



# *Plumas Lake Elementary School District*

*Plumas Lake Elementary School District is an inclusive environment which cultivates creative, curious, resourceful and inspiring learners who will make positive contributions within their local, national and global communities.*

- *Cobblestone Elementary (K-5)* • *Rio Del Oro Elementary (K-5)*
- *Riverside Meadows Intermediate (6-8)*

*Jeff Roberts, Ed.D*  
*Superintendent*

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## **NOTICE OF PREPARATION**

### **Notice of Public Scoping Meeting**

### **Plumas Lake Middle School Project**

### **Preparation of Environmental Impact Report and Public Scoping Meeting**

**Lead Agency:** Plumas Lake Elementary School District

**Project Applicant:** Plumas Lake Elementary School District

**Notice of Preparation Review Period:** Friday, June 20, 2025, to Monday, July 21, 2025  
(30 days)

**Scoping Meeting:** Thursday, July 10, 2025, 3:00 p.m. to 4:00 p.m.

**Notice is hereby given** that the Plumas Lake Elementary School District (District), as Lead Agency under the California Environmental Quality Act (CEQA), will prepare an environmental impact report (EIR) for the Plumas Lake Middle School Project (proposed project) pursuant to the California Public Resources Code, Division 13, Section 21000 et seq. (CEQA Statute), and the California Code of Regulations, Title 14, Division 6, Chapter 3, Section 15000 et seq. (CEQA Guidelines).

The purpose of this Notice of Preparation (NOP) is to (1) serve as a public notice pursuant to CEQA Guidelines Section 15082 that a Draft Environmental Impact Report (DEIR) will be prepared; (2) advise and solicit comments and suggestions regarding the scope and content of the DEIR to be prepared; and (3) provide notice of the public scoping meeting. The District is seeking your input regarding the scope and content of the DEIR, including input on potentially significant environmental effects, mitigation measures, or project alternatives that should be

explored in the DEIR. If you represent a public agency, the District seeks input as to the scope and content of the environmental information that is germane to your agency's statutory responsibilities in connection with the proposed project.

Due to time limits mandated by state law, public agencies, members of the public, or any other interested parties are requested to respond to this NOP in writing no later than 30 days from the date of this NOP. The District will accept written comments regarding this NOP through **5:00 p.m. on Monday, July 21, 2025**. Please send all written comments, including emailed comments, to Jeff Roberts, Superintendent of Educational Services, at the address below.

**Project Location:** The project site consists of approximately 25 acres and is located near the northwest intersection of River Oaks Boulevard and Kensington Drive in Plumas Lake (see Figure 1, *Regional Location*, and Figure 2, *Local Vicinity*). The project site includes one full parcel owned by the District (Assessor Parcel Number [APN] 016-350-021) and a portion of one parcel owned by Olivehurst Public Utility District (APN 016-350-022).

Regional access to the project site is provided by California State Route 70 (SR-70) to the east. Public transit access to the project site is provided by Yuba-Sutter Transit. Sacramento Commuter Express is the nearest route to the project site. The nearest bus stop is located at Plumas Lake Park & Ride (Hwy 70), approximately 1.7 miles southeast of the project site.

**Existing Conditions:** The project site contains a fallow agricultural field (see Figure 3, *Aerial Photograph*). The project site has a Yuba County General Plan land use designation of "Valley Neighborhood" and has a zoning designation of Specific Plan District (SP). The project site is within the Plumas Lake Specific Plan and is designated as Medium Density Residential (4 dwelling units per acre).

The project site is bordered directly by residential development to the north, agricultural land to the west, and fallow agricultural fields to the south and east. Residential uses are located across Kensington Drive to the north and River Oaks Boulevard to the east, and active agricultural uses lie further west and south of the site.

**Description of Proposed Project:** The proposed project would consist of two main components, which would include the construction of the Plumas Lake Middle School and an access road connecting to River Oaks Boulevard to serve the school (see Figure 4, *Conceptual Site Plan*).

