			
2. Violate any air quality standard or contribute substantially to an existing or projected air quality violation? (PLN, Air Quality)	X			
3. Result in a cumulatively considerable net increase of any criteria for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)? (PLN, Air Quality)	X			
4. Expose sensitive receptors to substantial pollutant concentrations? (PLN, Air Quality)	X			
5. Create objectionable odors affecting a substantial number of people? (PLN, Air Quality)			X	

**Discussion Item III-1, 2, 3:**

The proposed project site is located within the boundaries of the Sacramento Valley Air Basin (SVAB) and under the jurisdiction of the Placer County Air Pollution Control District (PCAPCD). The federal Clean Air Act (CAA) and the California Clean Air Act (CCAA) require that federal and State ambient air quality standards (AAQS) be established, respectively, for six common air pollutants, known as criteria pollutants. The criteria pollutants include particulate matter (PM), ground-level ozone, carbon monoxide (CO), sulfur oxides, nitrogen oxides (NO<sub>x</sub>), and lead. At the federal level, the SVAB area is designated as nonattainment for the 8-hour ozone and the 24-hour particulate matter 2.5 microns in diameter (PM<sub>2.5</sub>) AAQS, and attainment or unclassified for all other federal criteria pollutant AAQS. At the State level, the SVAB area is designated as nonattainment for the 1-hour ozone, 8-hour ozone, particulate matter 10 microns in diameter (PM<sub>10</sub>) AAQS, and attainment or unclassified for all other State AAQS.

During construction of the project, various types of equipment and vehicles would temporarily operate on the project site. Construction exhaust emissions would be generated from construction equipment, vegetation clearing and earth movement activities, construction worker commutes, and construction material hauling for the entire construction period. The aforementioned activities would involve the use of diesel- and gasoline-powered equipment that would generate emissions of criteria pollutants. Project construction activities also represent sources of fugitive dust, which includes PM emissions. As construction of the proposed project would generate air pollutant emissions intermittently within the site, and the vicinity of the site, until all construction has been completed, construction is a potential concern because the proposed project is in a non-attainment area for ozone and PM.

Furthermore, development of the proposed project would result in an increased number of vehicle trips associated with traffic to and from the proposed project site. Operation of the proposed project would result in emissions associated with area sources such as natural gas combustion from heating mechanisms, proposed on-site emergency generators, and landscape maintenance equipment exhaust. The additional traffic and operations associated with the proposed project could result in increases in criteria pollutant emissions in the project vicinity above thresholds established by the PCAPCD. Therefore, the proposed project could violate an air quality standard or contribute substantially to an existing or projected air quality violation and, thus, may conflict with or obstruct implementation of the applicable air quality plan.

Construction and operational emissions associated with the proposed project, in combination with other past, present, and reasonably foreseeable projects within the Horseshoe Bar/Penryn Community Plan area, the Town of Loomis, and the project region could either delay attainment of the standards or require the adoption of additional controls on existing and future air pollution sources to offset emission increases. Thus, the project could cumulatively contribute to regional air quality health effects through emissions of criteria and mobile source air pollutants. Based on the above, the proposed project could result in a **potentially significant** impact with regard to air quality.

*Further analysis of this impact will be discussed in the Air Quality chapter of the United Auburn Indian Community School Project EIR being prepared for the project.*

**Discussion Item III-4:**

The major pollutants of concern are localized carbon monoxide (CO) emissions and toxic air contaminant (TAC) emissions. Localized concentrations of CO are related to the levels of traffic and congestion along streets and at intersections. Implementation of the proposed project could increase traffic volumes on streets near the project site. Thus, the project could potentially increase local CO concentrations. Further analysis is required to determine whether the levels of service at area intersections would be substantially degraded as a result of the proposed project such that the concentrations of CO at the intersections would be considered a significant increase. In addition to CO emissions, construction equipment exhaust associated with the proposed project could result in TAC emissions.

Because the proposed project could cause an increase in the localized CO concentrations at area intersections, and would involve temporary TAC emission associated with construction equipment, the proposed project could expose existing sensitive receptors to substantial pollutant concentrations. Accordingly, impacts related to exposure of sensitive receptors to substantial pollutant concentrations could be ***potentially significant***.

*Further analysis of these impacts will be discussed in the Air Quality chapter of the United Auburn Indian Community School Project EIR being prepared for the project.*

**Discussion Item III-5:**

Examples of common land use types that typically generate significant odor impacts include, but are not limited to wastewater treatment plants; composting/green waste facilities; recycling facilities; petroleum refineries; chemical manufacturing plants; painting/coating operations; rendering plants; and food packaging plants. The proposed project would not involve or be located in the vicinity of any such uses. Diesel fumes from construction equipment and delivery trucks are often found to be objectionable; however, construction associated with the project would be temporary and diesel emissions would be minimal and regulated.

Operation of the proposed project would be typical of other school facilities, and would include operation of a kitchen to serve students and staff at the proposed facilities. While the proposed project's uses are not typically associated with the creation of substantial objectionable odors, the project would produce food waste, decomposition of which could create objectionable odors if not properly contained and handled. 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. Furthermore, the proposed buildings would include setbacks of more than 100 feet from the existing residences to the west and east of the project site.

Based on the above, construction and operation of the proposed project would have a ***less-than-significant*** impact with respect to creating objectionable odors affecting a substantial number of people. No mitigation measures are required.

**IV. BIOLOGICAL RESOURCES – Would the project:**

Environmental Issue	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
1. Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies or regulations, or by the California Department of Fish & Game, U.S. Fish & Wildlife Service or National Oceanic and Atmospheric Administration Fisheries? (PLN)	X			
2. Substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number of restrict the range of an endangered, rare, or threatened species? (PLN)	X			
3. Have a substantial adverse effect on the environment by converting oak woodlands? (PLN)	X			
4. Have a substantial adverse effect on any riparian habitat or other sensitive natural community, including oak woodlands, identified in local or regional plans, policies or regulations, or by the California Department of Fish & Game, U.S. Fish & Wildlife Service, U.S. Army Corps of Engineers or National Oceanic and Atmospheric Administration Fisheries? (PLN)	X			
5. Have a substantial adverse effect on federal or state protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) or as defined by state statute, through direct removal, filling, hydrological interruption, or other means? (PLN)	X			
6. Interfere substantially with the movement of any native resident or migratory wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nesting or breeding sites? (PLN)			X	
7. Conflict with any local policies or ordinances that protect biological resources, including oak woodland resources? (PLN)	X			
8. Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan? (PLN)				X

**Discussion Item IV-1, 2:**

According to a Biological Resources Study Report prepared for the proposed project by Environmental Science Associates (ESA), the proposed project site provides habitat for special-status plants, including Boggs Lake hedgehyssop (*Gratiolo heterosepala*), Ahart's dwarf rush (*Juncus leiospermus* var. *ahartii*), big scale balsamroot (*Balsamorhiza macrolepis* var. *macrolepis*), and dwarf downingia (*Downingia pusilla*).<sup>3</sup> Due to the elevation of the site and presence of predatory species, it is not anticipated to provide suitable habitat for California red-legged frog (*Rana draytonii*). The project site provides nesting habitat for listed and non-listed migratory birds and other birds of prey, including Swainson's hawk (*Buteo swainsoni*), white-tailed kite (*Elanus leucurus*), purple martin (*Progne subis*), grasshopper sparrow (*Melospiza melodia*), and burrowing owl (*Athene cunicularia*). In addition, pallid bat (*Antrozous pallidus*), American badger, and western pond turtle (*Actinemys marmorata*) have the potential to occur within the project vicinity. Therefore, the proposed project could have a substantial adverse effect, either directly or through habitat modifications, on a species identified as a candidate, sensitive, or special status species in local or regional plans, policies or regulations, or by the California Department of Fish and Wildlife, or U.S. Fish & Wildlife Service. In addition, the proposed project could substantially reduce the habitat of a fish or wildlife species, cause a

<sup>3</sup> Environmental Science Associates. *UAIC Tribal School Project, Revised Biological Resources Study Report*. October 2017.

fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, and/or substantially reduce the number or restrict the range of an endangered, rare, or threatened species. Thus, a **potentially significant** impact could occur.

*Further analysis of this impact will be discussed in the Biological Resources chapter of the United Auburn Indian Community School Project EIR being prepared for the project.*

#### **Discussion Item IV-3, 4, 7:**

Per the Biological Resources Study Report prepared for the proposed project, the project site contains annual grassland, interior live oak, valley foothill riparian, lacustrine, seasonal wetland, and riverine habitat, all of which are considered natural communities. Thus, the project could have a substantial adverse effect on riparian habitat or other sensitive natural communities, including oak woodlands, identified in local or regional plans, policies or regulations, or by the California Department of Fish & Game, U.S. Fish & Wildlife Service, U.S. Army Corps of Engineers or National Oceanic and Atmospheric Administration Fisheries. In addition, the project could conflict with local policies and/or ordinances that protect biological resources, including oak woodland resources. Thus, a **potentially significant** impact could occur.

*Further analysis of this impact will be discussed in the Biological Resources chapter of the United Auburn Indian Community School Project EIR being prepared for the project.*

#### **Discussion Item IV-5:**

According to the Aquatic Resources Delineation verification letter from the U.S. Army Corps of Engineers, 1.311 acres of potentially jurisdictional waters of the U.S. are located within the proposed project site.<sup>4</sup> Such waters include 0.121-acre of seasonal wetland, 0.173-acre of ephemeral drainage, 0.006-acre of drainage ditch, and 1.077 acres of open water pond. The possibility exists that construction of the proposed project could result in a substantial adverse effect on federal or State protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) or as defined by state statute, through direct removal, filling, hydrological interruption, or other means. Thus, a **potentially significant** impact could occur.

*Further analysis of this impact will be discussed in the Biological Resources chapter of the United Auburn Indian Community School Project EIR being prepared for the project.*

#### **Discussion Item IV-6:**

Wildlife movement corridors link together areas of suitable wildlife habitat that are otherwise separated by rugged terrain, changes in vegetation, or by areas of human disturbance or urban development. Topography and other natural factors in combination with urbanization can fragment or separate large open-space areas. The fragmentation of natural habitat can create isolated “islands” of vegetation and habitat that may not provide sufficient area to accommodate sustainable populations and can adversely impact genetic and species diversity. The retention of wildlife movement corridors ameliorates the effects of such fragmentation by allowing animals to move between remaining habitats, which in turn allows depleted populations to be replenished. Such movement may also promote genetic exchange between separated populations.

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.<sup>5</sup> In addition, the site is bordered by Taylor Road to the north/northwest and an existing residential subdivision to the west. Additional single-family residences are located to the north of the site, across Taylor Road and to the south of the nearby UPRR tracks. 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. A **less-than-significant** impact would occur. No mitigation measures are required.

