

## AUBURN UNION SCHOOL DISTRICT

### Current Capacity

Auburn Union School District is currently at 156% of capacity. The District's capacity is 1,841 students. There are currently 2,866 students enrolled in the District. This equates to 1,025 "unhoused" students.

Skyridge and E. V. Cain Schools serve the northeastern portion of the Plan area and are located within the City of Auburn.

Skyridge School (K-5) is currently operating at 337% of capacity. The school's capacity is 195 students. There are currently 657 students enrolled in the school. This equates to 462 "unhoused" students.

E. V. Cain School (6-8) is currently operating at 151% of capacity. The school's capacity is 562 students. There are currently 847 students enrolled in the school. This equates to 285 "unhoused" students.

### Enrollment Projections

Auburn Union School District currently has 2,866 students enrolled. The District anticipates a 5-year enrollment of 3,909 students (212% of capacity with 2,067 "unhoused" students). Their 10-year projection is for an enrollment of 5,256 students (285% of capacity with 3,414 "unhoused" students). The 15-year projection is for 6,247 students (339% of capacity with 4,405 "unhoused" students).

### Facility Needs

There are currently four schools within the District. The Auburn Union School District has determined, based on the above stated information, that they will need to construct four (4) additional schools to meet current and future demands. Although none of these schools will be located within the boundaries of this Community Plan, they will be available to serve the Plan's residents.

### Alternative Financing Plan

The Auburn Union School District has adopted a financing program through the creation of a Mello-Roos Community Facilities District (CFD). The program calls for the CFD financing 70% of the facility costs for all future projects which need a subdivision map, parcel map or specific plan approval.

## LOOMIS UNION SCHOOL DISTRICT

### Current Capacity

Loomis Union School District is currently 104% of capacity. The District's capacity is 1,726 students. There are currently 1,799 students enrolled in the District. This equates to 73 "unhoused" students.

All three of the District's schools: Franklin, Loomis and Placer Elementary Schools, would serve students from the Horseshoe Bar/Penryn Community Plan area, although the latter school is the only one located within the Plan's boundaries.

### Enrollment Projections

Loomis Union School District currently has 1,799 students enrolled. The District anticipates a 5-year enrollment of 2,245 students (130% of capacity with 519 "unhoused" students). Their 10-year projection is for an enrollment of 2,961 students (171% of capacity or 1,235 "unhoused" students). The 15-year projection is for 3,471 students (201% of capacity with 1,745 "unhoused" students).

### Facility Needs

There are currently three schools within the District. The Loomis Union School District has determined, based on the above information, that they will need to construct two (2) additional schools to meet current and future demands. The District is currently pursuing purchasing and funding one of the sites. Although these schools will not be located within the Plan's boundaries, they will be available to serve the Plan's residents.

### Alternative Financing Plan

The Loomis Union School District has adopted a developer fee program calling for an increased flat-rate fee on all future residential units. This 70% financing program replaces the old \$1.00/square footage fee. The Town of Loomis has adopted the fee by ordinance and now requires that all new single-family residential units pay this fee. In the Placer County portion of the District, all residential developments will be required to sign a "Mutual Benefit School Impact Fee Agreement" wherein the developer agrees to pay the flat-rate fee rather than the lesser (\$1.00) square footage fee.

## PENRYN SCHOOL DISTRICT

### Current Capacity

Penryn School District is currently 88% of capacity. The District's capacity is 360 students. There are currently 316 students enrolled in the District.

There is only one school, Penryn School (K-8), within the District which is also located within the boundaries of the Horseshoe Bar/Penryn Community Plan.

### Enrollment Projections

Penryn School District currently has 316 students enrolled. The District anticipates a 5-year enrollment of 354 students (98% of capacity). Their 10-year projection is for an enrollment of 375 students (104% of capacity with 15 "unhoused" students). The 15-year projection is for 436 students (121 % of capacity with 76 "unhoused" students).

### Facility Needs

No new schools are currently needed. However, within the next 10 years an addition to the existing school will need to be constructed to meet future demands.

