APPENDIX H: GEOLOGICAL AND EVALUATION HAZARDS ASSESSMENT

November 2022 | Geological and Environmental Hazards Assessment Report

PROPOSED PLUMAS LAKE MIDDLE SCHOOL

Plumas Lake Elementary School District

Prepared for:

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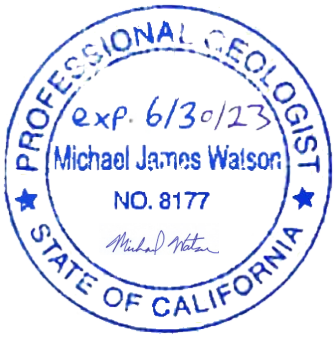

PLACEWORKS

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1.1 INTRODUCTION

This report has been prepared for Plumas Lake Elementary School District for the proposed development of a new middle school (proposed project) on a vacant site in Plumas Lake and provides an evaluation on whether the proposed project conforms to the state school facility standards, which apply to state-funded new school facilities projects. The State of California's standards for school site selection are found in Title 5 of the California Code of Regulations (CCR) Section 14010; additional codes and regulations applicable to school facilities are found in the Education, Government, and Public Resources Codes.

1.2 PROJECT LOCATION

The project site (site) is located near the intersection of River Oaks Boulevard and Kensington Drive in Plumas Lake, unincorporated Yuba County, California (Figure 1, Site Location). The project site is comprised of approximately 25.04 acres of vacant land that was formerly used for agricultural purposes. The site is within Yuba County Assessor's Parcel Number (APN) 016-350-021. The site is located in portions of Section 5 of Township 13 North, Range 4 East of the Mount Diablo Base Line and Meridian.

The project site is surrounded by vacant land and agricultural land to the north, south, and west, and tract homes to the east, across River Oaks Boulevard. Regional access to the proposed school is provided by State Route 70 (SR-70) located to the east and State Route 99 (SR-99), located to the west. Figure 1, *Regional Location*, Figure 2, *Local Vicinity*, and Figure 3, *Aerial Photograph*, show the project site in its regional, local and aerial contexts.

1.3 PROJECT DESCRIPTION

Plumas Lake Elementary School District (District) is evaluating the site for construction of a middle school. The site is approximately 25.04 acres in size.