#### **Discussion Item IV-8:**

The draft Placer County Conservation Plan (PCCP) was released in 2011, which proposes a streamlined strategy and permitting process for a range of covered activities in western Placer County for the next 50 years. The First Agency Review Draft PCCP establishes a conservation reserve area to protect and conserve special-status species and natural communities. The area covers approximately 212,000 acres, including important biological communities in western Placer County. The PCCP would function as both a Habitat Conservation Plan (HCP)

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<sup>4</sup> Fisher, Leah M.. Response to Request for Verification of an Aquatic Resources Delineation for the UAIC Tribal School Project Site. Received by Mr. Brian Guth, August 23, 2017.

<sup>5</sup> Environmental Science Associates. *UAIC Tribal School Project, Revised Biological Resources Study Report*. June 2017.

under the Federal Endangered Species Act (FESA), and a Natural Community Conservation Plan (NCCP) under the California Natural Community Conservation Planning Act. The PCCP would be focused on a landscape-level, which would allow the creation of contiguous blocks of preserved habitat. Landscape-level planning would also help to avoid piece-meal, project-level mitigation, which could result in isolated habitat areas and disrupted broad-scale ecological processes. Conservation efforts within the PCCP would be focused both on special-status species, and on habitat types, allowing for direct impacts to special-status species as well as habitat loss associated with development. Although the PCCP will be focused on protecting habitats and individual species, the PCCP is not anticipated to cover special-status plant species.

The project site is located within the boundaries of the draft PCCP. However, the Placer County Conservation Plan has not yet been adopted. Therefore, **no impact** would occur.

**V. CULTURAL RESOURCES – Would the project:**

Environmental Issue	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
1. Substantially cause adverse change in the significance of a historical resource as defined in CEQA Guidelines, Section 15064.5? (PLN)	X			
2. Substantially cause adverse change in the significance of a unique archaeological resource pursuant to CEQA Guidelines, Section 15064.5? (PLN)	X			
3. Have the potential to cause a physical change, which would affect unique ethnic cultural values? (PLN)	X			
4. Restrict existing religious or sacred uses within the potential impact area? (PLN)	X			
5. Disturb any human remains, including those interred outside of dedicated cemeteries? (PLN)	X			

The following discussions are based on a Records Search and Literature Review prepared for the proposed project by the UAIC of the Auburn Rancheria.<sup>6</sup>

**Discussion Item V-1:**

Section 15064.5 of the CEQA Guidelines provides instructions for a lead agency to consider the effects of projects on historical resources and cultural resources. A historical resource is a resource listed in, or determined to be eligible for listing in, the California Register of Historical Resources (CRHR) (Public Resources Code [PRC] Section 21084.1), a resource included in a local register of historical resources (PRC Section 15064.5[a][2]), or any object, building, structure, site, area, place, record, or manuscript which a lead agency determines to be historically significant (PRC Section 15064.5[a][3]). Examples of typical historical resources include, but are not limited to, buildings, farmsteads, rail lines, bridges, and trash scatters containing objects such as colored glass and ceramics. Per National Register of Historic Places (NRHP) eligibility criteria, a resource must be at least 50 years old in order to be considered historic, except in exceptional circumstances. The existing barn, event center, and caretaker’s house were constructed within at least the last 40 years, and, thus, are not old enough to be considered historic. However, the main bed and breakfast house and carriage house structures located on the project site were built in 1906, and, as such, could potentially be considered historic resources. Therefore, the proposed project could cause a substantial adverse change in the significance of a historic resource, and a **potentially significant** impact could occur.

*Further analysis of this impact will be discussed in the Cultural Resources chapter of the United Auburn Indian Community School Project EIR being prepared for the project.*

<sup>6</sup> United Auburn Indian Community of the Auburn Rancheria. *Records Search and Literature Review for the UAIC Tribal School (PLN16-00335), Placer County (PLA-16-123)*. January 11, 2017.

**Discussion Item V-2, 3, 4:**

As part of the Records Search and Literature Review, the UAIC conducted a cultural resources records search at the California Historical Resources Information System’s North Central Information Center. The purpose of the records search was to determine the extent of previous surveys within a 0.25-mile radius of the project site and whether previously documented prehistoric or historic archaeological sites, architectural resources, cultural landscapes, or ethnic resources exist within the project area. Materials reviewed included survey reports, archaeological site records, historic maps, and listings of resources on the National Register of Historic Places, California Register of Historical Resources, California Points of Historical Interest, California Historical Landmarks, and National Historic Landmarks. The records search did not yield any previously recorded cultural resources within the project area. Prehistoric-era and historic-era sites were identified within 0.25-mile of the project; however, such resources are not within the project site and would not be impacted by the proposed project. Furthermore, a search of the NAHC’s Sacred Lands File failed to indicate the presence of Native American Cultural Resources on the project site. Although the project site is situated in an area known to be highly sensitive for prehistoric sites, a review of historical and current topographical maps did not provide additional information on the historical context and sensitivity of the project site.

Nonetheless, while unlikely, unknown archaeological resources have the potential to be uncovered during ground-disturbing activities associated with the proposed project. In addition, a field survey of the project site is necessary in order to ensure that unrecorded archaeological resources or evidence thereof is not present on-site. Therefore, the proposed project could cause a substantial adverse change in the significance of a unique archaeological resource pursuant to CEQA Guidelines Section 15064.5, result in a physical change that would affect unique ethnic cultural values, and/or restrict existing religious or sacred uses within the potential impact area. Thus, a **potentially significant** impact could occur.

*Further analysis of this impact will be discussed in the Cultural Resources chapter of the United Auburn Indian Community School Project EIR being prepared for the project.*

**Discussion Item V-5:**

Procedures of conduct following the discovery of human remains on non-federal lands in California have been mandated by Health and Safety Code §7050.5, PRC §5097.98 and the California Code of Regulations (CCR) §15064.5(e) (CEQA). Although human remains or evidence thereof was not identified as part of the Records Search and Literature Review, the potential for unknown human remains to be discovered during construction cannot be eliminated given the known prehistoric occupation of the project region by Native American tribes. As a result the proposed project could have a **potentially significant** impact to human remains.

*Further analysis of this impact will be discussed in the Cultural Resources chapter of the United Auburn Indian Community School Project EIR being prepared for the project.*

**VI. GEOLOGY & SOILS – Would the project:**

Environmental Issue	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
1. Expose people or structures to unstable earth conditions or changes in geologic substructures? (ESD)			X	
2. Result in significant disruptions, displacements, compaction or overcrowding of the soil? (ESD)		X		
3. Result in substantial change in topography or ground surface relief features? (ESD)		X		
4. Result in the destruction, covering or modification of any unique geologic or physical features? (ESD)			X	
5. Result in any significant increase in wind or water erosion of soils, either on or off the site? (ESD)		X		
6. Result in changes in deposition or erosion or changes in siltation which may modify the channel of a river, stream, or		X		

lake? (ESD)				
7. Result in exposure of people or property to geologic and geomorphological (i.e. Avalanches) hazards such as earthquakes, landslides, mudslides, ground failure, or similar hazards? (PLN, ESD)			X	
8. Be located on a geological unit 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? (ESD)		X		
9. Be located on expansive soils, as defined in Chapter 18 of the California Building Code, creating substantial risks to life or property? (ESD)		X		

The following discussions are based primarily on a Geotechnical Engineering Study prepared for the proposed project by Youngdahl Consulting Group, Inc. (Youngdahl).<sup>7</sup>

**Discussion Item VI-1, 7:**

According to the Placer County General Plan, Placer County lies within a seismically active area of the western United States, but beyond the influence of the highly active faults found along California’s coast. The western portion of the County, in which the proposed project is located, is generally characterized by low seismicity, and is not in an area at risk for severe ground shaking associated with earthquakes.<sup>8</sup> In addition, per the Geotechnical Engineering Study, the proposed project site is not underlain by any active faults and is not located within an Alquist-Priolo Fault Study Zone.

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 2016 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. Therefore, a **less-than-significant** impact would occur. No mitigation measures are required.

**Discussion Item VI-2, 3:**

The northern one-third of the site has already been developed, and much of the site will remain undisturbed after project completion. The proposed buildings have also been designed to conform to the natural topography of the site to the extent feasible. Nevertheless, the site will undergo grading in various areas. The proposed project would include site preparation, grading, paving, utility placement, and various other construction activities which would disrupt on-site soils. The proposed project would include modifications to the proposed project site that would alter the existing topography and ground surface relief features. In the absence of appropriate mitigation, the proposed project could result in significant disruptions, displacements, compaction or overcrowding of on-site soils, and/or substantial change in topography or ground surface relief features. Thus, a **potentially significant** impact could occur.

**Mitigation Measures Item VI-2, 3:**

Implementation of the following mitigation measures would reduce the above impact to a *less-than-significant* level.

**MM VI.1:** *The applicant shall prepare and submit Improvement Plans, specifications and cost estimates (per the requirements of Section II of the Land Development Manual [LDM] that are in effect at the time of submittal) to the Engineering and Surveying Division (ESD) for review and approval. The plans shall show all physical improvements as required by the conditions for the project as well as pertinent topographical features both on and off site. All existing and proposed utilities and easements, on site and adjacent to the project, which may be affected by planned construction, shall be shown on the plans. All landscaping and irrigation facilities within the public right-of-way (or public easements), or landscaping within sight distance areas at intersections, shall be included in the Improvement Plans. The applicant shall pay plan check and inspection fees and, if applicable,*

<sup>7</sup> Youngdahl Consulting Group Inc. *Geotechnical Engineering Study for United Auburn Indian Community (UAIC) Tribal School, 3141 Taylor Road, Loomis, California.* October 2016.  
<sup>8</sup> Placer County. *Countywide General Plan EIR* [pg. 9-1]. July 1994.