### Alternative Financing Plan

Penryn School District has not adopted an alternative financing program. They are still collecting the standard \$1.00 a square foot fee. This fee will be increased in January, 1994 by the State Legislature, most likely by only a few cents per square foot.

## PLACER UNION HIGH SCHOOL DISTRICT

### Current Capacity

Placer Union High School District is currently 138% of capacity. The District's capacity is 3,205 students. There are currently 4,428 students enrolled in the District. This equates to 1,223 "unhoused" students.

Del Oro High School is currently operating at 135% of capacity. The school's capacity is 1,084 students. There are currently 1,459 students enrolled in the school. This equates to 375 "unhoused" students.

Placer High School is currently operating at 114% of capacity. The school's capacity is 1,390 students. There are currently 1,582 students enrolled in the school. This equates to 192 "unhoused" students.

Chana Continuation High School is currently operating at 190% of capacity. The school's capacity is 105 students. There are currently 199 students enrolled in the school. This equates to 94 "unhoused" students.

### Enrollment Projections

Placer Union High School District currently has 4,428 students enrolled. The District anticipates a 5-year enrollment of 4,561 students (147% of capacity with 1,356 "unhoused" students). Their 10-year projection is for an enrollment of 5,288 students (165% of capacity with 2,200 "unhoused" students). The 15-year projection is for 7,375 students (230% of capacity with 3,016 "unhoused" students).

### Facility Needs

There are currently four high schools within the District, none of which are located within the Plan area. The Placer Union High School District has determined, based on the above stated information, that they will need to construct two (2) full comprehensive high schools and one (1) continuation high school to meet current and future demands. Although none of these schools will be located within the Plan's boundaries, they will be available to serve the Plan's residents.

### Alternative Financing Plan

The Placer Union High School District does not currently have an alternative financing program. The District is currently collecting their portion of the standard \$.65 a square foot "sterling" fee. This fee will be increased in January, 1994 by the State Legislature, most likely by only a few cents per square foot.

## SIERRA COMMUNITY COLLEGE DISTRICT

Sierra College moved from Auburn to Rocklin in 1961. At that time there were 1,293 students, 260 of them attended in the evening. Located in one of the fastest growing areas of the state, the college's mission has changed significantly from its former rural image and setting.

Rapid population growth and business-industrial expansion have had their impact on the college's enrollment, mission and programs. The college has grown from the 1,300 students at the Rocklin campus in 1961 to 13,800 students in 1990, of which 5,400 were taking evening courses. On a statewide average, 55 adults out of every 1,000 population attend community college.

The major focus of the college's mission is to strive for excellence in providing educational and vocational opportunities to a rapidly expanding and diverse population with even more varied interests, abilities and needs. The perception of the college community goes beyond the campus to the homes, cities, businesses, governments and industry in its realm of influence.

The college provides a wide array of programs including general education, 61 degree and 56 certificate programs, a transfer curriculum, vocational education, basic skills courses, community education and economic development courses designed to meet the needs of local businesses. An extensive program of services to assist students includes counseling, financial aid, re-entry support and other support activities.

Consistent with the above, the college has remained in the forefront by providing the most contemporary programs to meet the rapidly changing educational demands brought about by new technology in an information-based society. Examples of such programs are the computer-aided design and manufacturing courses introduced into drafting technology and course modifications to integrate the latest computer enhancements.

The Sierra College District plans to offer more and more of its courses, programs and services to the homes, businesses and community at large through telecommunications and in designated "community learning centers." Educational delivery systems such as these must be enhanced to make the college's services more convenient and accessible in order to meet present and future needs.

**c. Implementation**

The County's ability to implement the goals and policies of the public education section of the Plan is limited. As indicated in the foregoing discussion, primary responsibility for implementation rests with the individual school districts. However, the County can assist in implementation through the following measures:

- (1) Identify existing and potential school sites and delineate the sites on the Land Use Diagram.

**Responsible Agency/Department:** County Office of Education/Planning Department

**Time Frame:** As a part of the Horseshoe Bar/Penryn Community Plan update

**Funding:** General Fund

- (2) Ensure land use compatibility between school sites and surrounding uses

**Responsible Agency/Department:** Planning Department

**Time Frame:** As a part of the Horseshoe Bar/Penryn Community Plan update and on an on-going basis as a part of environmental review/project review process.