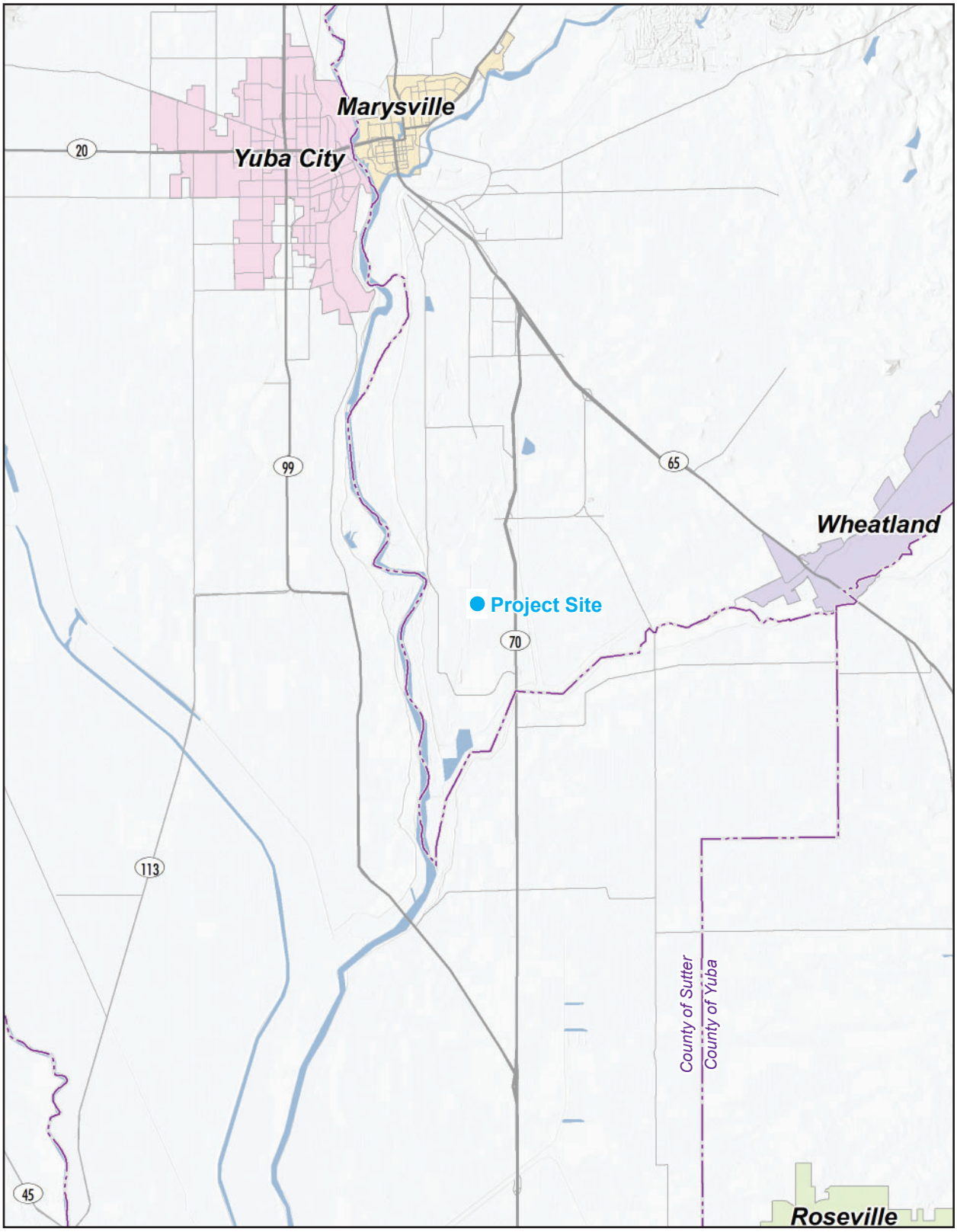
1.4 CONCLUSIONS/RECOMMENDATIONS

Based on a review of various information sources contained in this report, most of the environmental health and safety hazards evaluated for this report are not expected to create a significant hazard. Requests for information were sent to Olivehurst Public Utilities District for water lines and pressurized sewer lines within 1,500 feet of the site. To date, Olivehurst Public Utilities District has not responded to our request. If the response indicates the presence of a water line 12-inches in diameter or greater and/or a pressurized sewer line located within 1,500 feet of the site, an addendum to this report will be prepared and submitted to the District.

1. Introduction

However, because the school site is located within the inundation zone for a combined Rollins Dam/Camp Far West Dam failure, it is recommended that the District sign up via CodeRED to ensure that they are notified in the case of an imminent dam failure or other natural disaster. Also, potential evacuation routes should be evaluated; the residential development to the north is outside of the dam inundation zone.

Figure 1 - Regional Location



County Boundary

Note: Unincorporated county areas are shown in white.

Source: ESRI, 2022

0 3
Scale (Miles)

PlaceWorks

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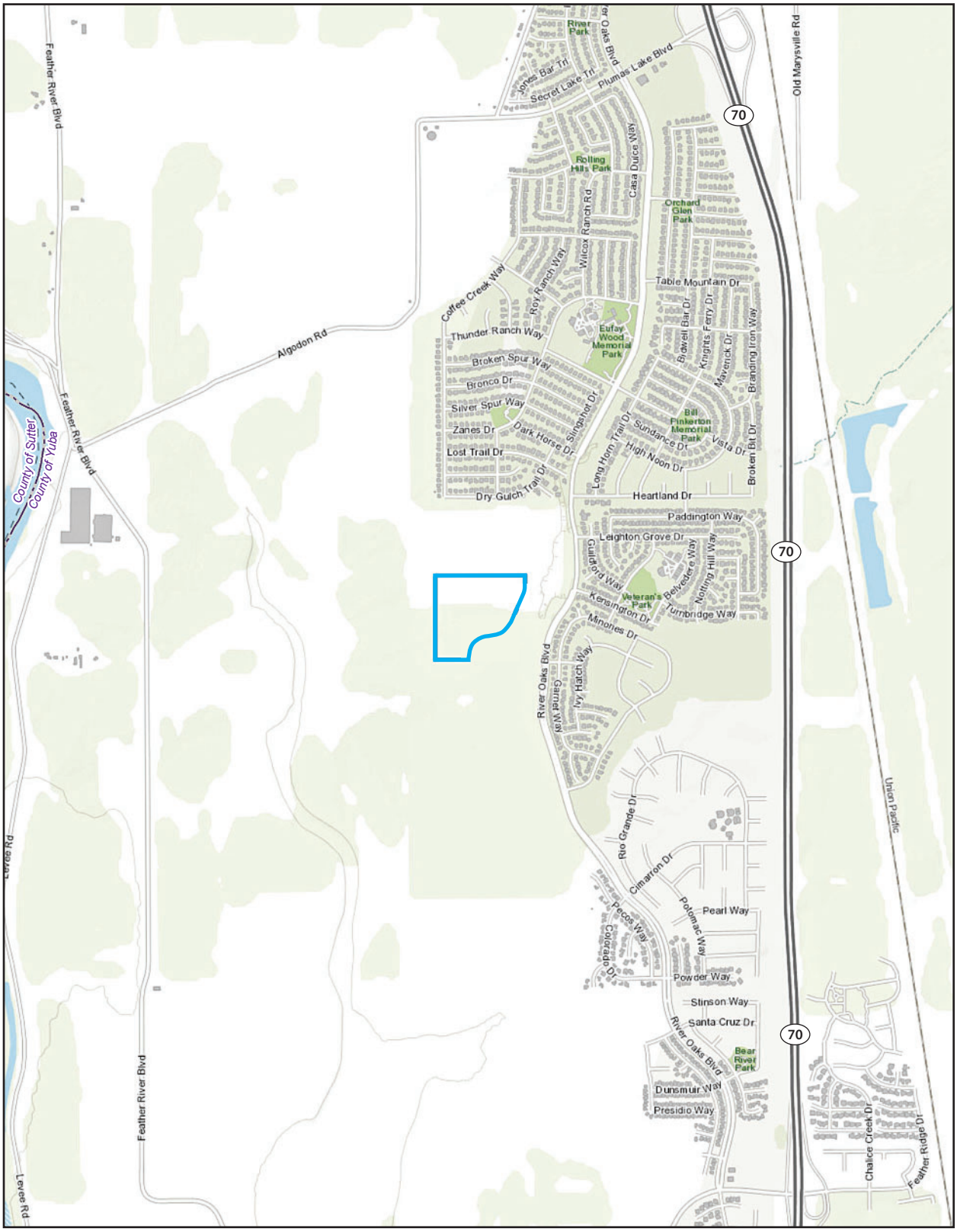
Figure 2 - Local Vicinity