*Placer County Fire Department Improvement Plan review and inspection fees, with the 1st Improvement Plan submittal. (NOTE: Prior to plan approval, all applicable recording and reproduction costs shall be paid). The cost of the above-noted landscape and irrigation facilities shall be included in the estimates used to determine these fees. It is the applicant's responsibility to obtain all required agency signatures on the plans and to secure department approvals. If the Design/Site Review process and/or Development Review Committee (DRC) review is required as a condition of approval for the project, said review process shall be completed prior to submittal of Improvement Plans. Record drawings shall be prepared and signed by a California Registered Civil Engineer at the applicant's expense and shall be submitted to the ESD in both hard copy and electronic versions in a format to be approved by the ESD prior to acceptance by the County of site improvements.*

*Conceptual landscape plans submitted prior to project approval may require modification during the Improvement Plan process to resolve issues of drainage and traffic safety.*

*Any Building Permits associated with this project shall not be issued until, at a minimum, the Improvement Plans are approved by the Engineering and Surveying Division.*

MM VI.2:

*The Improvement Plans shall show all proposed grading, drainage improvements, vegetation and tree removal and all work shall conform to provisions of the County Grading Ordinance (Ref. Article 15.48, Placer County Code) and Stormwater Quality Ordinance (Ref. Article 8.28, Placer County Code) that are in effect at the time of submittal. No grading, clearing, or tree disturbance shall occur until the Improvement Plans are approved and all temporary construction fencing has been installed and inspected by a member of the Development Review Committee (DRC). All cut/fill slopes shall be at a maximum of 2:1 (horizontal: vertical) unless a soils report supports a steeper slope and the Engineering and Surveying Division (ESD) concurs with said recommendation.*

*The applicant shall revegetate all disturbed areas. Revegetation, undertaken from April 1 to October 1, shall include regular watering to ensure adequate growth. A winterization plan shall be provided with project Improvement Plans. It is the applicant's responsibility to ensure proper installation and maintenance of erosion control/winterization before, during, and after project construction. Soil stockpiling or borrow areas, shall have proper erosion control measures applied for the duration of the construction as specified in the Improvement Plans. Provide for erosion control where roadside drainage is off of the pavement, to the satisfaction of the ESD.*

*The applicant shall submit to the ESD a letter of credit or cash deposit in the amount of 110 percent of an approved engineer's estimate for winterization and permanent erosion control work prior to Improvement Plan approval to guarantee protection against erosion and improper grading practices. One year after the County's acceptance of improvements as complete, if there are no erosion or runoff issues to be corrected, unused portions of said deposit shall be refunded to the project applicant or authorized agent.*

*If, at any time during construction, a field review by County personnel indicates a significant deviation from the proposed grading shown on the Improvement Plans, specifically with regard to slope heights, slope ratios, erosion control, winterization, tree disturbance, and/or pad elevations and configurations, the plans shall be reviewed by the DRC/ESD for a determination of substantial conformance to the project approvals prior to any further work proceeding. Failure of the DRC/ESD to make a determination of substantial conformance may serve as grounds for the revocation/modification of the project approval by the appropriate hearing body.*

MM VI.3:

*The Improvement Plan submittal shall include a final geotechnical engineering report produced by a California Registered Civil Engineer or Geotechnical Engineer for Engineering and Surveying Division (ESD) review. The report shall address and make recommendations on the following:*

- A. Road, pavement, and parking area design;*
- B. Structural foundations, including retaining wall design (if applicable);*
- C. Grading practices;*
- D. Erosion/winterization;*
- E. Special problems discovered on-site, (i.e., groundwater, expansive/unstable soils, potential for smectite clays etc.); and*

*F. Slope stability.*

*Two copies of the final report shall be provided to the ESD and one copy to the Building Services Division for its use. It is the responsibility of the developer to provide for engineering inspection and certification that earthwork has been performed in conformity with recommendations contained in the report.*

**Discussion Item VI-4:**

As discussed in Section XIII, Paleontological Resources, of this Initial Study, 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, and a **less-than-significant** impact would occur.

**Discussion Item VI-5, 6**

Implementation of the proposed project would involve construction-related activities, including utility excavation and grading. During such stages of 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.

Improvement Plans provided to the County prior to authorization of construction would conform to provisions of the County Grading Ordinance (Article 15.48, Placer County Code) and the Stormwater Quality Ordinance (Article 8.38, Placer County Code) that are in effect at the time of submittal. The preparation of and compliance with a stormwater pollution prevention plan (SWPPP) would be part of the project's NPDES construction stormwater quality permit, issued by the Central Valley Regional Water Quality Control Board (CVRWQCB). Before Improvement Plan approval, the Placer County ESD would require evidence of the State-issued Waste Discharge Identification Number or filing of the Notice of Intent and fees. The SWPPP would include strategies to manage stormwater from the construction site and treat runoff before being discharged from the site. The site-specific SWPPP developed for the project would have protocols to be followed and monitored during construction, including effective response actions if necessary. The SWPPP is considered a "living document" that could be modified as construction activities progress.

Based on the above, mitigation is required in order to ensure that all of the aforementioned requirements are met. In the absence of such mitigation, the proposed project could result in a significant increase in wind or water erosion of soils, either on- or off-site, and could result in changes in deposition or erosion or changes in siltation which may modify the channel of a river, stream, or lake. Thus, a **potentially significant** impact would occur.

**Mitigation Measures Item VI-5, 6:**

Implementation of the following mitigation measure would reduce the above impact to a *less-than-significant* level.

MM VI.5: *The Improvement Plans shall show that water quality treatment facilities/Best Management Practices (BMPs) shall be designed according to the guidance of the California Stormwater Quality Association Stormwater Best Management Practice Handbooks for Construction, for New Development / Redevelopment, and for Industrial and Commercial (or other similar source as approved by the Engineering and Surveying Division (ESD) such as the Stormwater Quality Design Manual for the Sacramento and South Placer Regions).*

*Construction (temporary) BMPs for the project may include, but are not limited to: Fiber Rolls (SE-5), Straw Bale Barrier (SE-9), Straw Wattles, Storm Drain Inlet Protection (SE-10), Velocity Dissipation Devices (EC-10), Silt Fence (SE-1), Wind Erosion Control (WE-1), Stabilized Construction Entrance (TC-1), Hydroseeding (EC-4), revegetation techniques, and dust control measures.*

MM VI-5: *Prior to construction commencing, the applicant shall provide evidence to the Engineering and Surveying Division of a WDID number generated from the State Regional Water Quality Control Board's Stormwater Multiple Application & Reports Tracking System (SMARTS). This serves as the Regional Water Quality Control Board approval or permit under the National Pollutant Discharge Elimination System (NPDES) construction stormwater quality permit.*

### **Discussion Item VI-8, 9:**

Issues associated with unstable geologic units and/or soils, including lateral spreading, subsidence, liquefaction, collapse, and expansive soils are discussed below.

#### Lateral spreading

Lateral spreading is associated with terrain near free faces such as excavations, channels, or open bodies of water. The proposed project site does not contain significant excavations or channels that would be located within the vicinity of the proposed structures. Furthermore, per the Geotechnical Engineering Study, the existing slopes on the project site were adequately vegetated and did not contain apparent tension cracks or other indications of slope instability. Thus, the potential for seismically induced slope instability, including lateral spreading, would be negligible. The site contains an irrigation pond; however, development adjacent to the pond area would be limited to a nature trail and a small outdoor pavilion. As such, lateral spreading would not pose a substantial risk to the proposed project.

#### Subsidence and Liquefaction

Subsidence, or settlement, occurs when loose, sandy soils settle during earthquake shaking. Soil liquefaction is a phenomenon primarily associated with saturated, cohesionless, soil layers located close to the ground surface. The soils lose strength during cyclic loading, such as imposed by earthquakes. During the loss of strength, the soil acquires mobility sufficient to permit both horizontal and vertical movements. Per the Geotechnical Engineering Study, saturated, loose to medium-dense sands with a silt content less than approximately 25 percent and located within the top 40 feet of the surface are most susceptible to liquefaction. Due to the absence of permanently elevated groundwater table on-site, the relatively low seismicity of the project area, and the relatively shallow depth to bedrock, the potential for seismically induced damage due to liquefaction, surface rupture, and/or settlement would be negligible and would not pose a substantial risk to the proposed project.

#### Collapse

As noted above, all structures included in the proposed project would be designed in accordance with the adopted edition of the CBC requirements in place at the time of construction. Structures built according to the seismic design provisions of current building codes would be able to resist major earthquakes without collapse, but with some structural, as well as non-structural damage. Given the project's adherence to the CBC requirements, the proposed project would not be subject to risks associated with building collapse.

#### Expansive Soils

Expansive soils shrink/swell when subjected to moisture fluctuations, which can cause heaving and cracking of slabs-on-grade, pavements, and structures founded on shallow foundations. Per the Geotechnical Engineering Study, soil materials on the project site were determined to be non-plastic (bedrock, sand, and non-plastic silt). Such materials are generally considered to be non-expansive, and, thus, special design considerations for expansive soils would not likely be required for the proposed development.

#### Conclusion

Based on the above, the proposed project would not likely be subject to issues associated with lateral spreading, subsidence, liquefaction, collapse, or expansive soils. However, implementation of the recommendations included in the Geotechnical Engineering Report would be required in order to ensure adequate support of the proposed improvements. Such recommendations include, but are not limited to, overexcavation and recompaction of existing native soils and provision of appropriate drainage at all slope faces. In the absence of a final geotechnical engineering report containing such recommendations, a **potentially significant** impact could occur..

### **Mitigation Measures Item VI-8, 9:**

Implementation of the following mitigation measure would reduce the above impact to a *less-than-significant* level.

*Implement MM VI.3.*

**VII. GREENHOUSE GAS EMISSIONS** – Would the project:

Environmental Issue	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
1. Generate greenhouse gas emissions, either directly or indirectly, that may have a significant and/or cumulative impact on the environment? (PLN, Air Quality)	X			
2. Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases? (PLN, Air Quality)	X			

**Discussion Item VII-1, 2:**

Emissions of greenhouse gases (GHGs) contributing to global climate change are attributable in large part to human activities associated with the industrial/manufacturing, utility, transportation, residential, and agricultural sectors. Therefore, the cumulative global emissions of GHGs contributing to global climate change can be attributed to every nation, region, and city, and virtually every individual on earth. An individual project's GHG emissions are at a micro-scale level relative to global emissions and effects to global climate change; however, an individual project could result in a cumulatively considerable incremental contribution to a significant cumulative macro-scale impact. As such, impacts related to emissions of GHG are inherently considered cumulative impacts.

Recognizing the global scale of climate change, California has enacted several pieces of legislation in an attempt to address GHG emissions. Specifically, Assembly Bill (AB) 32, and more recently Senate Bill (SB) 32, have established statewide GHG emissions reduction targets. Accordingly, the CARB has prepared the Climate Change Scoping Plan for California (Scoping Plan), which was approved in 2008 and updated in 2014. The Scoping Plan provides the outline for actions to reduce California's GHG emissions and achieve the emissions reductions targets required by AB 32. In concert with statewide efforts to reduce GHG emissions, air districts, counties, and local jurisdictions throughout the State have implemented their own policies and plans to achieve emissions reductions in line with the Scoping Plan and emissions reductions targets, including AB 32 and SB 32.

Estimated GHG emissions attributable to future project development would be primarily associated with increases of carbon dioxide (CO<sub>2</sub>) and, to a lesser extent, other GHG pollutants, such as methane (CH<sub>4</sub>) and nitrous oxide (N<sub>2</sub>O) associated with area sources, mobile sources or vehicles, utilities (electricity and natural gas), water usage, wastewater generation, and the generation of solid waste. Buildout of the proposed project would contribute to increases of GHG emissions that are associated with global climate change during construction and operations. As such, the proposed project would generate GHG emissions, either directly or indirectly, that may have a significant impact on the environment, or conflict with any applicable plan, policy, or regulation adopted for the purpose of reducing the emissions of GHGs. Therefore, impacts related to GHG emissions and global climate change could be cumulatively considerable and considered **potentially significant**.