### ***School Buildings and Facilities***

The proposed Plumas Lake Middle School would include a 5,347-square-foot multi-purpose room (MPR); a 2,498-square-foot administration building; an 11,749-square-foot gymnasium; a 3,273-square-foot library; and classroom buildings that would include 44 classrooms (totaling 48,000 square feet of classroom space). All proposed school buildings would be one story. The

proposed project also includes sports facilities, including a track and football field (approximately 2.52 acres), a multisport field (approximately 2.64 acres), basketball courts (approximately 64,460 square feet), and six tennis/pickleball courts (25,715 square feet). No field lighting is proposed. Bleachers are proposed at the track and football field and multisport field. The proposed project would include landscaping (approximately 5.38 acres) and paved walkways throughout the campus.

The proposed project includes a parking lot on the north side of the project that that would provide 109 spaces, including 25 electric vehicle (EV) capable spaces that are prewired for future chargers, 7 EV-ready spaces that are fully wired for Level 2 charging, 5 active EV charging stations with above-ground modules, and 4 Americans with Disabilities Act (ADA) spaces. The south side of the parking lot would also include pick-up/drop-off zones. The west side of the parking lot would end in a roundabout with a roadway connecting to Finsbury Way, north of the project site.

### ***Circulation and Roadways***

The proposed project includes the construction of an access road to serve the school. The proposed project would extend Kensington Drive eastward, through Olivehurst Public Utility District's property, to the middle school campus and provide access to the proposed parking lot and Blackbird Way. The proposed project includes the construction of a portion of Blackbird Way (approximately 312 feet in length) along the east side of the middle school campus. The dedication of Blackbird Way was already approved under a prior project and is not part of the proposed project. An 11,080-square-foot drop-off area and fire lane would be installed on the west side of Blackbird Way and would accommodate bus pick-ups/drop-offs. Parent/guardian pick-up/drop-offs would occur along the pick-up/drop-off zone in the northern parking lot. Blackbird Way would connect to Blackbird Way in the property north of the project site. Kensington Drive, Blackbird Way, and Finsbury Way would provide access to the project site. Sidewalks are proposed along Kensington Drive, Blackbird Way, and adjacent to the roundabout and drive aisles.

To improve access to the project site from River Oaks Boulevard, the proposed project includes the construction of a left-turn lane on River Oaks Boulevard and curb improvements. The proposed project would also stripe a pedestrian crosswalk on the south side of the intersection of River Oaks Boulevard and Kensington Drive.

The proposed project includes approximately 78,756 square feet of roadway improvements that would be constructed in phases to align with the campus buildout.

### ***Project Construction Phasing***

Construction of the Plumas Lake Middle School project is anticipated to begin in Spring 2026 and conclude by Fall 2030. To align with the operational needs of the campus, the proposed project would be implemented in four phases. Phase 1, scheduled from Spring 2026 to Fall 2027, would include the construction of 16 classrooms, the MPR, the administration building, and primary site infrastructure. Phase 2, anticipated to occur from Fall 2027 to Fall 2028, would involve the construction of the gymnasium building. Phase 3, planned from Fall 2028 to Fall 2029, would add eight additional classrooms and start on the construction of sports fields (track/football and multisport). Finally, Phase 4, expected to take place between Fall 2029 through Fall 2030, would complete the buildout of the campus with the construction of 12 classrooms and tennis/pickleball and basketball courts and complete the construction of the sport fields.

### ***Operational Phases***

The new Plumas Lake Middle School is expected to become operational in Fall 2027. At the time of opening, enrollment is projected to be approximately 432 students, based on 16 classrooms with an average of 27 students per classroom.

As part of the proposed project, students currently enrolled at Riverside Meadows Middle School (Grades 6–8) would be reassigned to the new Plumas Lake Middle School. In addition, elementary students from Cobblestone Elementary and Rio Del Oro Elementary (Grades TK–5) would be redistributed evenly across Cobblestone Elementary School, Rio Del Oro Elementary School, and Riverside Meadows Middle School. Riverside Meadows campus will be repurposed as an elementary school to accommodate this redistribution. The redistribution of elementary school students would not necessitate physical improvements to any of the three existing campuses. This transition would occur during Phase 1 of the proposed project.