Project Boundary

County Boundary

Source: ESRI, 2022

0 2,000
Scale (Feet)

1. Introduction

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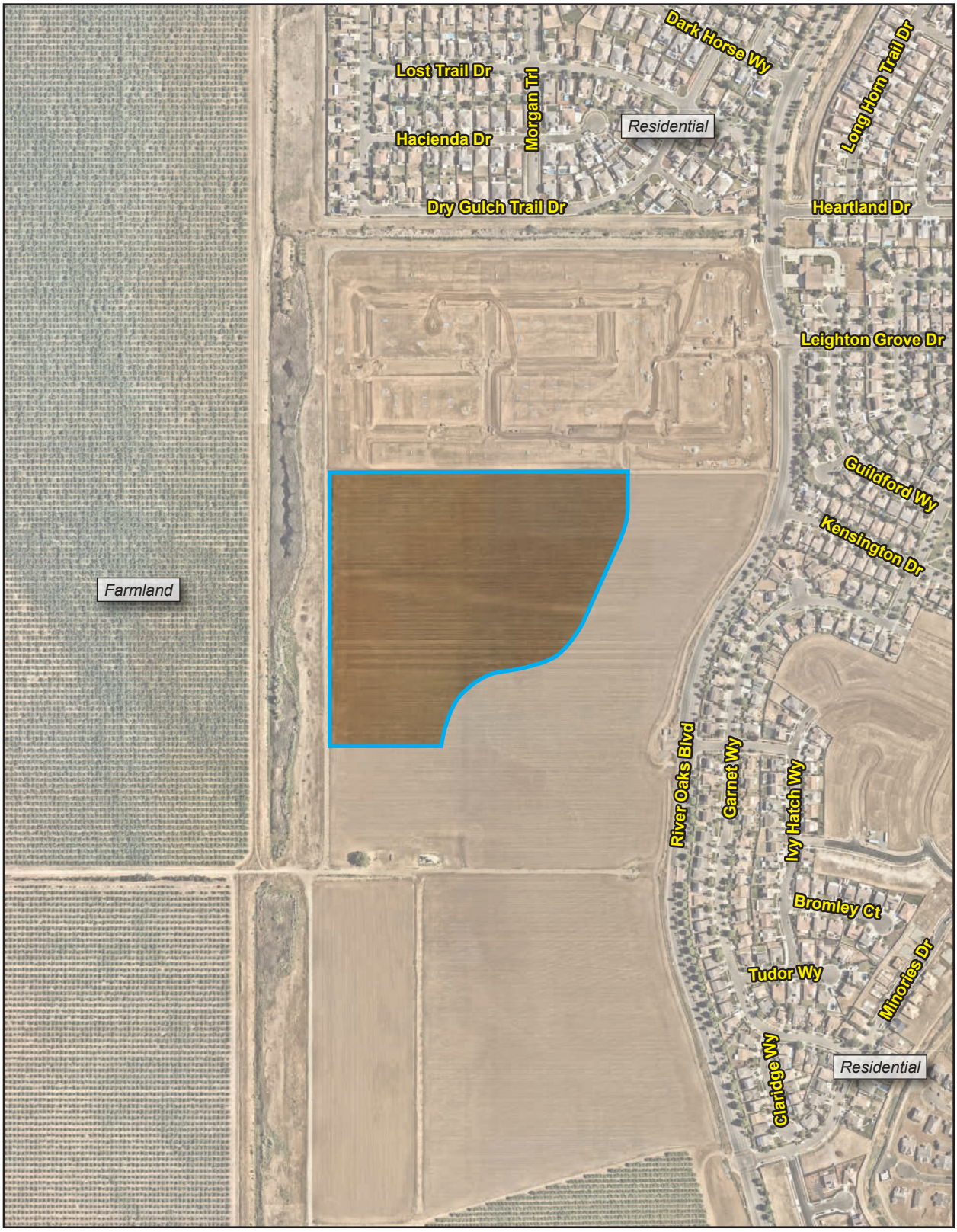
Figure 3 - Aerial Photograph



Project Boundary

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Scale (Feet)

Source: Nearmap, 2022

1. Introduction

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2. Environmental Checklist

2.1 STATE STANDARDS FOR SCHOOL FACILITIES

The State of California's standards for school site selection are found in Title 5 of the California Code of Regulations (CCR) Section 14010, and additional codes and regulations applicable to school facilities are located in the Education, Government and Public Resources Codes. The following checklist provides a list of questions and code citations related to State-funded new school facilities.