*Further analysis of these impacts will be discussed in the Cumulative Impacts and Other Statutorily Required Sections chapter of the United Auburn Indian Community School Project EIR being prepared for the project.*

**VIII. HAZARDS & HAZARDOUS MATERIALS** – Would the project:

Environmental Issue	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
1. Create a significant hazard to the public or the environment through the routine handling, transport, use, or disposal of hazardous or acutely hazardous materials? (EHS)			X	
2. Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment? (EHS)	X			

3. Emit hazardous emissions, substances, or waste within one-quarter mile of an existing or proposed school? (PLN, Air Quality)	X			
4. Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment? (EHS)				X
5. For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area? (PLN)				X
6. For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing in the project area? (PLN)				X
7. Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands? (PLN)			X	
8. Create any health hazard or potential health hazard? (EHS)	X			
9. Expose people to existing sources of potential health hazards? (EHS)	X			

The following discussions are primarily based on a Phase I Environmental Site Assessment (ESA) prepared for the proposed project site by Professional Service Industries, Inc,<sup>9</sup> as well as a Limited Phase II Soil Quality Evaluation prepared for the project by Cornerstone Earth Group.<sup>10</sup>

**Discussion Item VIII-1:**

The proposed project includes construction of a school facility, a Tribal Education Center, a Tribal Cultural Center, and associated improvements. Construction activities associated with the proposed project would involve the use of heavy-duty equipment, which would contain fuels, oils, and hydraulic fluid. In addition, various other products commonly associated with construction such as concrete, paints, and adhesives would be used on-site. Small quantities of potentially toxic substances (e.g., petroleum and other chemicals used to operate and maintain construction equipment) would be used at the project site and transported to and from the site during construction. However, the project contractor would be required to comply with all California Health and Safety Codes and local County ordinances regulating the handling, storage, and transportation of hazardous and toxic materials. Significant risks to the public or workers are not expected with the assumption that such products would be used, transported, and disposed of properly in accordance with the handling instructions on their labels and in accordance with all applicable regulations.

During operation, the proposed facilities would not involve the use, transport, or disposal of hazardous materials. Future staff may use common household cleaning products, fertilizers, and herbicides on-site, any of which could contain potentially hazardous chemicals in limited quantities; however, such products would be expected to be used in accordance with label instructions. Due to the regulations governing use of such products and the amount that would be expected to be used on the site, routine use of such products would not represent a substantial risk to public health or the environment. Therefore, the proposed project would not create a significant hazard to the public or the environment, resulting in a **less-than-significant** impact. No mitigation measures are required.

**Discussion Item VIII-2, 3, 8, 9:**

According to the Phase II Environmental Site Assessment prepared for the proposed project, concentrations of arsenic were detected in on-site soil samples at concentrations exceeding published background levels. Specifically, arsenic was detected at concentrations ranging from 4.07 milligrams per kilogram (mg/kg) to 29.2 mg/kg, with a calculated 95 percent upper confidence limit of 11.8 mg/kg. Such concentrations exceed natural background concentrations of up to 11 mg/kg for California soil types. It should be noted that the Del Oro High

<sup>9</sup> Professional Service Industries, Inc. *Report of Phase I Environmental Site Assessment, The Gathering Place, 3141 Taylor Road, Loomis, California, California 95650.* November 23, 2015.

<sup>10</sup> Cornerstone Earth Group. *Limited Phase II Soil Quality Evaluation, 3141 Taylor Road, Loomis, California.* December 22, 2016.

School is located approximately 0.13-mile southeast of the project site (within one quarter-mile), and the site is located adjacent to a single-family residential subdivision (Legacy Lane). While disturbance of on-site soils containing arsenic would not be anticipated to impact these nearby land uses, certain precautionary measures may need to be implemented during construction to ensure that nearby land uses are not affected (e.g., proper containment of soils to ensure airborne or runoff transport of contaminants does not occur). In addition, the proposed project site contains a septic tank and a water supply well.

Due to the aforementioned potential hazards existing on-site, construction and operation of the proposed project could result in a **potentially significant** impact related to creation of a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment; emission of hazardous emissions, substances, or waste within one quarter-mile of an existing or proposed school; creation of a health hazard or potential health hazard; or exposure of people to existing sources of potential health hazards.

*Further analysis of this impact will be discussed in the Hazards and Hazardous Materials chapter of the United Auburn Indian Community School Project EIR being prepared for the project.*

**Discussion Item VIII-4:**

According to the Phase I Environmental Site Assessment Prepared for the proposed project, 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. Thus, **no impact** would occur.

**Discussion Item VIII-5, 6:**

The proposed project is not located within an airport land use plan or within two miles of a public airport, public use airport, or private airstrip. 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. Therefore, the proposed project would not result in a safety hazard associated with an airport or airstrip. Therefore, **no impact** would occur.

**Discussion Item VIII-7:**

According to the California Department of Forestry and Fire Protection (CAL FIRE) Fire and Resource Assessment Program (FRAP), the proposed project site is located within an unincorporated Local Responsibility Area (LRA). An LRA is an area that is not under federal or State responsibility and in which the local agencies have sole responsibility for fire suppression activities. Per the Very High Fire Hazard Severity Zones (VHFHSZ) in the LRA map, the project site is within a non-VHFHSZ, which indicates that the site is not in an area subject to a substantial hazard due to wildland fires.<sup>11</sup> In addition, the proposed project is bounded by Taylor Road to the north and an existing residential subdivision to the west, both of which would provide a buffer from potential wildfire prone areas. Furthermore, the proposed project would be required to meet Defensible Space Standards pursuant to Public Resources Code 4291. Within the proposed project site, the minimum 100-foot defensible space requirements of Public Resources Code 4291 would be increased to 200 feet on the down slope of structures on slopes exceeding a 15 percent grade, and increased to 300 feet on slopes exceeding a 30 percent grade. Based on the above, the proposed project would not expose people or structures to a significant risk of loss, injury, or death involving wildland fires, and a **less-than-significant** impact would occur. No mitigation measures are required.

**IX. HYDROLOGY & WATER QUALITY – Would the project:**

Environmental Issue	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
1. Violate any federal, state or county potable water quality standards? (EHS)			X	
2. Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lessening of local groundwater supplies (i.e. the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses			X	

<sup>11</sup> Penryn Fire Protection District. *UAIC Tribal School, (PLN16-00335), 3141 Taylor Rd. Loomis, CA 95650.* October 23, 2016.

or planned uses for which permits have been granted)? (EHS)				
3. Substantially alter the existing drainage pattern of the site or area? (ESD)		X		
4. Increase the rate or amount of surface runoff? (ESD)		X		
5. Create or contribute runoff water which would include substantial additional sources of polluted water? (ESD)		X		
6. Otherwise substantially degrade surface water quality?(ESD)		X		
7. Otherwise substantially degrade ground water quality? (EHS)		X		
8. Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard boundary or Flood Insurance Rate Map or other flood hazard delineation map? (ESD)				X
9. Place within a 100-year flood hazard area improvements which would impede or redirect flood flows? (ESD)				X
10. 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? (ESD)				X
11. Alter the direction or rate of flow of groundwater? (EHS)			X	
12. Impact the watershed of important surface water resources, including but not limited to Lake Tahoe, Folsom Lake, Hell Hole Reservoir, Rock Creek Reservoir, Sugar Pine Reservoir, French Meadows Reservoir, Combie Lake, and Rollins Lake? (EHS, ESD)		X		

The following discussion is based on a Preliminary Water Quality Report<sup>12</sup> and a Preliminary Drainage Report<sup>13</sup> prepared for the proposed project by RSC Engineering.

**Discussion Item IX-1:**

The proposed project would not use on-site water supply wells as a potable water source. In addition, the project would not damage any existing water facilities or infrastructure. Therefore, the proposed project would not interfere with the County’s existing potable water supply infrastructure or violate water quality standards related to potable water, and a **less-than-significant** impact would occur. No mitigation measures are required.

**Discussion Item IX-2, 11:**

Water supply service would be provided by the Placer County Water Agency (PCWA). According to the PCWA’s *2015 Urban Water Management Plan*, the PCWA relies primarily on surface water for water supplies. PCWA does not anticipate utilizing groundwater to support normal year water deliveries. Existing groundwater wells maintained by PCWA are used for backup and dry-year supplies. As such, groundwater supplies would not typically be used to serve the project.<sup>14</sup> Given that approximately 62 percent of the project site would remain vacant and undeveloped, implementation of the proposed project would not substantially interfere with the infiltration of stormwater into local groundwater.

Furthermore, runoff from all impervious areas created by the proposed project would be routed to a series of bio-retention facilities, which would allow treated stormwater to infiltrate underlying soils in a manner similar to what currently occurs on the project site. Therefore, 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 (i.e. the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted). In addition, the

<sup>12</sup> RSC Engineering. *Preliminary Water Quality Report, UAIC Tribal School, Loomis, CA.* June 19, 2017.

<sup>13</sup> RSC Engineering. *Preliminary Drainage Report, UAIC Tribal School, Loomis, CA.* July 24, 2017.

<sup>14</sup> Placer County Water Agency. *2015 Urban Water Management Plan.* Adopted June 2, 2016.

project would not substantially degrade groundwater quality or alter the direction or rate of flow of groundwater. Thus, a **less-than-significant** impact would occur. No mitigation measures are required.

#### **Discussion Item IX-3, 4:**

The following includes a discussion of existing regulations related to stormwater discharge, proposed stormwater drainage and treatment facilities, and bio-retention facility maintenance procedures.

#### Phase II MS4 Permit Requirements

The CVRWQCB issued the NPDES General Permit No. CAS000004 Waste Discharge Requirements for Stormwater Discharges from Small Municipal Separate Storm Sewer Systems, which became effective on July 1, 2013. An “MS4” is a conveyance or system of conveyances (including roads with drainage systems, municipal streets, catch basins, curbs, gutters, ditches, man-made channels, or storm drains): (i) designed or used for collecting or conveying stormwater; (ii) which is not a combined sewer; and (iii) which is not part of a Publicly Owned Treatment Works (POTW). Projects subject to the requirements of the Phase II MS4 NPDES permit must submit the appropriate Post-Construction Storm Water Plan based on the project type/development category. Regulated Projects include projects that create or replace 5,000 sf or more of impervious surface. Regulated Projects that create and/or replace one or more acres of impervious surface are considered regulated hydromodification management projects. The proposed project would include the creation of 201,209 sf (4.62 acres) of impervious surface, and, thus, is considered a Regulated Hydromodification Management Project subject to Phase II MS4 NPDES permit post-construction stormwater treatment requirements.

Regulated Projects are required to divide the project area into Drainage Management Areas (DMAs) and implement and direct water to appropriately-sized Site Design Measures (SDMs) and Baseline Hydromodification Measures to each DMA to the Maximum Extent Practicable (MEP). SDMs and Baseline Hydromodification Measures for Regulated Projects shall be based on volumetric and/or flow-based sizing criteria for the objective of achieving infiltration, evapotranspiration, and/or harvesting/reuse of the 85<sup>th</sup> percentile 24-hour storm runoff event. Regulated Projects must additionally include Source Control Best Management Practices (BMPs) where possible. SDMs and Baseline Hydromodification Measures include, but are not limited to:

- Rooftop and impervious area disconnection;
- Porous pavement;
- Rain barrels and cisterns;
- Vegetated swales;
- Bio-retention facilities;
- Green roofs; or
- Other equivalent measures, as proposed by the County.