**Funding:** General Fund/Permit Fees

- (3) Require will-serve letter for new development.

**Responsible Agency/Department:** Land Development Departments

**Time Frame:** On-going

**Funding:** No Cost

## D. COMMUNITY NOISE

### 1. **Goals**

- a. PROTECT AREA RESIDENTS FROM THE HARMFUL AND ANNOYING EFFECTS OF EXPOSURE TO EXCESSIVE NOISE.
- b. PRESERVE THE RURAL NOISE ENVIRONMENT OF THE PLAN AREA AND SURROUNDING AREAS.
- c. PROTECT THE ECONOMIC BASE OF THE PLAN AREA BY PREVENTING INCOMPATIBLE LAND USES FROM ENCROACHING UPON EXISTING OR PLANNED NOISE PRODUCING USES.
- d. ENCOURAGE THE APPLICATION OF STATE OF THE ART LAND USE PLANNING METHODOLOGIES IN AREAS OF POTENTIAL NOISE CONFLICTS.

### 2. **Policies**

- a. New development of noise-sensitive uses shall not be allowed where the noise level due to non-transportation noise sources will exceed the noise level standards of Table 8 as measured immediately within the property line of the new development, unless effective noise mitigation measures have been incorporated into the development design to achieve the standards specified in Table 8.
- b. Noise created by new proposed non-transportation noise sources shall be mitigated so as not to exceed the noise level standards of Table 8 as measured immediately within the property line of lands designated for noise-sensitive uses.
- c. Where proposed non-residential land uses are likely to produce noise levels exceeding the performance standards of Table 8 at existing or planned noise-sensitive uses, an acoustical analysis shall be required as part of the environmental review process so that noise mitigation may be included in the project design. The requirements for the content of an acoustical analysis are given by Table 10.
- d. The feasibility of proposed projects with respect to existing and future transportation noise levels shall be evaluated by comparison to Table 9.
- e. New development of noise-sensitive land uses will not be permitted in areas exposed to existing or projected levels of noise from transportation noise sources which exceed the levels specified in Table 9, unless the project design includes effective mitigation measures to reduce noise in outdoor activity areas and interior spaces to the levels specified in Table 9.
- f. Noise created by new transportation noise sources, including roadway improvement projects, shall be mitigated so as not to exceed the levels specified in Table 9 at outdoor activity areas or interior spaces of existing noise-sensitive land uses in either the incorporated or unincorporated areas.
- g. Where noise-sensitive land uses are proposed in areas exposed to existing or projected exterior noise levels exceeding the levels specified in Table 9 or the performance standards of Table 8, an acoustical analysis shall be required as part of the environmental review process so that noise mitigation may be included in the project design. At the discretion of the County, the requirement

for an acoustical analysis may be waived provided that all of the following conditions are satisfied:

- (1) The development is for less than five single-family dwellings or for office buildings, churches or meeting halls having a total gross floor area less than 10,000 square feet.
  - (2) The noise source in question consists of a single roadway or railroad for which up-to-date noise exposure information is available. An acoustical analysis will be required when the noise source in question is a stationary noise source or airport, or when the noise source consists of multiple transportation noise sources.
  - (3) The existing or projected future noise exposure at the exterior of buildings which will contain noise-sensitive uses or within proposed outdoor activity areas (other than outdoor sports and recreation uses) does not exceed 65 dB Ldn (or CNEL) prior to mitigation. For outdoor sports and recreation areas, the existing or projected future noise exposure may not exceed 75 dB Ldn (or CNEL) prior to mitigation.
  - (4) The topography in the project area is flat, and the noise source and receiving land use are at the same grade.
  - (5) Effective noise mitigation, as determined by the County, is incorporated into the project design to reduce noise exposure to the levels specified in Table 8 or 9. Such measures may include the use of building setbacks, building orientation, noise barriers (i.e. berming) and the standard noise mitigation packages contained within the Acoustical Design Manual. If closed windows are required for compliance with interior noise level standards, air conditioning or a mechanical ventilation system will be required.
- h. New development of noise sensitive land uses will be discouraged in areas exposed to transportation related noise in excess of County standards, unless project design includes effective mitigations. The use of sound walls to mitigate noise impacts along roadways is generally inconsistent with other policies of this Plan related to (maintaining the rural character of the area. Alternative mitigation measures such as setbacks, landscaped berms or relocation of structures are generally preferred over soundwalls.
- i. Require that wherever noise mitigation measures are identified as necessary to insure an acceptable noise environment, that these measures are implemented as a part of project approval.
- j. Earthen berms planted with native or native-appearing vegetation should be used in place of masonry sound walls.