STATE STANDARDS CHECKLIST FOR STATE-FUNDED SCHOOL FACILITIES—
SCHOOL SITE APPROVAL
(Documentation for SFPD 4.0, 4.01-4.03, School Site Approval)

Topic	Code References
Air Quality	
Is the boundary of the proposed school site within 500 feet of the edge of the closest traffic lane of a freeway or busy traffic corridor? If yes, would the project create an air quality health risk due to the placement of the school?	Ed. Code §17213(c)(2)(C); CCR Title 5 §14010(q)
Would the project create an air quality hazard due to the placement of a school within one-quarter mile of: (a) permitted and non-permitted facilities identified by the jurisdictional air quality control board or air pollution control district; (b) freeways and other busy traffic corridors; (c) large agricultural operations; and/or (d) a rail yard, which might reasonably be anticipated to emit hazardous air emissions, or handle hazardous or acutely hazardous material, substances, or waste?	Ed. Code § 17213(b); CCR Title 5 §14010(q)
Geology and Soils	
Does the site contain an active earthquake fault or fault trace, or is the site located within the boundaries of any special studies zone or within an area designated as geologically hazardous in the safety element of the local general plan?	Ed. Code, §17212 and §17212.5; CCR Title 5 §14010(f)
Would the project involve the construction, reconstruction, or relocation of any school building on the trace of a geological fault along which surface rupture can reasonably be expected to occur within the life of the school building?	Ed. Code §17212.5
Would the project involve the construction, reconstruction, or relocation of any school building on a site subject to moderate-to-high liquefaction, landslides, or expansive soils?	CCR, Title 5 §14010(i) School Site Selection and Approval Guide, Appendix H
Are naturally occurring asbestos minerals located at the site?	School Site Selection and Approval Guide, Appendix H
Hazards and Hazardous Materials	
Does the proposed school site contain one or more pipelines, situated underground or aboveground, which carry hazardous substances, acutely hazardous materials, or hazardous wastes, unless the pipeline is a natural gas line that is used only to supply natural gas to that school or neighborhood?	Ed. Code §17213(a)(3)
Is the proposed school site located near an aboveground water or fuel storage tank or within 1,500 feet of an easement of an aboveground or underground pipeline that can pose a safety hazard to the site?	CCR, Title 5 § 14010 (h)

2. Environmental Checklist

Is the school site in an area designated in a city, county, or city and county general plan for agricultural use and zoned for agricultural production, and if so, do neighboring agricultural uses have the potential to result in any public health and safety issues that may affect the pupils and employees at the school site? *(Does not apply to school sites approved by CDE prior to January 1, 1997.)*	Ed. Code § 17215.5
Is the property line of the proposed school site less than the following distances from the edge of respective power line easements: (1) 100 feet of a 50–133 kV line; (2) 150 feet of a 220–230 kV line; or (3) 350 feet of a 500–550 kV line?	CCR, Title 5 § 14010 (c)
Does the project site contain a current or former hazardous waste disposal site or solid waste disposal site and, if so, have the wastes been removed?	Ed. Code § 17213(a)(1)
Is the project site a hazardous substance release site identified by the state Department of Health Services in a current list adopted pursuant to §25356 for removal or remedial action pursuant to Chapter 6.8 of Division 20 of the Health and Safety Code?	PRC § 21151.8 (a)(1)(B); Ed. Code § 17213(a)(2)
If prepared, has the risk assessment been performed with a focus on children's health posed by a hazardous materials release or threatened release, or the presence of naturally occurring hazardous materials on the schoolsite?	Ed. Code § 17210.1(a)(3)
If a response action is necessary and proposed as part of this project, has it been developed to be protective of children's health, with an ample margin of safety?	Ed. Code § 17210.1(a)(4)
Is the proposed school site situated within 2,000 feet of a significant disposal of hazardous waste?	CCR, Title 5 § 14010 (t)
Is the site within 300 feet of an active oil or natural gas well?	Fire Code § 3406.3.1
Hydrology and Flooding	
Is the project site subject to flooding or tank/dam inundation or street flooding?	Ed. Code § 17212 and 17212.5; CCR, Title 5 § 14010 (g) School Site Selection and Approval Guide, Appendix H
Land Use and Planning	
Would the proposed school conflict with any existing or proposed land uses, such that a potential health or safety risk to students would be created?	Ed. Code § 17213; Gov't. Code § 65402; CCR, Title 5 § 14010 (m)
Are there easements on or adjacent to the site that would restrict access or building placement?	CCR, Title 5 § 14010(r)
Is the school site proportionate in its length to width ratio to accommodate the building layout, parking and playfields that can be safely supervised and does not exceed the allowed passing time to classes for the district?	CCR, Title 5 § 14010(j)
Is the site located within the proposed attendance area to encourage student walking and avoid extensive bussing unless bussing for ethnic diversity?	CCR, Title 5 § 14010(n)
Has the district considered environmental factors of light, wind, noise, aesthetics, and air pollution in its site selection process?	CCR, Title 5 § 14010(q)
Is the site within a designated Farmland Security Zone?	Government Code § 51296.5
Noise	
Is the proposed school site located adjacent to or near a major arterial roadway or freeway whose noise generation may adversely affect the educational program?	CCR, Title 5 § 14010 (e)
Public Services	
Does the site promote joint use of parks, libraries, museums, and other public services?	CCR, Title 5, § 14010 (o)
Is the site conveniently located for public services, including but not limited to fire protection, police protection, public transit and trash disposal wherever feasible?	CCR, Title 5, § 14010 (p)
Transportation/Traffic	
Are traffic and pedestrian hazards mitigated per Caltrans' School Area Pedestrian Safety manual?	CCR, Title 5 § 14010 (l)
Is the site easily accessible from arterials and is the minimum peripheral visibility maintained for driveways per Caltrans' Highway Design Manual?	CCR, Title 5 § 14010 (k)