Regulated Hydromodification Management Projects must meet the same requirements as other Regulated Projects and also confirm that post-construction peak runoff rates are less than or equal to the pre-construction peak runoff rate for a two-year, 24-hr storm event. A detailed description of the requirements for Regulated Hydromodification Management Projects, such as the proposed project, is included in the *West Placer Storm Water Quality Design Manual*.<sup>15</sup>

#### Bioretention Facilities

The proposed project would include the construction of on-site stormwater drainage and treatment facilities designed to satisfy the treatment and flow control requirements set by the *West Placer Storm Water Quality Design Manual* and appropriately manage runoff for 10- and 100-year storm events. Specifically, the site would be divided into “sheds”, each of which would include multiple bio-retention facilities to detain and treat runoff within the shed.

The Preliminary Drainage Report prepared for the proposed project included an analysis of the peak flows that would occur within the four drainage sheds before and after implementation of the proposed project. A summary of the pre- and post-project conditions is included in Table 1 and Table 2 below. As shown in the tables, the project would result in a relatively modest increase in 10-year and 100-year peak flows. Based on the above, and consistent with the conclusions within the Preliminary Drainage Report, the proposed improvements would not increase downstream flow rates, and, thus, would not adversely affect downstream drainage facilities.

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<sup>15</sup> Placer County, City of Roseville, City of Lincoln, City of Auburn, Town of Loomis. *West Placer Storm Water Quality Design Manual*. April 2016.

Shed	10-Year Required On-Site Detention Storage (cf)	100-Year Required On-Site Detention Storage (cf)	Proposed On-Site Detention Storage (cf)
1	394	611	10,085
2	982	1,536	3,105
3	-1,285	-2,231	1,796
4	4,292	7,025	9,024

Source: RSC Engineering, Preliminary Water Quality Report, 2017.

Shed	Pre-Project			Post-Project		
	Area (ac)	10-Year Qp (cfs)	100-Year Qp (cfs)	Area (ac)	10-Year Qp (cfs)	100-Year Qp (cfs)
1	3.27	5.4	9.3	3.87	6.4	10.9
2	1.78	3.0	5.3	2.50	4.7	8.1
3	2.70	5.0	8.6	1.41	2.9	5.0
4	2.71	4.5	7.9	5.58	9.6	16.6

Source: RSC Engineering, Preliminary Water Quality Report, 2017.

Furthermore, per the SWQP prepared for the project, with implementation of the proposed SDMs, the total detention volume of the proposed SDMs would be greater than the required two-year, 24-hour hydromodification detention volumes (see Table 3). Thus, the project would meet the necessary requirements for Regulated Hydromodification Management Projects.

DMA	Bio-Retention Facilities	Required 2-Year Hydromodification Detention Volume (cf)	Required 100-Year Storage Volume	Proposed On-Site Detention Storage (cf)
1	1, 2, 3, 4, 5, 6, 17	1,675	611	10,085
2	7, 10	714	1,536	3,105
3	11	278	-2,231	1,796
4	13, 14, 15, 16	660	7,025	9,024

Source: RSC Engineering, Preliminary Water Quality Report, 2017.

The property proposed for development is within the Dry Creek Watershed Flood Control Plan area. Flooding along Dry Creek and its tributaries is well documented. Cumulative downstream impacts were studied in the Dry Creek Watershed Flood Control Plan in order to plan for flood control projects and set flood control policies. Mitigation measures for development in this area include flood control development fees to fund regional detention basins to reduce flooding on major streams in the Dry Creek watershed. If fees are not collected on a project by project basis to fund regional detention facilities, these types of capital improvements may not be realized and flooding impacts to properties within the Dry Creek Watershed area will persist. Staff considers these cumulative flood control impacts to be potentially significant impacts.

**Conclusion**

Based on the above, the proposed project would satisfy the treatment and flow control requirements set by the *West Placer Storm Water Quality Design Manual* and appropriately manage runoff for 10- and 100-year storm events. Thus, the project would not substantially alter the existing drainage pattern of the project area or substantially increase the rate or amount of surface runoff. Furthermore, runoff exiting the project site would be properly treated by the proposed 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 will be required with the project Improvement Plans to substantiate the preliminary drainage design. However, without approval of a final drainage report, a **potentially significant** impact could occur.

**Mitigation Measures Item IX-3, 4:**

Implementation of the following mitigation measures would reduce the above impact to a *less-than-significant* level.

**MM IX.1:** *As part of the Improvement Plan submittal process, the preliminary Drainage Report provided during environmental review shall be submitted in final format. The final Drainage Report may require more detail than that provided in the preliminary report, and will be reviewed in concert with the Improvement Plans to confirm conformity between the two. The report shall be prepared by a*

Registered Civil Engineer and shall, at a minimum, include: A written text addressing existing conditions, the effects of the proposed improvements, all appropriate calculations, watershed maps, changes in flows and patterns, and proposed on- and off-site improvements and drainage easements to accommodate flows from this project. The report shall identify water quality protection features and methods to be used during construction, as well as long-term post-construction water quality measures. The final Drainage Report shall be prepared in conformance with the requirements of Section 5 of the Land Development Manual and the Placer County Storm Water Management Manual that are in effect at the time of Improvement Plan submittal.

MM IX.2: This project is subject to the one-time payment of drainage improvement and flood control fees pursuant to the "Dry Creek Watershed Drainage Improvement Ordinance" (Ref. Chapter 15, Article 15.32, Placer County Code.) The current estimated development fee is \$1,950 per gross parcel acreage, payable to the Engineering and Surveying Division prior to Building Permit issuance. The fees to be paid shall be based on the fee program in effect at the time that the application is deemed complete.

MM IX.3: This project is subject to payment of annual drainage improvement and flood control fees pursuant to the " Dry Creek Watershed Drainage Improvement Ordinance" (Ref. Chapter 15, Article 15.32, Placer County Code). Prior to Building Permit issuance, the applicant shall cause the subject property to become a participant in the existing Dry Creek Watershed County Service Area for purposes of collecting these annual assessments. The current estimated annual fee is \$2,179 per acre. (MM) (ESD)

#### **Discussion Item IX-5, 6, 7:**

As noted above, a Preliminary Water Quality Report was prepared for the proposed project by RSC Engineering, which shows how the project would meet the applicable Phase II MS4 permit obligations for storm water quality treatment.<sup>16</sup> The proposed bio-retention facilities would be sized to treat the first flush, which includes a majority of the larger pollutants (sand, soil, silt, grease and trash) as well as smaller pollutants (sediment, nutrient, metals, pesticides and organics). Thus, runoff exiting the proposed project site during operation would be properly treated, and would not pollute downstream waterways.

However, 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 the implementation of BMPs for minimizing contact with potential stormwater pollutants at the source and erosion control methods, this potentially significant impact would be reduced to less than significant levels. According to the project Preliminary Drainage Report prepared by RSC Engineering, construction and post-construction BMPs are proposed. A final drainage report will be required with submittal of the Improvement Plans for County review and approval to substantiate the preliminary report drainage and BMP sizing calculations. However, if the project applicant fails to implement that aforementioned mitigation, a **potentially significant** impact could occur.

#### **Mitigation Measures Item IX-5, 6, 7:**

Implementation of the following mitigation measure would reduce the above impact to a *less-than-significant* level.

MM IX.4: The Improvement Plans shall show that water quality treatment facilities/Best Management Practices (BMPs) shall be designed according to the guidance of the California Stormwater Quality Association Stormwater Best Management Practice Handbooks for Construction, for New Development / Redevelopment, and for Industrial and Commercial (or other similar source as approved by the Engineering and Surveying Division (ESD) such as the Stormwater Quality Design Manual for the Sacramento and South Placer Regions).

Storm drainage from on- and off-site impervious surfaces (including roads) shall be collected and routed through specially designed catch basins, vegetated swales, vaults, infiltration basins, water quality basins, filters, etc. for entrapment of sediment, debris and oils/greases or other identified pollutants, as approved by the Engineering and Surveying Division (ESD). BMPs shall be designed at a minimum in accordance with the Placer County Guidance Document for Volume and Flow-Based Sizing of Permanent Post-Construction Best Management Practices for Stormwater Quality Protection. Post-development (permanent) BMPs for the project include, but are not limited to:

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<sup>16</sup> RSC Engineering. Preliminary Water Quality Report, UAIC Tribal School, Loomis, CA. June 19, 2017.

*Vegetated Swales (TC-30), Water Quality Inlets (TC-50), Storm Drain Signage (SD-13), Sweeping and Vacuuming Pavement (SE-7), Pervious Pavements (SD-20), etc. No water quality facility construction shall be permitted within any identified wetlands area, floodplain, or right-of-way, except as authorized by project approvals.*

*All BMPs shall be maintained as required to insure effectiveness. The applicant shall provide for the establishment of vegetation, where specified, by means of proper irrigation. Proof of on-going maintenance, such as contractual evidence, shall be provided to ESD upon request. Maintenance of these facilities shall be provided by the project owners/permittees unless, and until, a County Service Area is created and said facilities are accepted by the County for maintenance. Contractual evidence of a monthly parking lot sweeping and vacuuming, and catch basin cleaning program shall be provided to the ESD upon request. Failure to do so will be grounds for discretionary permit revocation. Prior to Improvement Plan approval, easements shall be created and offered for dedication to the County for maintenance and access to these facilities in anticipation of possible County maintenance.*

MM IX-5: *The Improvement Plans shall include the message details, placement, and locations showing that all storm drain inlets and catch basins within the project area shall be permanently marked/embossed with prohibitive language such as "No Dumping! Flows to Creek." or other language and/or graphical icons to discourage illegal dumping as approved by the Engineering and Surveying Division (ESD). ESD-approved signs and prohibitive language and/or graphical icons, which prohibit illegal dumping, shall be posted at public access points along channels and creeks within the project area. The Property Owners' association is responsible for maintaining the legibility of stamped messages and signs.*

MM IX-6: *The Improvement Plans shall show that all stormwater runoff shall be diverted around trash storage areas to minimize contact with pollutants. Trash container areas shall be screened or walled to prevent off-site transport of trash by the forces of water or wind. Trash containers shall not be allowed to leak and must remain covered when not in use.*

MM IX.7: *This project is located within the permit area covered by Placer County's Small Municipal Separate Storm Sewer System (MS4) Permit (State Water Resources Control Board National Pollutant Discharge Elimination System (NPDES) General Permit No. CAS000004, Order No. 2013-0001-DWQ), pursuant to the NPDES Phase II program. Project-related stormwater discharges are subject to all applicable requirements of said permit.*

*The project shall implement permanent and operational source control measures as applicable. Source control measures shall be designed for pollutant generating activities or sources consistent with recommendations from the California Stormwater Quality Association (CASQA) Stormwater BMP Handbook for New Development and Redevelopment, or equivalent manual, and shall be shown on the Improvement Plans.*

*The project is also required to implement Low Impact Development (LID) standards designed to reduce runoff, treat stormwater, and provide baseline hydromodification management to the extent feasible, as determined by ESD.*

MM IX.8: *Per the State of California NPDES Phase II MS4 Permit, this project is a Regulated Project that creates and/or replaces 5,000 square feet or more of impervious surface. A final Storm Water Quality Plan (SWQP) shall be submitted, either within the final Drainage Report or as a separate document that identifies how this project will meet the Phase II MS4 permit obligations. Site design measures, source control measures, and Low Impact Development (LID) standards, as necessary, shall be incorporated into the design and shown on the Improvement Plans. In addition, per the Phase II MS4 permit, projects creating and/or replacing one acre or more of impervious surface are also required to demonstrate hydromodification management of stormwater such that post-project runoff is maintained to equal or below pre-project flow rates for the 2 year, 24-hour storm event, generally by way of infiltration, rooftop and impervious area disconnection, bioretention, and other LID measures that result in post-project flows that mimic pre-project conditions.*

**Discussion Item IX-8, 9, 10:**

According to the November 21, 2001 Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM) number 06061C0416F, the proposed project site is located within Flood Hazard Zone X, which is described by FEMA as an area of minimal flood hazard, usually above the 500-year flood level. The project site is not located within the vicinity of a dam or levee. Consequently, the proposed project would not place housing within a 100-year flood hazard area per the FIRM for the site, 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** would occur.