Student enrollment is expected to increase gradually over four construction increments, in line with the phased delivery of new classroom facilities. The proposed project would start operating with the completion of Phase 1 with an enrollment capacity of 432 students. Phase 2, which includes the construction of the gymnasium, would not change the enrollment of the proposed project. With the addition of classrooms in Phase 3, enrollment capacity would increase by 216 students, bringing the total enrollment capacity with Phase 3 to 648 students. The completion of Phase 4, which is the full buildout of the proposed project, including the addition of 12 classrooms, would give the proposed project an enrollment capacity of 1,200 students. At full buildout, the proposed project is anticipated to have an actual enrollment of about 972 students.

**Potential Environmental Effects:** The District will prepare a comprehensive DEIR that evaluates all potentially significant environmental impacts associated with the construction and operation of the proposed project. The DEIR will explain the potentially significant effects of the proposed project as well as the reasons that other effects are not potentially significant. An initial study is not required to determine that a DEIR will be prepared, and an initial study was not prepared for the proposed project.

In accordance with Section 15082 of the CEQA Guidelines, the District has prepared this NOP to provide agencies, organizations, and interested parties with information describing the proposed project and its potential environmental effects. Consistent with Appendix G of the CEQA Guidelines, the 20 environmental topics that may be analyzed in a DEIR are:

Aesthetics	Hazards & Hazardous	Recreation
Agriculture Resources	Materials	Transportation
Air Quality	Hydrology & Water Quality	Tribal and Cultural
Biological Resources	Land Use & Planning	Resource
Cultural Resources	Mineral Resources	Utilities & Service Systems
Energy	Noise	Wildfire
Geology & Soils	Population & Housing	
Greenhouse Gas Emissions	Public Services	

The District has determined that the proposed project could potentially affect 19 of the 20 environmental topic areas identified in Appendix G. These 19 topical areas are aesthetics, agriculture and forestry resources, air quality, biological resources, cultural resources, energy, geology and soils, greenhouse gas emissions, hazards and hazardous materials, hydrology and water quality, land use and planning, noise, population and housing, public services, recreation, transportation, tribal cultural resources, utilities and service systems, and wildfire. These impacts will be analyzed in detail in the EIR. The DEIR will also address mandatory findings of significance. The DEIR will address the short- and long-term effects of the proposed project on the environment. Feasible mitigation measures will be proposed for impacts that are determined to be potentially significant, and reasonable alternatives will be considered. A mitigation monitoring program will also be developed for any mitigation measures required by the District. The proposed project is not expected to impact mineral resources; therefore, the DEIR will not include a detailed analysis of this topic.

**Document Availability:** The 30-day public review period for the NOP is from **Friday, June 20, 2025, to Monday, July 21, 2025**. In accordance with the time limits mandated by State law, if there are any concerns about the scope and content of the information to be addressed in DEIR, written comments may be submitted via email or by mail to the addresses below. All

written comments should be submitted at the earliest possible date, but must be submitted no later than **5:00 pm on Monday, July 21, 2025**. Public agencies should identify the contact person for your agency in your written comments.

**Public Comments:** Please submit your comments to:

**Jeff Roberts, Superintendent, Educational Services**

**Mailing Address:**

Plumas Lake Elementary School District  
2743 Plumas School Rd  
Plumas Lake, CA 95961

**Email Address**

[jroberts@plUSD.org](mailto:jroberts@plUSD.org)

**Public Scoping Meeting:** A public scoping meeting will be held on **Thursday, July 10, 2025**, from 3:00 p.m. to 4:00 p.m., to solicit input from any interested parties on the scope and content of the DEIR, in conformance with Section 21083.9 of the California Public Resources Code. The public scoping meeting is intended to receive input from interested parties, and no decisions about the project will be made at the public scoping meeting. Though staff will summarize the issues raised verbally at the public scoping meeting, anyone wishing to make formal scoping comments on the scope of issues or content of the DEIR should also do so in writing. You may also send a written response to this NOP to the email and address listed above by **5:00 pm on Monday, July 21, 2025**, without attending the scoping meeting.

A copy of the materials presented at the scoping meeting will be posted to the District's website: <https://www.plUSD.org/About-Us/Our-District/Facilities--Growth/index.html>, following the meeting.