Note: For additional policies regarding business and industrial land uses, see the Countywide General Plan Noise Element.

### 3. **Implementation**

To provide a comprehensive approach to noise control which supports the goals and policies of this Plan, the following implementation tools shall be utilized.

- a. Develop and employ procedures to ensure that noise mitigation measures required pursuant to an acoustical analysis are implemented in the project review and building permit process.

**Responsible Agency/Department:** Division of Environmental Health  
**Time Frame:** On-going  
**Funding:** Permit Fees

- b. Develop and employ procedures to monitor compliance with the standards of the Noise Element after completion of projects where noise mitigation measures were required.

**Responsible Agency/Department:** Division of Environmental Health  
**Time Frame:** On-going  
**Funding:** Mitigation Fees

- c. Consider implementation of one or more of the following mitigation measures where existing noise levels significantly impact existing noise-sensitive land uses, or where the cumulative increase in noise levels resulting from new development significantly impacts noise-sensitive land uses:

- (1) Rerouting traffic onto streets that have available traffic capacity and that do not adjoin noise-sensitive land uses.
- (2) Lowering speed limits, if feasible and practical.
- (3) Programs to pay for noise mitigation such as low cost loans to owners of noise-impacted property or establishment of developer fees.
- (4) Acoustical treatment of buildings.
- (5) Construction of noise barriers.

**Responsible Agency/Department:** Division of Environmental Health, Department of Public Works  
**Time Frame:** On-going  
**Funding:** Permit Fees

- d. The Acoustical Design Manual should be made available to the public so that the noise reduction measures can be incorporated - into private projects consistent with the goals and policies of this Noise Element.

**Responsible Agency/Department:** Division of Environmental Health  
**Time Frame:** On-going  
**Funding:** General Fund

- e. Enforce the State Noise Insulation Standards (California Code of Regulations, Title 24) and Chapter 35 of the Uniform Building Code (UBC).

**Responsible Agency/Department:** Building Department  
**Time Frame:** On-going  
**Funding:** Permit Fees

**Note:** Title 24 of the California Code of Regulations (CCR) requires an acoustical analysis where multi-family dwellings are located within the 60 dB Ldn or CNEL contour of major noise

sources. An interior noise level standard of 45 dB Ldn or CNEL is required by this regulation, which is intended to provide an acceptable environment for sleep and other indoor activities. Party walls and floor-ceiling assemblies must have a laboratory rated Sound Transmission Class (STC) of at least 50. Floor-ceiling assemblies must have a laboratory rated Impact Insulation Class (IIC) of at least 50. An STC of IIC rating of 45 is allowed for field-tested assemblies.

- f. Request that the Highway Patrol actively enforce the California Vehicle Code sections relating to adequate vehicle mufflers and modified exhaust systems.

**Responsible Agency/Department:** Division of Environmental Health

**Time Frame:** On-going

**Funding:** None Required

- g. Request that the Sheriff enforce the following requirements of the California Vehicle Code:

Section 38000 et. seq. which requires that all off-road motorcycles and similar all-terrain vehicles be registered.

Section 38365 requires that each such vehicle be provided with a muffler which limits exhaust noise emissions to 86 dBA at 50 feet.

**Responsible Agency/Department:** Division of Environmental Health

**Time Frame:** On-going

**Funding:** None Required

- h. Purchase only new equipment and vehicles which comply with noise level performance standards based upon the best available noise reduction technology.