**Discussion Item IX-12:**

As discussed in Section VI, Geology & Soils, of this Initial Study, short-term construction activities associated with the proposed project could result in soil erosion or the loss of topsoil. Furthermore, during operation of the project, polluted runoff from on-site impervious surfaces could potentially enter downstream waterways. However, this Initial Study includes mitigation to ensure that the proposed project would not substantially degrade surface water quality or impact the watershed of important surface water resources, including, but not limited to, Folsom Lake. Implementation of the following mitigation measures would ensure that a **potentially significant** impact would not occur.

**Mitigation Measures Item IX-12:**

Implementation of the following mitigation measure would reduce the above impact to a *less-than-significant* level.

*Implement MM IX.4, MM IX.5, MM IX.6, and MM IX.7.*

**X. LAND USE & PLANNING – Would the project:**

Environmental Issue	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
1. Physically divide an established community? (PLN)			X	
2. Conflict with General Plan/Community Plan/Specific Plan designations or zoning, or Plan policies adopted for the purpose of avoiding or mitigating an environmental effect? (EHS, ESD, PLN)			X	
3. Conflict with any applicable habitat conservation plan or natural community conservation plan or other County policies, plans, or regulations adopted for purposes of avoiding or mitigating environmental effects? (PLN)				X
4. Result in the development of incompatible uses and/or the creation of land use conflicts? (PLN)			X	
5. Affect agricultural and timber resources or operations (i.e. impacts to soils or farmlands and timber harvest plans, or impacts from incompatible land uses)? (PLN)				X
6. Disrupt or divide the physical arrangement of an established community (including a low-income or minority community)? (PLN)			X	
7. Result in a substantial alteration of the present or planned land use of an area? (PLN)			X	
8. Cause economic or social changes that would result in significant adverse physical changes to the environment such as urban decay or deterioration? (PLN)				X

**Discussion Item X-1, 6:**

A project would risk dividing an established community if the project would introduce infrastructure or alter land use so as to change the land use conditions in the surrounding community or isolate an existing land use. The proposed project site is currently surrounded by single-family residential uses. In addition, a multi-family residential

development is located to the southeast of the site. Implementation of the proposed project would not change land use conditions in the surrounding community. For example, the extensive on-site oak woodland areas would provide a buffer between the proposed development and the existing residential uses to the south and east of the project site. The residential subdivision to the west is separated from the project site by a fence and a row of existing trees that line the western boundary of the site. The proposed school uses would be compatible with the existing residential uses in the project vicinity. Furthermore, the northern portion of the project site has been previously developed with a bed and breakfast/event facility and an associated parking lot. Therefore, the proposed project would not physically divide an established community or disrupt or divide the physical arrangement of an established community, and a **less-than-significant** impact would occur. No mitigation measures are required.

**Discussion Item X-2, 4, 7:**

The proposed project site is located within the Horseshoe Bar/Penryn Community Plan area, and would be consistent with the existing Community Plan land use designation of Rural Residential. In addition, with approval of a Minor Use Permit, the project would be consistent with the existing Placer County zoning designation of RS-B-100. Furthermore, the project would be consistent with Policy 11(4) in the Horseshoe Bar/Penryn Community Plan, which states that new school sites should be sited as close as possible to areas with high population densities and safe access. The project would meet the required development standards for the zoning district, which include 35 percent maximum site coverage, a 36-foot building height limit, and the following minimum setbacks: 100 feet front from center line or 50 feet front from edge of easement (whichever is greater), 30 feet side, and 30 feet rear.

It should be noted that, as discussed previously, the proposed project would require annexation into the SPMUD for the provision of sewer service. Additional details related to the annexation are included in Section XIX, Utilities & Service Systems, of this IS. This annexation would not result in the development of incompatible uses and/or the creation of land use conflicts, nor would it substantially alter the present or planned land use of the area.

Based on the discussion above, 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. As such, a **less-than-significant** impact would occur. No mitigation measures are required.

**Discussion Item X-3:**

As discussed in Section IV, Biological Resources, of this Initial Study, Placer County does not participate in a HCP, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan. The County is in the process of preparing the Placer County Conservation Plan, which would be a HCP under the Federal Endangered Species Act. However, the Placer County Conservation Plan has not been adopted at this time. As such, **no impact** would occur as a result of the proposed project.

**Discussion Item X-5:**

As discussed in Section II, Agricultural and Forest Resources, the proposed project does not contain agricultural or timber resources, and is not adjacent to an existing agricultural or forestry operation. The proposed project would not affect agricultural and timber resources or operations. Therefore, **no impact** would occur.

**Discussion Item X-8:**

The term urban decay is commonly used to describe the physical effects that could result when new retail uses cause existing business closures and physical deterioration of the areas in which such businesses are located. In recent years, the State courts have identified urban decay as the physical manifestation of a project's potential socio-economic impacts and specifically identified the need to address the potential for urban decay in environmental documents for large retail projects. The proposed project would include the construction of a school facility and associated uses. Given that the proposed project is not a large retail project, the project would not cause economic or social changes, such as urban decay or blight, that would result in significant adverse physical changes to the environment. Therefore, **no impact** would occur.

**XI. MINERAL RESOURCES** – Would the project result in:

Environmental Issue	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
1. The loss of availability of a known mineral resource that would be of value to the region and the residents of the state? (PLN)			X	
2. The loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan? (PLN)			X	

**Discussion Item XI-1, 2:**

According to the Horseshoe Bar/Penryn Community Plan, active quarries or mining sites are not known to exist within the planning area, and potential mineral resource extraction areas have not been identified. Similarly, the California Department of Conservation's Mines Online database does not identify any active or inactive mines within the project vicinity.<sup>17</sup> The proposed project site has been previously developed with a parking lot and five buildings. As such, the proposed project would not result in the loss of availability of a known mineral resource or a local-important mineral resource recovery site, and a *less-than-significant* impact would occur. No mitigation measures are required.

**XII. NOISE** – Would the project result in:

Environmental Issue	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
1. Exposure of persons to or generation of noise levels in excess of standards established in the local General Plan, Community Plan or noise ordinance, or applicable standards of other agencies? (PLN)	X			
2. A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project? (PLN)	X			
3. A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project? (PLN)	X			
4. For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels? (PLN)				X
5. For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels? (PLN)				X

**Discussion Item XII-1, 2, 3:**

The proposed project would include the construction of a school facility and associated uses. Operation of the project could potentially increase ambient noise levels as a result of project-generated traffic on local roadways, as well as noise associated with the proposed parking lot, on-site emergency back-up generators, and future on-site outdoor recreational activities. In addition, temporary noise-level increases would occur during project construction. Earthmoving activities, materials handling, stationary equipment, and construction vehicles would generate noise during site preparation, grading, paving, and construction. Noise levels generated during construction and operation of the proposed project may result in exposure of persons to or generation of noise levels in excess of established thresholds in the Placer County General Plan, the Placer County Code, and/or the Horseshoe Bar/Penryn

<sup>17</sup> Department of Conservation. *Mines Online*. Available at: <http://maps.conservation.ca.gov/mol/index.html>. Accessed July 2017.

Community Plan. The project could cause a substantial permanent, temporary, or periodic increase in ambient noise levels in the project vicinity above levels existing without the project. Therefore, a **potentially significant** impact could occur.

*Further analysis of this impact will be discussed in the Noise chapter of the United Auburn Indian Community School Project EIR being prepared for the project.*

**Discussion Item XII-4, 5**

As discussed previously, 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. As such, the proposed project would not expose people working in the project area to excessive noise levels associated with air traffic. Therefore, **no impact** would occur.

**XIII. PALEONTOLOGICAL RESOURCES – Would the project:**

Environmental Issue	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
1. Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature? (PLN)			X	

The following discussion is based on the Paleontological Resources Report prepared for the proposed project by ESA.<sup>18</sup>

**Discussion Item XIII-1:**

The loss of any identifiable fossil that could yield information important to prehistory, or that embodies the distinctive characteristics of a type of organism, environment, period of time, or geographic region, would be a significant environmental impact. Direct impacts to paleontological resources primarily concern the potential destruction of nonrenewable paleontological resources and the loss of information associated with such resources, including the unauthorized collection of fossil remains. If potentially fossiliferous bedrock or surficial sediments are disturbed, the disturbance could result in the destruction of paleontological resources and subsequent loss of information. In general, for project sites that are underlain by paleontologically sensitive geologic units, the greater the amount of ground disturbance, the higher the potential for significant impacts to paleontological resources.

In order to determine the potential for unique paleontological resources or sites or unique geologic features to occur on the proposed project site, ESA conducted archival research of various data sources. Specifically, the research included a paleontological locality records search of the University of California Museum of Paleontology (UCMP) records for fossil localities within the project area and in geologic formations similar to those which occur on the proposed project site. The results of the records search indicated that known vertebrate or plant localities do not exist within the project area or in similar geologic formations within the project region.

Furthermore, 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. No mitigation measures are required.

<sup>18</sup> Environmental Science Associates. *Revised Paleontological Resources Report*. June 2017.

**XIV. POPULATION & HOUSING** – Would the project:

Environmental Issue	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
1. Induce substantial population growth in an area, either directly (i.e. by proposing new homes and businesses) or indirectly (i.e. through extension of roads or other infrastructure)? (PLN)			X	
2. Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere? (PLN)				X

**Discussion Item XIV-1:**

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 UIAC 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. Furthermore, the project site is surrounded on all sides by existing development. Based on the above, 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. No mitigation measures are required.

**Discussion Item XIV-2:**

The proposed project site does not contain existing housing. The proposed project would not displace existing housing, necessitating the construction of replacement housing elsewhere. Therefore, **no impact** would occur.