The public scoping meeting will be held at:

2743 Plumas School Rd. Plumas Lake, CA 95961

**More Information:** Questions concerning the matter should be directed to Jeff Roberts, Superintendent, Educational Services, at 530-743-4428 or [jroberts@plUSD.org](mailto:jroberts@plUSD.org).

PLUMAS LAKE MIDDLE SCHOOL PROJECT  
PLUMAS LAKE ELEMENTARY SCHOOL DISTRICT

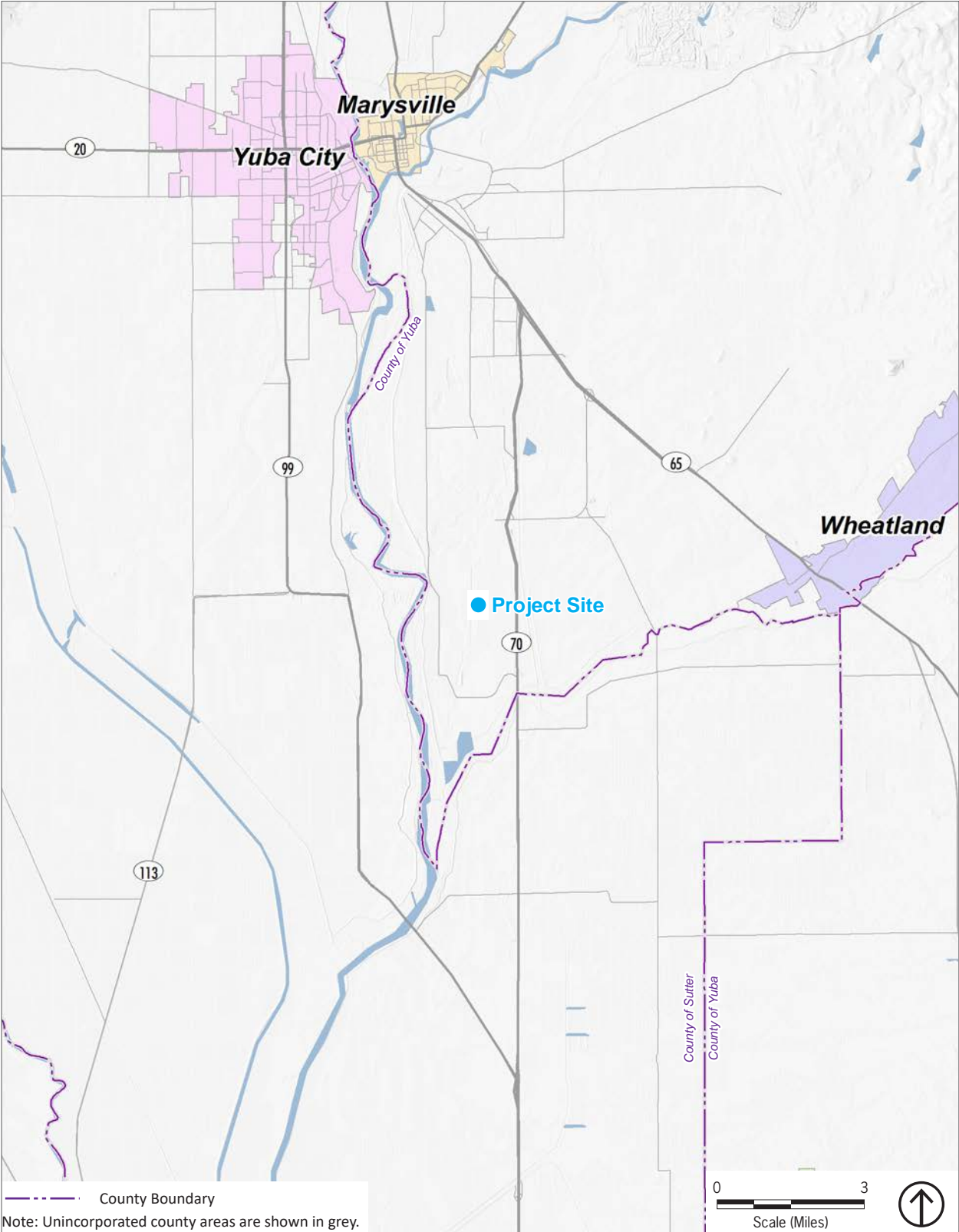