2. Environmental Checklist

Is the proposed school site within 1,500 feet of a railroad track easement?	CCR, Title 5 § 14010 (d)
Is the proposed school site within two nautical miles, measured by air line, of that point on an airport runway or potential runway included in an airport master plan that is nearest to the site? *(Does not apply to school sites acquired prior to January 1, 1966.)*	Ed. Code § 17215 (a)&(b)

School building "means and includes any building used, or designed to be used, for elementary or secondary school purposes and constructed, reconstructed, altered, or added to…" (Ed. Code § 17283).
Note: Any documentation related to the California Environmental Quality Act is provided under separate cover.

2. Environmental Checklist

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3. Environmental Analysis

Section 2.1 provided a checklist of the State of California's health and safety standards for school sites. This section provides documentation and evaluation of applicable standards and mitigation measures where appropriate.

3.1 AIR QUALITY

3.1.1 Is the boundary of the proposed school site within 500 feet of the edge of the closest traffic lane of a freeway or busy traffic corridor? If yes, would the project create an air quality health risk due to the placement of the school?

No Significant Hazard. Public Resources Code Section 21151.8(b)(9) and Education Code Section 17213(d)(9) define a "freeway or other busy traffic corridors" as roadways that on an average day have traffic in excess of 50,000 vehicles in a rural area or 100,000 vehicles in an urban area or 100,000 average daily trips (ADT).

Residential and rural uses surround the project site. River Oaks Boulevard is designated as an urban arterial street (Yuba County 2030 General Plan 2011). No freeways or busy traffic corridors are located within 500 feet of the site (Google Earth Pro 2022).

3.1.2 Would the project create an air quality hazard due to the placement of a school within one-quarter mile of: (a) permitted and non-permitted facilities identified by the jurisdictional air quality control board or air pollution control district; (b) freeways and other busy traffic corridors; (c) large agricultural operations; and/or (d) a rail yard, which might reasonably be anticipated to emit hazardous air emissions, or handle hazardous or acutely hazardous material, substances, or waste?

No Significant Hazard. The Feather River Air Quality Management District (AQMD) was contacted to identify stationary and mobile sources within a quarter-mile radius of project sites that have the potential to generate hazardous air emissions. Based on the response from AQMD, there are three permitted facilities or mobile sources within one-quarter mile of the site. The permits are for emergency diesel generators. Based on the intermittent use of these features, these nearby facilities are not expected to be a significant concern for the proposed school site. The response from AQMD is included in Appendix A. Therefore, potential risks associated with hazardous air emissions; hazardous or acutely hazardous material, substances, or waste from industrial/commercial facilities; freeways and other busy traffic corridors; large agricultural operations; and rail yards are negligible and would not cause a significant hazard.

3.2 GEOLOGY AND SOILS

Based on a review of the United States Geological Survey (USGS) 7.5-minute Topographic Series, Olivehurst and Nicolaus, California Quadrangle Maps (USGS 2018a and 2018b), the property is located in the Sacramento

3. Environmental Analysis

Valley within the Great Valley Geomorphic Province. The Great Valley Province is a long, narrow northwest-trending alluvial valley that lies between the Sierra Nevada Range to the east and the Coast Ranges to the west (California Geological Survey [CGS] 2002). The Sacramento Valley is located in the northern portion of the Great Valley and is bounded by the Klamath Mountains to the north and the Stockton Arch to the south. This region formed as a forearc basin during the subduction of the Pacific plate underneath the North American plate. Valley sediments range from Jurassic to Holocene in age and record a history of alternating marine and terrestrial depositional environments (McPherson and Garven 1999). The site is underlain by Holocene alluvial fan deposits, Holocene basin deposits and the upper unit of the middle to late Pleistocene Riverbank Formation (Burnett and Jennings 1962; Gutierrez 2011). The Riverbank Formation consists of arkosic alluvial sand and silt, and forms terraces (Gutierrez 2011).