**XV. PUBLIC SERVICES** – Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental services and/or facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services?

Environmental Issue	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
1. Fire protection? (ESD, PLN)			X	
2. Sheriff protection? (ESD, PLN)			X	
3. Schools? (ESD, PLN)				X
4. Maintenance of public facilities, including roads? (ESD, PLN)			X	
5. Other governmental services? (ESD, PLN)			X	

**Discussion Item XV-1:**

The Penryn Fire Protection District has issued a will-serve letter indicating availability to serve the project.<sup>19</sup> The District's main fire station is located in the town of Penryn at 7206 Church Street, approximately 1.3 miles north of the project site, and is staffed 24 hours per day.<sup>20</sup> The site is located within the RYN24K Response Zone. Water for fire protection purposes would be provided by a proposed pressurized hydrant system, and all on-site buildings

<sup>19</sup> Penryn Fire Protection District. *UAIC Tribal School, (PLN16-00335), 3141 Taylor Rd. Loomis, CA 95650*. October 23, 2016.

<sup>20</sup> Penryn Fire Protection District. *Penryn Fire Protection District*. Available at: <http://www.penrynfir.org/>. Accessed July 2017.

would include fire alarms, pull-stations, horn/strobes, and fire sprinklers meeting the minimum requirements of the 2016 State Fire Code. Furthermore, Article 15.36, Development Fees for Fire Protection, of the Placer County Code requires new development within the unincorporated areas of the County to pay a Development Impact Fee to the relevant fire protection agency for the benefit of the owners or residents of the development.

Based on the above, the Penryn Fire Protection District would be capable of providing adequate fire protection services to the proposed project without the construction of additional facilities, the proposed project would be required to include adequate fire safety design elements, and the project applicant would pay a Development Impact Fee to the Penryn Fire Protection District. Therefore, the proposed project would result in a **less-than-significant** impact with respect to the provision of or 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 protection services. No mitigation measures are required.

#### **Discussion Item XV-2:**

The proposed project site would be served by the Placer County Sheriff's Department and the California Highway Patrol (CHP). The closest sheriff station, South Placer Station, is located at 6140 Horseshoe Bar Road, approximately 1.7 miles southwest of the site by way of Taylor Road. The proposed project would include a relatively modest amount of development and would not construct housing or result in population increases that would exceed existing service ratios or response times. Thus, the proposed project would not result in a significant demand on existing police protection resources, necessitate the provision of or 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 police protection services. In addition, the proposed driveway would include a guard station and would be gated, which would contribute to increased site security. Thus, a **less-than-significant** impact would occur. Thus, a **less-than-significant** impact would occur. No mitigation measures are required.

#### **Discussion Item XV-3:**

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. Therefore, **no impact** would occur.

#### **Discussion Item XV-4, 5:**

The proposed project includes redevelopment of the project site for use as a pre-K through 8<sup>th</sup>-grade school designed to serve up to 100 UAIC students with up to 35 staff members. Therefore, the project could increase traffic on project area roadways.

While project-generated traffic could result in an incremental increase in maintenance of County roads in the project area, such an increase would be negligible. Additionally, the project would be required to pay traffic impact fees as part of the Minor Use Permit process, which would cover the project's share of expected costs for maintenance of County roads. Given that the project does not include residential development, the project would not increase demand for public library services. In addition, the proposed school facilities would include a library to serve UAIC students and staff. With respect to other public facilities, the proposed project would be required to pay a Capital Facilities Fee to the County prior to the issuance of building permits. Capital Facilities Fees are used to construct a range of facilities, including jails, office space, health labs, and clinics.<sup>21</sup> A list of the specific facilities to be constructed is included in the County's Multi-Year Capital Plan.

Based on the above, the proposed project would not result in substantial adverse physical impacts associated with the provision of new or physically altered governmental services and/or facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times, or performance objectives for maintenance of public facilities, including roads, or for other government services. Thus, a **less-than-significant** impact would occur. No mitigation measures are required.

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<sup>21</sup> Placer County. *Memorandum, Office of the County Executive, FY 2014-15 Capital Facilities Impact Fee Annual Report*. September 15, 2015.

**XVI. RECREATION** – Would the project result in:

Environmental Issue	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
1. Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated? (PLN)			X	
2. Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment? (PLN)			X	

**Discussion Item XVI-1:**

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 UIAC 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 environmental effects of the proposed recreational improvements are discussed throughout this Initial Study. Therefore, a *less-than-significant* impact would occur. No mitigation measures are required.

**XVII. TRANSPORTATION & TRAFFIC** – Would the project result in:

Environmental Issue	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
1. An increase in traffic which may be substantial in relation to the existing and/or planned future year traffic load and capacity of the roadway system (i.e. result in a substantial increase in either the number of vehicle trips, the volume to capacity ratio on roads, or congestion at intersections)? (ESD)	X			
2. Exceeding, either individually or cumulatively, a level of service standard established by the County General Plan and/or Community Plan for roads affected by project traffic? (ESD)	X			
3. Increased impacts to vehicle safety due to roadway design features (i.e. sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)? (ESD)	X			
4. Inadequate emergency access or access to nearby uses? (ESD)	X			
5. Insufficient parking capacity on-site or off-site? (ESD, PLN)	X			
6. Hazards or barriers for pedestrians or bicyclists? (ESD)	X			
7. Conflicts with adopted policies, plans, or programs supporting alternative transportation (i.e. bus turnouts, bicycle lanes, bicycle racks, public transit, pedestrian facilities, etc.) or otherwise decrease the performance or safety of such facilities? (ESD)	X			
8. Change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks? (PLN)				X

**Discussion Item XVII-1, 2:**

The proposed project would result in an increase in vehicle traffic on the street system surrounding the project area. The increase in traffic volume on the surrounding roadway system could cause an increase in traffic which may be substantial in relation to the existing and/or planned future year traffic load and capacity of the roadway system (i.e. result in a substantial increase in either the number of vehicle trips, the volume to capacity ratio on roads, or congestion at intersections). In addition, the project could exceed, either individually or cumulatively, a level of service standard established by the County General Plan and/or Community Plan for roads affected by project traffic. Therefore, impacts would be **potentially significant**.

*Further analysis of these impacts will be discussed in the Transportation and Circulation chapter of the United Auburn Indian Community School Project EIR being prepared for the project.*

**Discussion Item XVII-3, 4, 6:**

Access to the proposed project site would be provided through the existing driveway along Taylor Road. The project would include reconfiguration of the existing entrance to accommodate a guardhouse and a security gate. The 65 existing parking spaces located in the northeastern portion of the site would be resurfaced and replaced with a new 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. Given that the proposed project would include alterations to the existing connection to Taylor Road, as well as improvements to the on-site circulation system, the project could potentially result in substantial adverse effects to vehicle safety due to roadway design features or incompatible uses, inadequate emergency access or access to nearby uses, and/or hazards or barriers for pedestrians or bicyclists. Therefore, a **potentially significant** impact could occur.

*Further analysis of this impact will be discussed in the Transportation and Circulation chapter of the United Auburn Indian Community School Project EIR being prepared for the project.*

**Discussion Item XVII-5:**

Per Section 17.54.060 of the Placer County Code sets requirements for off-street parking availability based on various land use types. The proposed project would provide a total of 109 parking stalls, including 86 standard stalls, 17 compact stalls, four ADA accessible stalls, and two van accessible stalls. Additional analysis of the proposed on-site uses is required, in coordination with Placer County, to ensure that the proposed project would meet the County's established standards for parking spaces. Therefore, the proposed project could result in insufficient parking capacity on-site or off-site, and a **potentially significant** impact could occur.

*Further analysis of this impact will be discussed in the Transportation and Circulation chapter of the United Auburn Indian Community School Project EIR being prepared for the project.*

**Discussion Item XVII-7:**

The proposed project could potentially increase the demand for alternative transportation. Currently, the project proposes a shuttle service to serve future UAIC students. This Initial Study assumes the continued use of a shuttle system. If the school decided to increase the number of students or change or stop the shuttle service, a Minor Use Permit modification and additional environmental analysis would need to occur at that time.

A technical traffic impact analysis will be conducted for the proposed project and will address potential impacts related to transit service and bicycle and pedestrian facilities. In the absence of such analysis, the proposed project could potentially conflict with adopted policies, plans, or programs supporting alternative transportation (i.e. bus turnouts, bicycle lanes, bicycle racks, public transit, pedestrian facilities, etc.) or otherwise decrease the performance or safety of such facilities. Therefore, a **potentially significant** impact could occur.

*Further analysis of this impact will be discussed in the Transportation and Circulation chapter of the United Auburn Indian Community School Project EIR being prepared for the project.*

**Discussion Item XVII-8:**

As discussed previously, the proposed project is not located within an airport land use plan. 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. The proposed project 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.

**XVIII. TRIBAL CULTURAL RESOURCES** – Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:

Environmental Issue	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
1. Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k), or	X			
2. A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1. In applying the criteria set forth in subdivision (c) of Public Resource Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.	X			

**Discussion Items XVIII-1, 2:**

As discussed in Section V, Cultural Resources, of this Initial Study, previously-recorded cultural resources do not exist within the project area. Furthermore, a search of the NAHC’s Sacred Lands File failed to indicate the presence of Native American Cultural Resources on the project site. Although the project site is situated in an area known to be highly sensitive for prehistoric sites, a review of historical and current topographical maps did not provide additional information on the historical context and sensitivity of the project site. Nevertheless, the possibility exists that construction of the proposed project could result in a substantial adverse change in the significance of a Tribal Cultural Resource if previously unknown tribal cultural resources are uncovered during grading or other ground-disturbing activities. Thus, a **potentially significant** impact could occur.

*Further analysis of this impact will be discussed in the Cultural Resources chapter of the United Auburn Indian Community School Project EIR being prepared for the project.*

**XIX. UTILITIES & SERVICE SYSTEMS** – Would the project:

Environmental Issue	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
1. Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board? (ESD)	X			
2. Require or result in the construction of new water or wastewater delivery, collection or treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects? (EHS, ESD)	X			
3. Require or result in the construction of new on-site sewage systems? (EHS)				X
4. Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects? (ESD)			X	
5. Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed? (EHS)	X			

6. Require sewer service that may not be available by the area's waste water treatment provider? (EHS, ESD)	<b>X</b>			
7. Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs in compliance with all applicable laws? (EHS)			<b>X</b>	

**Discussion Item XIX-1, 2, 6:**

The proposed project would require annexation into the SPMUD for the provision of sewer services. 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). Such improvements would include, but would not necessarily be limited to, minor fencing alterations, modification of the existing concrete driveway to access an existing sewer manhole, and installation of the proposed sewer line. The fence and driveway would be restored to pre-project conditions upon completion of the required improvements.