Figure 1  
Regional Location

PLUMAS LAKE MIDDLE SCHOOL PROJECT  
 PLUMAS LAKE ELEMENTARY SCHOOL DISTRICT

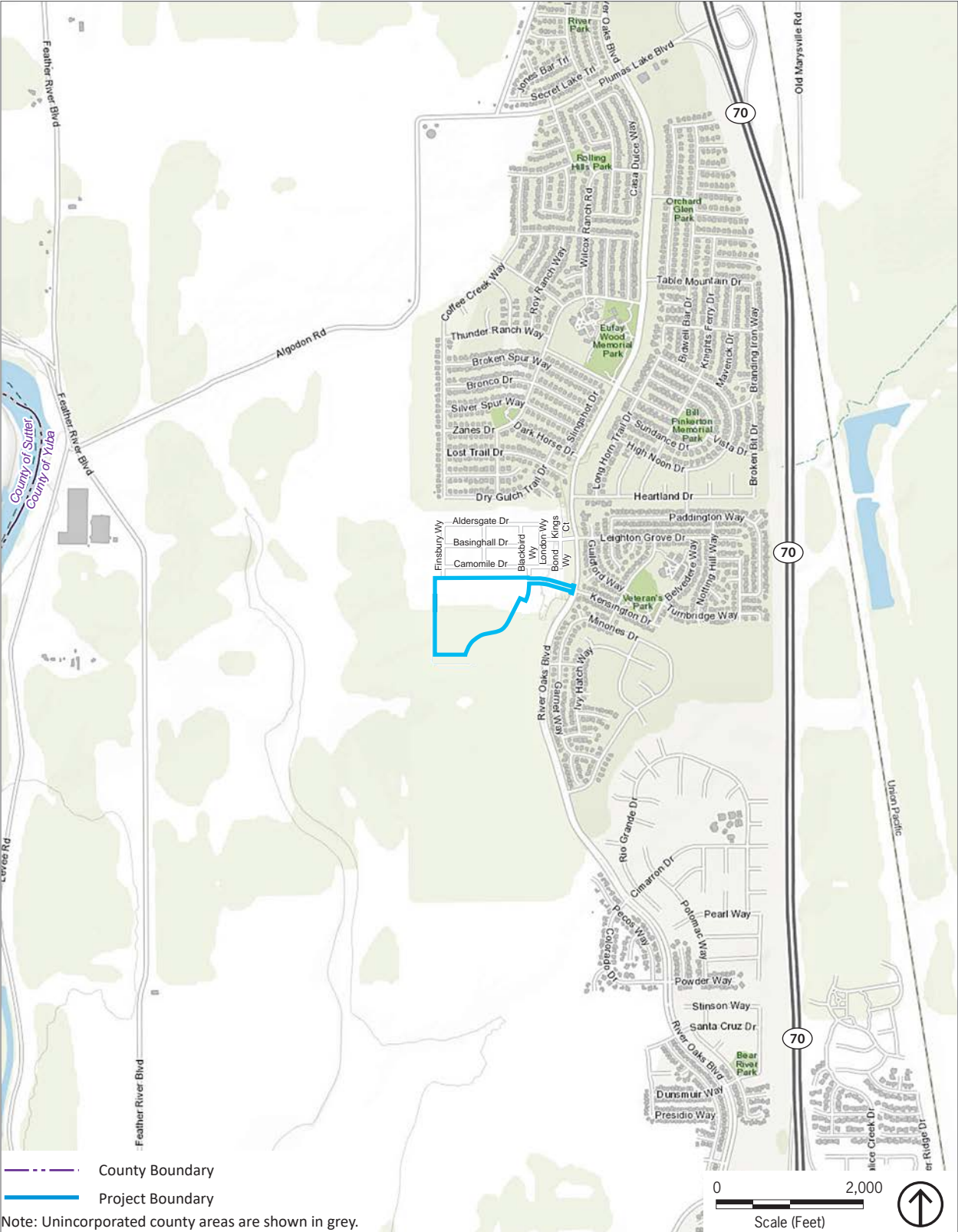
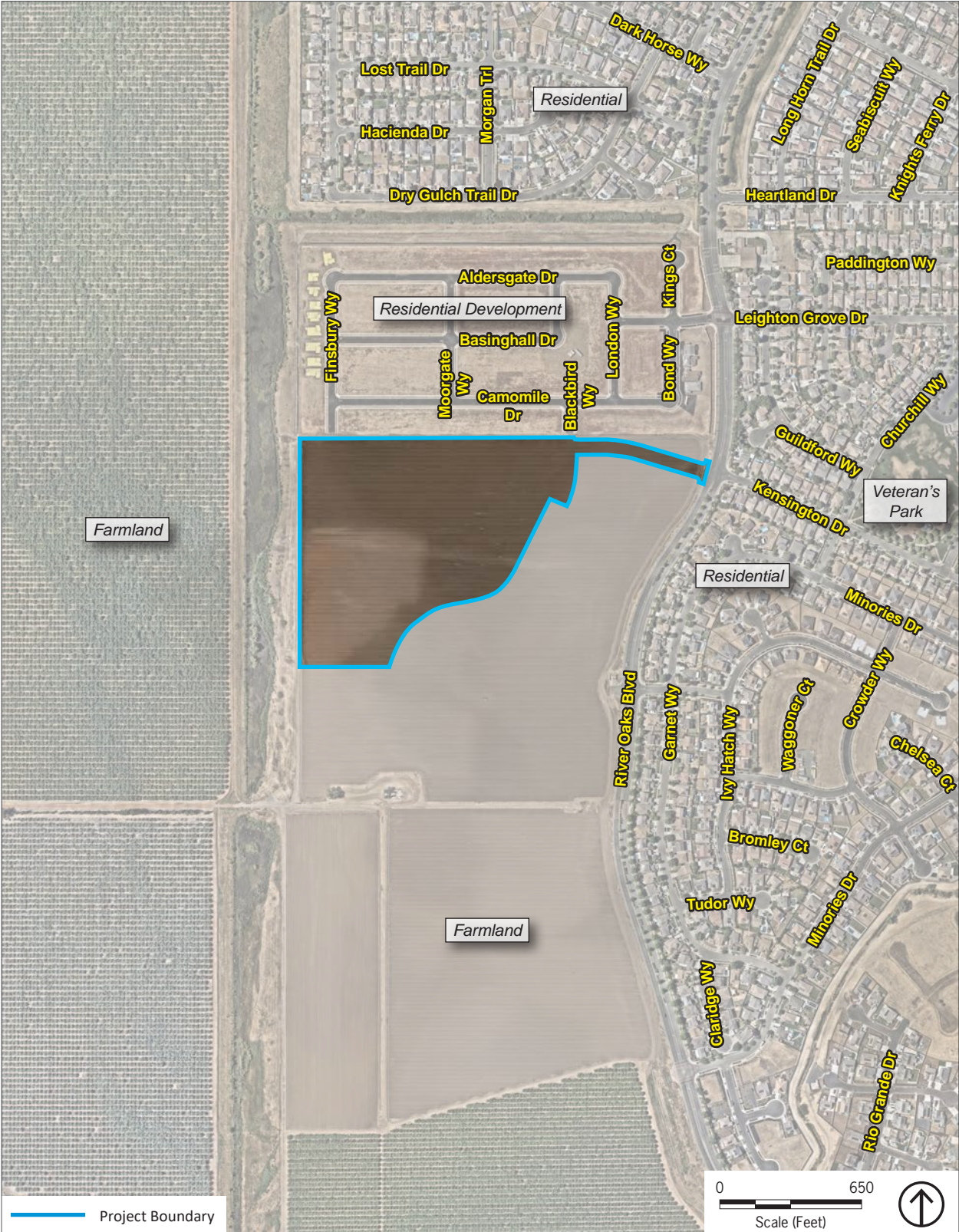