**Responsible Agency/Department:** County Procurement Division

**Time Frame:** On-going

**Funding:** No Additional Cost

- i. Periodically review and update the Noise Element to ensure that noise exposure information and specific policies are consistent with changing conditions within the community and with noise control regulations or policies enacted after the adoption of this Element.

**Responsible Agency/Department:** Division of Environmental Health

**Time Frame:** As Needed

**Funding:** General Fund

**TABLE 8**  
**Allowable Ldn Noise Levels Within Specified Zone Districts<sup>1</sup>**  
**Applicable to New Projects Affected by or Including Non-Transportation Noise Sources**  
 (Source: Placer County General Plan Policy Document)

Zone District or Receptor	Property Line of Receiving Use	Interior Spaces <sup>2</sup>
Residential Adjacent to Industrial <sup>3</sup>	60	45
Other Residential <sup>4</sup>	50	45
Office/Professional	70	45
Transient Lodging	65	45
Neighborhood Commercial	70	45
General Commercial	70	45
Heavy Commercial	75	45
Limited Industrial	75	45
Highway Service	75	45
Shopping Center	70	45
Industrial	--	45
Industrial Park	75	45
Industrial Reserve	--	--
Airport	--	45
Unclassified	--	--
Farm	(see footnote 6)	--
Agricultural Exclusive	(see footnote 6)	--
Forestry	--	--
Timberland Preserve	--	--
Recreation & Forestry	70	--
Open Space	--	--
Mineral Reserve	--	--

**Notes:**

- Except where noted otherwise, noise exposures will be those which occur at the property line of the receiving use.
- Where existing transportation noise levels exceed the standards of this table, the allowable Ldn shall be raised to the same level as that of the ambient level.
- If the noise source generated by, or affecting, the uses shown above consists primarily of speech or music, or if the noise source is impulsive in nature, the noise standards shown above shall be decreased by 5 dB.
- Where a use permit has established noise level standards for an existing use, those standards shall supersede the levels specified in Tables 5 and 6. Similarly, where an existing use which is not subject to a use permit causes noise in excess of the allowable levels in Tables 5 and 6, said excess noise shall be considered the allowable level. If a new development is proposed which will be affected by noise from such an existing use, it will ordinarily be assumed that the noise levels already existing or those levels allowed by the existing use permit, whichever are greater, are those levels actually produced by the existing use.
- Existing industry located in industrial zones will be given the benefit of the doubt in being allowed to emit increased noise consistent with the state of the art at the time of expansion. In no case will expansion of an existing industrial operation be cause to decrease allowable noise emission limits. Increased emissions above those normally allowable should be limited to a one-time 5 dB increase at the discretion of the decision making body.

- The noise level standards applicable to land uses containing incidental residential uses, such as caretaker dwellings at industrial facilities and homes on agriculturally zoned land, shall be the standards applicable to the zone district, not those applicable to residential uses.
- Where no noise level standards have been provided for a specific zone district, it is assumed that the interior and/or exterior spaces of these uses are effectively insensitive to noise.

<sup>1</sup>Overriding policy on interpretation of allowable noise levels: Industrial-zoned properties are confined to unique areas of the County, and are irreplaceable. Industries which provide primary wage-earner jobs in the County, if forced to relocate, will likely be forced to leave the County. For this reason, industries operating upon industrial zoned properties must be afforded reasonable opportunity to exercise the rights/privileges conferred upon them by their zoning. Whenever the allowable noise levels herein fall subject to interpretation relative to industrial activities, the benefit of the doubt shall be afforded to the industrial use.

Where an industrial use is subject to infrequent and unplanned upset or breakdown of operations resulting in increased noise emissions, where such upsets and breakdowns are reasonable considering the type of industry, and where the industrial use exercised due diligence in preventing as well as correcting such upsets and breakdowns, noise generated during such upsets and breakdowns shall not be included in calculations to determine conformance with allowable noise levels.

<sup>2</sup>Interior spaces are defined as any locations where some degree of noise-sensitivity exists. Examples include all habitable rooms of residences, and areas where communication and speech intelligibility are essential, such as classrooms and offices.