The geographic coordinates for the subject site are 38.9995 north latitude and 121.5588 west longitude. The subject site lies at an approximate elevation of 40 feet above sea level. The topography in the vicinity of the Site is nearly flat with a slight gradient to the east.

3.2.1 Does the site contain an active earthquake fault or fault trace, or is the site located within the boundaries of any special studies zone or within an area designated as geologically hazardous in the safety element of the local general plan?

No Significant Hazard. Based on a review of Burnett and Jennings (1962), Gutierrez (2011), CGS Information Warehouse (2022), Jennings and Bryant (2010) and the Yuba County General Plan (2021), the project site is not on a known fault and is not within an earthquake fault zone. In addition, the site is not within an area designated as geologically hazardous (Yuba County 2021).

3.2.2 Would the project involve the construction, reconstruction, or relocation of any school building on the trace of a geological fault along which surface rupture can reasonably be expected to occur within the life of the school building?

No Significant Hazard. The site is not within or immediately adjacent (i.e., within a few hundred feet) of a fault zone (Burnett and Jennings 1962; Gutierrez 2011; CGS 2022; Yuba County 2022). The nearest potentially active fault is the Foothills Fault System located approximately 16 miles northeast of the site. Based on a review of the readily-available geologic literature, the site is not on a pressure ridge, and there are no known active faults on or immediately adjacent to the site. On this basis, the potential for tectonic fault rupture at the site is considered negligible.

3.2.3 Would the project involve the construction, reconstruction, or relocation of any school building on a site subject to moderate-to-high liquefaction, landslides, or expansive soils?

No Significant Hazard.

Liquefaction

Based on a review of the Yuba County 2021 General Plan Update (Yuba County 2021), the site area has some liquefaction potential. Since the site is a proposed school, CGS and Division of the State Architect (DSA) will ensure that the buildings are sufficiently evaluated for liquefaction potential, and if necessary, would be

mitigated in accordance with the most current California Building Code. Therefore, project implementation would not result in a significant impact from liquefaction.

Landslides

The project site and surrounding area are relatively flat (USGS 2018a and 2018b). Therefore, landslides are not a potential hazard at the project site.

Expansive Soils

Expansive soils swell when they become wet and shrink when they dry out, resulting in the potential for cracked building foundations and in some cases, structural distress of the buildings themselves. In each case, minor to severe damage to overlying structures is possible. Based on the site location on Holocene basin deposits, site soils could have the potential to be expansive. Since the site is a proposed school site, CGS and DSA will ensure that the buildings are sufficiently mitigated for the condition. Therefore, the project will not expose people or the new school buildings to adverse effects associated with expansive soils.

3.2.4 Are naturally occurring asbestos minerals located at the site?

No Significant Hazard. Based on a review of *A General Location Guide for Ultramafic Rocks in California: Areas More Likely to Contain Naturally Occurring Asbestos* (CGS 2000) and Van Gosen and Clinkenbeard (2011), no known naturally occurring serpentine rock or rock formations—which may contain significant quantities of asbestos—are within 10 miles of the project site. Therefore, project implementation would not result in the exposure of hazardous materials or naturally occurring hazardous materials on the proposed school site.

3.3 HAZARDS AND HAZARDOUS MATERIALS

3.3.1 Does the proposed school site contain one or more pipelines, situated underground or aboveground, which carry hazardous substances, acutely hazardous materials, or hazardous wastes, unless the pipeline is a natural gas line that is used only to supply natural gas to that school or neighborhood? Does the proposed school site contain pressurized sewer lines and high pressure water pipelines within 1,500 feet of the proposed site?

No Significant Hazard. There are no petroleum or chemical pipelines on the site based on a review of the National Pipeline Mapping System online mapping database (NPMS 2022). According to the response from Pacific Gas & Electric, no high-pressure natural gas pipelines are located within 1,500 feet of the site (Appendix A). Requests for information were sent to Olivehurst Public Utilities District for water lines and pressurized sewer lines within 1,500 feet of the site. To date, Olivehurst Public Utilities District has not responded to our request. If the response indicates the presence of a water line 12-inches in diameter or greater and/or a pressurized sewer line located within 1,500 feet of the site, an addendum to this report will be prepared and submitted to the District.

3. Environmental Analysis

3.3.2 Is the proposed school site located near an aboveground water or fuel storage tank or within 1,500 feet of an easement of an aboveground or underground pipeline that can pose a safety hazard to the site?

Aboveground Water or Fuel Storage Tanks

No Significant Hazard. No aboveground fuel storage tanks were identified within a 1,500-foot radius, based on a review of Google Earth Pro and the GeoTracker website (2022).

Hazardous Substance Pipelines

No Significant Hazard. There are no petroleum or chemical pipelines within a 1,500-foot radius, according to the National Pipeline Mapping System (online mapping database (NPMS 2022). According to the response from Pacific Gas & Electric, no high-pressure natural gas pipelines are located within 1,500 feet of the site.