Figure 2  
 Local Vicinity

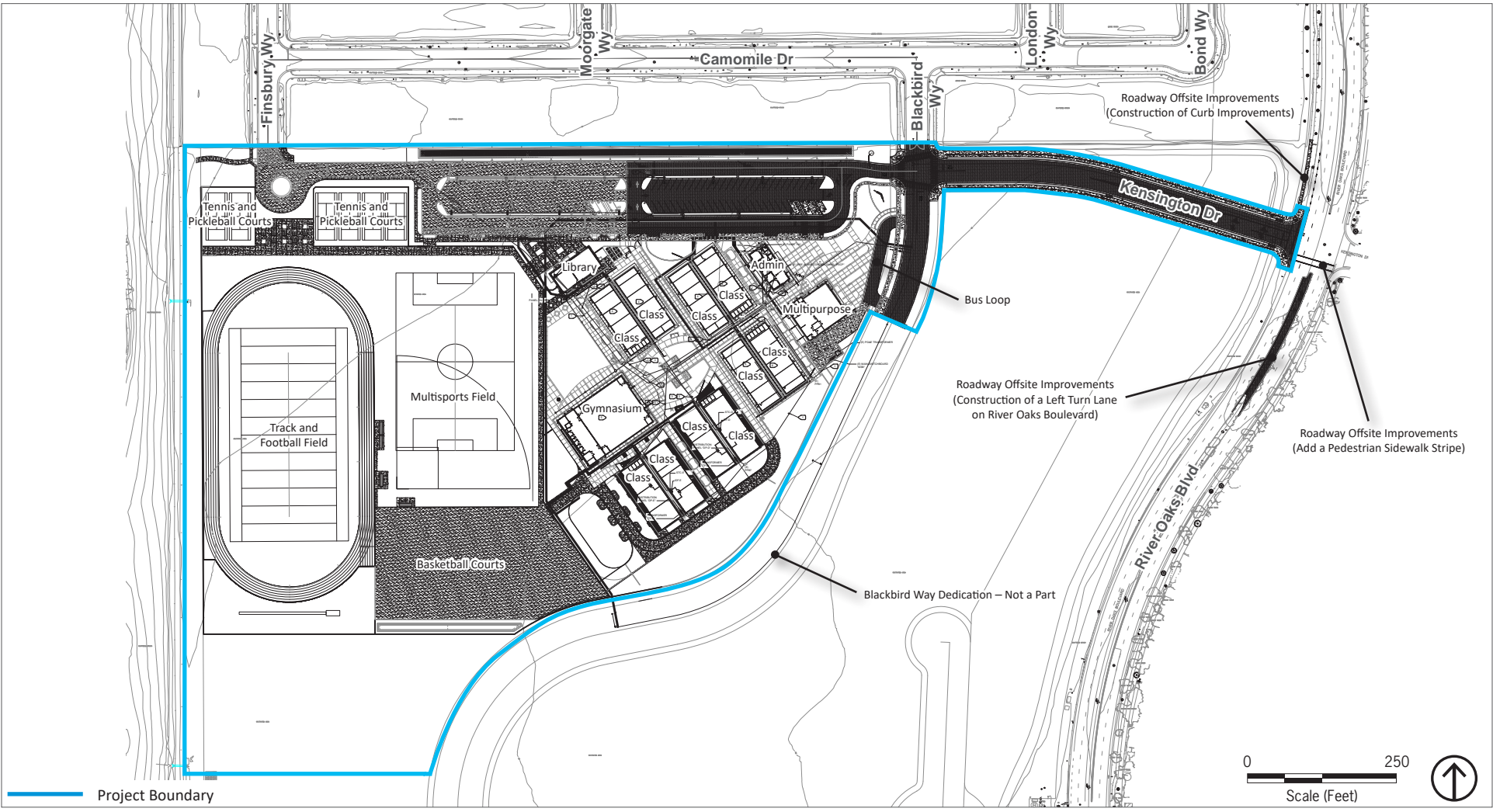
PLUMAS LAKE MIDDLE SCHOOL PROJECT  
PLUMAS LAKE ELEMENTARY SCHOOL DISTRICT



Source: Nearmap 2025.

Figure 3  
Aerial Photograph

PLUMAS LAKE MIDDLE SCHOOL PROJECT  
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Source: The Motive Studio 2025.

Figure 4  
 Conceptual Site Plan