<sup>3</sup>Noise from industrial operations may be difficult to mitigate in a cost-effective manner. In recognition of this fact, the exterior noise standards for residential zone districts immediately adjacent to industrial, limited industrial, industrial park, and industrial reserve zone districts have been increased by 10 dB as compared to residential districts adjacent to other land uses.

For purposes of the Noise Element, residential zone districts are defined to include the following zoning classifications: AR, R-1, R-2, R-3, FR, RP, TR-1, TR-2, TR-3, and TR-4.

<sup>4</sup>Where a residential zone district is located within an -SP combining district, the exterior noise level standards are applied at the outer boundary of the -SP district. If an existing industrial operation within an -SP district is expanded or modified, the noise level standards at the outer boundary of the -SP district may be increased as described above in these standards.

Where a new residential use is proposed in an -SP zone, and Administrative Review Permit is required, which may require mitigation measures at the residence for noise levels existing and/or allowed by use permit as described under "NOTES" above, in these standards.

<sup>5</sup>State of the art should include the use of modern equipment with lower noise emissions, site design, and plant orientation to mitigate offsite noise impacts, and similar methodology.

<sup>6</sup>Normally, agricultural uses are noise insensitive and will be treated in this way. However, conflicts with agricultural noise emissions can occur where single-family residences exist within agricultural zone districts. Therefore, where effects of agricultural noise upon residences located in these agricultural zones is a concern, an Ldn of 70 dBA will be considered acceptable outdoor exposure at a residence.

**TABLE 9**

**MAXIMUM ALLOWABLE NOISE EXPOSURE  
Transportation Noise Sources**  
(Source: Placer County General Plan Policy Document)

Land Use	Outdoor Activity Areas <sup>1</sup>	Interior Spaces	
	Ldn/CNEL, dB	Ldn/CNEL, dB	Leq, dB <sup>2</sup>
Residential	60 <sup>3</sup>	45	--
Transient Lodging	60 <sup>3</sup>	45	--
Hospitals, Nursing Homes	60 <sup>3</sup>	45	--
Theaters, Auditoriums, Music Halls	--	--	35
Churches, Meeting Halls	60 <sup>3</sup>	--	40
Office Buildings	--	--	45
Schools, Libraries, Museums	--	--	45
Playgrounds, Neighborhood Parks	70	--	--

<sup>1</sup>Where the location of outdoor activity areas is unknown, the exterior noise level standard shall be applied to the property line of the receiving land use.

<sup>2</sup>As determined for a typical worst-case hour during periods of use.

<sup>3</sup>Where it is not possible to reduce noise in outdoor activity areas to 60 dB Ldn/CNEL or less using a practical application of the best-available noise reduction measures, an exterior noise level of up to 65 dB Ldn/CNEL may be allowed provided that available exterior noise level reduction measures have been implemented and interior noise levels are in compliance with this table.

**TABLE 10**  
**REQUIREMENTS FOR AN ACOUSTICAL ANALYSIS**

An acoustical analysis prepared pursuant to the Noise Element shall:

- A. Be the financial responsibility of the applicant.
- B. Be prepared by a qualified person experienced in the fields of environmental noise assessment and architectural acoustics.
- C. Include representative noise level measurements with sufficient sampling periods and locations to adequately describe local conditions and the predominant noise sources.
- D. Estimate existing and projected cumulative (20 years) noise levels in terms of Ldn of CNEL and/or the standards of Table 8, and compare those levels to the adopted policies of the Countywide Noise Element. Noise prediction methodology must be consistent with the Placer County Acoustical Design Manual. Traffic assumptions must be consistent with Volume II of the Countywide General Plan Background Report, unless more current data are available.
- E. Recommend appropriate mitigation to achieve compliance with the adopted policies and standards of the Noise Element, giving preference to proper site planning and design over mitigation measures which require the construction of noise barriers or structural modifications to buildings which contain noise-sensitive land uses. Where the noise source in question consists of intermittent single events, the report must address the effects of maximum noise levels in sleeping rooms in terms of possible sleep disturbance.
- F. Estimate noise exposure after the prescribed mitigation measures have been implemented.
- G. Describe a post-project assessment program which could be used to evaluate the effectiveness of the proposed mitigation measures.