Sewer and Water Pipelines

No Significant Hazard. Requests for information were sent to Olivehurst Public Utilities District for water lines and pressurized sewer lines within 1,500 feet of the site. To date, Olivehurst Public Utilities District has not responded to our request. If the response indicates the presence of a water line 12-inches in diameter or greater and/or a pressurized sewer line located within 1,500 feet of the site, an addendum to this report will be prepared and submitted to the District.

3.3.3 Is the school site in an area designated in a city, county, or city and county general plan for agricultural use and zoned for agricultural production, and if so, do neighboring agricultural uses have the potential to result in any public health and safety issues that may affect the pupils and employees at the school site? (Does not apply to school sites approved by CDE prior to January 1, 1997.)

No Significant Hazard. As shown in the aerial photograph in Figure 3, the project site is in a rural area with residential development. Properties within a quarter-mile radius of the site are generally designated for medium density residential in the Plumas Lake Specific Plan. Although the site is mapped as Prime Farmland, the buildout of the proposed development would not leave any adjacent agricultural uses (California Department of Conservation 2021). No significant hazard is expected.

3.3.4 Is the property line of the proposed school site less than the following distances from the edge of respective power line easements: (1) 100 feet of a 50–133 kV line; (2) 150 feet of a 220–230 kV line; or (3) 350 feet of a 500–550 kV line?

No Significant Hazard. According to Pacific Gas & Electric (PGE) there are no PGE facilities of 50kV or higher within 350 feet of the site. A copy of the responses from PGE is included in Appendix A.

3.3.5 Does the project site contain a current or former hazardous waste disposal site or solid waste disposal site and, if so, have the wastes been removed?

No Significant Hazard. Based on a review of the EnviroStor and GeoTracker databases the project site does not contain a current or former hazardous waste disposal site or solid waste disposal site (Department of Toxic Substances Control [DTSC] 2022; State Water Resources Control Board [SWRCB] 2022).

3.3.6 Is the project site a hazardous substance release site identified by the state Department of Health Services in a current list adopted pursuant to §25356 for removal or remedial action pursuant to Chapter 6.8 of Division 20 of the Health and Safety Code?

No Significant Hazard. Based on a review of the EnviroStor and GeoTracker databases, no hazardous substance release sites were identified within the project site (DTSC 2022; SWRCB 2022).

3.3.7 If prepared, has the risk assessment been performed with a focus on children's health posed by a hazardous materials release or threatened release, or the presence of naturally occurring hazardous materials on the schoolsite?

No Significant Hazard. Based on a review of historical information there does not appear to be any hazardous materials release or threatened release on the site, nor any naturally occurring hazardous materials.

Searches of databases by Environmental Data Resources (2022) concluded that the project site is not on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5.

3.3.8 If a response action is necessary and proposed as part of this project, has it been developed to be protective of children's health, with an ample margin of safety?

No Significant Hazard. Based on a review of historical information, it does not appear that a removal action would be necessary at the site.

3.3.9 Is the proposed school site situated within 2,000 feet of a significant disposal of hazardous waste?

No Significant Hazard. Based on review of the GeoTracker and EnviroStor databases, the project site is not within 2,000 feet of a significant disposal of hazardous waste (DTSC 2022; SWRCB 2022).

3.3.10 Is the site within 300 feet of an active oil or natural gas well?

No Significant Hazard. Based on a review of the California Geologic Energy Management Division (CalGEM)'s Well Finder website, the project site is not within 300 feet of an active oil or natural gas well (CalGEM 2022). The closest oil well is located approximately 890 feet southwest of the project site. The well is identified as a dry hole that was advanced by D. D. Feldman Oil & Gas.

3.4 HYDROLOGY AND FLOODING

Based on an analysis of the topography in the site vicinity, sheet flow runoff from the site during periods of intense or prolonged precipitation would be expected to flow to the southeast. The site is located in the Lower Bear River subarea of the Upper Bear watershed.

The site is located in the South Yuba subbasin of the Sacramento Valley Groundwater Basin. Based on A&M Environmental Services (2014), the depth to groundwater in the vicinity is about 19 feet below ground surface. Hydrogeologic investigations were not performed on the site for this investigation; therefore, it is unknown to what extent localized variations in groundwater presence and flow occur on the site.

3. Environmental Analysis

3.4.1 Is the project site subject to flooding or tank/dam inundation or street flooding?

Potentially Significant Hazard. According to the FEMA Map Service Center website (2022) the site is within Flood Zone X, which is an area that is protected from being within a 100-year flood zone due to levee protection. As stated in Section 3.3.2, no aboveground water or fuel storage tanks are located within 1,500 feet of the site. Based on maps from the Office of Emergency Services (2015), the site is within the inundation zone for the simultaneous failure of Rollins Dam and Camp Far West Dam. Assuming a failure of just the Camp Far West Dam, the school site would be outside of the dam inundation zone (PlaceWorks 2022).

It is highly unlikely that either dam would experience a catastrophic failure, even in the case of a maximum credible earthquake. Typically, earthen dams show ample warning before experiencing catastrophic failure and a full breach (i.e., prior leaking, cracking, or a partial breach), which would allow enough time for the safe evacuation of students and staff. As flood water are not estimated to reach the school site for at least 10 hours, there would be adequate time for the safe evacuation of students and staff at the school site in the unlikely event of a dam failure.