Detailed analysis of the existing sewer systems, as well as the improvements required for the proposed project, is required to ensure that the proposed project would not exceed the wastewater treatment requirements of the CVRWQCB, require or result in the construction of new wastewater delivery, collection, or treatment facilities, the construction of which could cause significant environmental effects, or require sewer service that is not available from the SPMUD. Furthermore, the proposed project would require the construction of new on-site sewage systems. Based on the above, a **potentially significant** impact could occur.

*Further analysis of this impact will be discussed in the Utilities and Service Systems chapter of the United Auburn Indian Community School Project EIR being prepared for the project.*

**Discussion Item XIX-3:**

The proposed project will not result in the construction of new on-site sewage systems (e.g., septic tanks). The project includes on- and off-site sewer pipe improvements to connect to the County's system. These are addressed above. Therefore, **no impact** would occur.

**Discussion Item XIX-4:**

As discussed in Section IX, Hydrology & Water Quality, of this Initial Study, 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. The project would not substantially increase the rate or amount of surface runoff. Therefore, the project would not require the construction of off-site storm water drainage facilities or expansion of existing off-site facilities, the construction of which could cause significant environmental effects. Environmental effects associated with on-site storm drainage improvements are discussed throughout this Initial Study. Based on the above, a **less-than-significant** impact would occur. No mitigation measures are required.

**Discussion Item XIX-5:**

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. According to a letter issued by the PCWA on November 23, 2016, existing water supply service to the site has been historically overused, and would require upsizing in order to serve the project.<sup>22</sup> In order to obtain water supply service the project applicant would be required to enter into a facilities agreement with the PCWA to provide for on- and off-site pipelines or other facilities that are needed to supply water for domestic and fire protection services, and pay all fees and charges that are required by the PCWA, including Water Connection Charges. Given that the existing water supply infrastructure is currently undersized, further analysis is required to ensure that the proposed project would have sufficient water supplies available to serve the project from existing entitlements and resources. Thus, a **potentially significant** impact could occur.

*Further analysis of this impact will be discussed in the Utilities and Service Systems chapter of the United Auburn Indian Community School Project EIR being prepared for the project.*

**Discussion Item XIX-7:**

Solid waste would be collected by Recology Auburn Placer, a private collection firm, and transported to the

<sup>22</sup> Placer County Water Agency. *Water Availability for UAIC Tribal School (PLN16-00335), APN 0430013-010*. November 23, 2016.

Western Placer Waste Management Authority's Western Regional Sanitary Landfill located in the City of Lincoln, California. As of 2014, the year for which the most recent information is available, the remaining capacity of the landfill was 25,386,466 cubic yards (CY) with an estimated closure date of 2058.<sup>23</sup> The landfill has a maximum permitted capacity of 36,350,000 CY; thus, approximately 70 percent of the permitted capacity was available in 2014.<sup>24</sup> Recology has issued a Will-Serve letter indicating that the firm is capable of providing service to the project. Furthermore, as noted above, the proposed project would be consistent with the existing Community Plan land use designation and zoning designation for the site. Therefore, the County has previously anticipated increases in solid waste generation associated with buildout of the project site. Based on the above, 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. No mitigation measures are required.

**F. MANDATORY FINDINGS OF SIGNIFICANCE:**

Environmental Issue	Yes	No
1. Does the project have the potential to degrade the quality of the environment, substantially impact biological resources, or eliminate important examples of the major periods of California history or prehistory?	<b>X</b>	
2. Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects.)	<b>X</b>	
3. Does the project have environmental effects, which will cause substantial adverse effects on human beings, either directly or indirectly?	<b>X</b>	

**Discussion Item F-1:**

As discussed in Section V, Cultural Resources, of this IS/MND, the proposed project could potentially result in impacts to cultural resources. As such, and in the absence of further study, the project could eliminate important examples of the major periods of California history or prehistory. In addition, implementation of the proposed project would have the potential to degrade the quality of the environment by potentially reducing the habitat for special-status plant and animal species. Furthermore, the project could have a substantial adverse effect on riparian habitat or other sensitive natural communities, including oak woodlands.

*Further analysis of these impacts will be discussed in the United Auburn Indian Community School Project EIR being prepared for the project.*

**Discussion Item F-2:**

The proposed project in conjunction with other development within Placer County could incrementally contribute to cumulative impacts in the project area. In particular, as discussed in Section III, Air Quality, of this IS/MND, the proposed project could cumulatively contribute to regional air quality health effects through emissions of criteria and mobile source air pollutants. Per Section VII, Greenhouse Gasses, buildout of the proposed project would contribute to increases of GHG emissions that are associated with global climate change during construction and operations, and impacts related to GHG emissions and global climate change could be cumulatively considerable.

*Further analysis of these impacts will be discussed in the United Auburn Indian Community School Project EIR being prepared for the project.*

<sup>23</sup> Environmental Science Associates. *The Park at Granite Bay Environmental Impact Report* [pg. 3.8-25]. December 2015.

<sup>24</sup> Cal Recycle. *Facility/Site Summary Details: Western Regional Landfill (31-AA-0210)*. Available at: <http://www.calrecycle.ca.gov/SWFacilities/Directory/31-AA-0210/>. Accessed June 2017.

**Discussion Item F-3:**

As described in this IS/MND, implementation of the proposed project could result in impacts related to air quality and excess noise levels. Furthermore, concentrations of arsenic were detected in on-site soil samples at concentrations exceeding published background levels, and the site contains an existing septic tank and water supply well. As such, in the absence of appropriate mitigation, the project could cause substantial adverse effects on human beings.

*Further analysis of these impacts will be discussed in the United Auburn Indian Community School Project EIR being prepared for the project.*

**G. OTHER RESPONSIBLE AND TRUSTEE AGENCIES** whose approval is required:

<input checked="" type="checkbox"/> California Department of Fish and Wildlife	<input checked="" type="checkbox"/> Local Agency Formation Commission (LAFCO)
<input type="checkbox"/> California Department of Forestry	<input type="checkbox"/> National Marine Fisheries Service
<input type="checkbox"/> California Department of Health Services	<input type="checkbox"/> Tahoe Regional Planning Agency
<input type="checkbox"/> California Department of Toxic Substances	<input checked="" type="checkbox"/> U.S. Army Corp of Engineers
<input type="checkbox"/> California Department of Transportation	<input type="checkbox"/> U.S. Fish and Wildlife Service
<input type="checkbox"/> California Integrated Waste Management Board	<input type="checkbox"/> _____
<input checked="" type="checkbox"/> California Regional Water Quality Control Board	<input type="checkbox"/> _____

**H. DETERMINATION** – The Environmental Review Committee finds that:

<input checked="" type="checkbox"/>	The proposed project <b>MAY</b> have a significant effect on the environment, and an <b>ENVIRONMENTAL IMPACT REPORT</b> is required (i.e. Project, Program, Subsequent, or Master EIR).
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**I. ENVIRONMENTAL REVIEW COMMITTEE** (Persons/Departments consulted):

Planning Services Division, Emily Setzer, Chairperson  
 Planning Services Division-Air Quality, Angel Green  
 Engineering and Surveying Division, Sarah Gillmore  
 Department of Public Works and Facilities-Transportation, Amber Conboy  
 DPWF-Environmental Engineering Division, Huey Nham  
 DPWF-Flood Control and Water Conservation District, Brad Brewer  
 DPWF-Facility Services-Parks Division, Ted Rel  
 HHS-Environmental Health Services, Joseph Scarbrough  
 Placer County Fire Planning/CDF, Mike DiMaggio

Signature  Date 10/26/17  
 Leigh Chavez Environmental Coordinator

**J. SUPPORTING INFORMATION SOURCES:** The following public documents were utilized and site-specific studies prepared to evaluate in detail the effects or impacts associated with the project. This information is available for public review, Monday through Friday, 8am to 5pm, at the Placer County Community Development Resource Agency, Environmental Coordination Services, 3091 County Center Drive, Auburn, CA 95603.

<b>County Documents</b>	<input checked="" type="checkbox"/> Air Pollution Control District Rules & Regulations
	<input checked="" type="checkbox"/> Community Plan
	<input checked="" type="checkbox"/> Environmental Review Ordinance
	<input checked="" type="checkbox"/> General Plan
	<input checked="" type="checkbox"/> Grading Ordinance
	<input checked="" type="checkbox"/> Land Development Manual
	<input type="checkbox"/> Land Division Ordinance
	<input checked="" type="checkbox"/> Stormwater Management Manual
	<input checked="" type="checkbox"/> Tree Ordinance
	<input type="checkbox"/>
	<input type="checkbox"/>

<b>Trustee Agency Documents</b>	<input type="checkbox"/> Department of Toxic Substances Control	
	<input type="checkbox"/>	
<b>Site-Specific Studies</b>	Planning Services Division	<input checked="" type="checkbox"/> Biological Study
		<input type="checkbox"/> Cultural Resources Pedestrian Survey
		<input checked="" type="checkbox"/> Cultural Resources Records Search
		<input checked="" type="checkbox"/> Lighting & Photometric Plan
		<input checked="" type="checkbox"/> Paleontological Survey
		<input checked="" type="checkbox"/> Tree Survey & Arborist Report
		<input type="checkbox"/> Visual Impact Analysis
		<input checked="" type="checkbox"/> Wetland Delineation
		<input checked="" type="checkbox"/> Acoustical Analysis
		<input type="checkbox"/>
	Engineering & Surveying Division, Flood Control District	<input type="checkbox"/> Phasing Plan
		<input checked="" type="checkbox"/> Preliminary Grading Plan
		<input checked="" type="checkbox"/> Preliminary Geotechnical Report
		<input checked="" type="checkbox"/> Preliminary Drainage Report
		<input checked="" type="checkbox"/> Stormwater & Surface Water Quality BMP Plan
		<input checked="" type="checkbox"/> Traffic Study
		<input type="checkbox"/> Sewer Pipeline Capacity Analysis
		<input type="checkbox"/> Placer County Commercial/Industrial Waste Survey (where public sewer is available)
		<input type="checkbox"/> Sewer Master Plan
		<input checked="" type="checkbox"/> Utility Plan
		<input type="checkbox"/> Tentative Map
	Environmental Health Services	<input type="checkbox"/> Groundwater Contamination Report
		<input type="checkbox"/> Hydro-Geological Study
		<input checked="" type="checkbox"/> Phase I Environmental Site Assessment
		<input type="checkbox"/> Soils Screening
		<input type="checkbox"/> Preliminary Endangerment Assessment
		<input checked="" type="checkbox"/> Limited Phase II Soil Quality Evaluation
	Planning Services Division, Air Quality	<input type="checkbox"/> CALINE4 Carbon Monoxide Analysis
		<input type="checkbox"/> Construction Emission & Dust Control Plan
		<input type="checkbox"/> Geotechnical Report (for naturally occurring asbestos)
		<input type="checkbox"/> Health Risk Assessment
		<input checked="" type="checkbox"/> CalEEMod Model Output
		<input type="checkbox"/>
	Fire Department	<input type="checkbox"/> Emergency Response and/or Evacuation Plan
		<input type="checkbox"/> Traffic & Circulation Plan
		<input type="checkbox"/>