However, because the school site is located within the inundation zone for a combined Rollins Dam/Camp Far West Dam failure, it is recommended that the District sign up via CodeRED to ensure that they are notified in the case of an imminent dam failure or other natural disaster. Also, potential evacuation routes should be evaluated; the residential development to the north is outside of the dam inundation zone.

3.5 LAND USE AND PLANNING

3.5.1 Would the proposed school conflict with any existing or proposed land uses, such that a potential health or safety risk to students would be created?

No Significant Hazard. As shown in the aerial photograph in Figure 3, the site is surrounded by agriculture to the west and south, vacant land to the north, and residential to the east across River Oaks Boulevard. Properties within a quarter-mile radius of the site are listed in the Plumas Lake Specific Plan for medium density residential land use. Therefore, there is no significant hazard to the project.

3.5.2 Are there easements on or adjacent to the site that would restrict access or building placement?

No Significant Hazard. Based on a review of the Yuba County Parcel Information Search website (2022), no easements that would restrict access or building placement are located on or adjacent to the site. Therefore, there is no significant hazard to the project.

3.5.3 Is the school site proportionate in its length to width ratio to accommodate the building layout, parking and playfields that can be safely supervised and does not exceed the allowed passing time to classes for the district?

No Significant Hazard. The school will be developed with footprint proportionality and ease of student access in mind. Therefore, there is no significant hazard to the project.

3.5.4 Has the district considered environmental factors of light, wind, noise, aesthetics, and air pollution in its site selection process?

Light and Wind

No Significant Hazard. The project site would be exposed to standard climate conditions experienced by Yuba County, which is generally characterized by Mediterranean conditions (Western Regional Climate Center 2022a). Based on a review of a wind data table for Marysville, the predominant wind direction is from the south-southeast, and wind speeds rarely exceed 20 miles per hour (Western Regional Climate Center 2022b). As applicable, the operation of the proposed project would consider these environmental conditions. Therefore, project implementation would not expose site occupants to adverse light or wind conditions.

Aesthetics

No Significant Hazard. Project development would not degrade the existing visual character of the site. The project site is in an area with residential, agricultural, and rural uses. The building of the proposed project would be consistent with the surrounding land uses. The character and quality of the site would not be incompatible with the nearby structures.

Air Pollution

No Significant Hazard. The Feather River Air Quality Management District (AQMD) identified three stationary sources within a quarter-mile radius of project site. Based on the intermittent use of these emergency generators, these nearby facilities are not expected to be a significant concern for the proposed school site. The response from AQMD is included in Appendix A. No freeways or busy traffic corridors, large agricultural operations or rail yards are located within a quarter mile of the site, and no mitigation measures are required.

3.6 NOISE

3.6.1 Is the proposed school site located adjacent to or near a major arterial roadway or freeway whose noise generation may adversely affect the educational program?

No Significant Hazard. The project site is currently vacant and will be setback from River Oaks Boulevard with a proposed green space between the school site and the street. No significant hazard from noise is expected for the project.

3.7 PUBLIC SERVICES

3.7.1 Does the site promote joint use of parks, libraries, museums, and other public services?

No Significant Hazard. The site could be made available for public use as the scheduling of scholastic purposes allows, following District policies, and the Civic Center Act. No impacts to nearby public facilities and services would occur as a result of the proposed project. No significant impacts would occur as a result of the proposed project.

3.7.2 Is the site conveniently located for public services, including but not limited to fire protection, police protection, public transit and trash disposal wherever feasible?

No Significant Hazard. The project site is located in a master planned development under construction. The project site will have regularly scheduled trash collection. Since the site is currently in a rural area, mass public transit is not currently offered in the vicinity, although nearby Wheatland does have daily bus service and more frequent bus service is found in Olivehurst. The Linda Fire Protection District Station 3 is located about 0.2 miles northeast of the site. The Yuba County Sheriff's Department is located about 10 miles north of the site. Wheatland Union High School District does provide bus service to eligible students.

3.8 TRANSPORTATION/TRAFFIC

3.8.1 Are traffic and pedestrian hazards mitigated per Caltrans' School Area Pedestrian Safety manual?

No Significant Hazard. Based on existing conditions, the future project is not expected to have any significant traffic hazards to overcome. Furthermore, the School Area Pedestrian Safety Manual will be used as a guide, and decisions related to particular traffic control devices at particular locations shall be made on the basis of an engineering and traffic survey. The school district governing board may request the appropriate city, county, or state agency to consider the installation of traffic control devices if the engineering and traffic survey determines the request to be justified. Traffic control devices include (California Department of Transportation [Caltrans] 1996):

1. Warning signs and markings.
2. Variable speed limits.
3. Intersection stop signs.
4. Flashing yellow beacons.
5. Traffic signals.
6. Remove visibility obstructions.
7. School Safety Patrol.
8. Adult Crossing Guard.
9. Pedestrian separation structures.
10. Pedestrian walkways along the roadway.
11. Pedestrian walkways separated from the roadway.
12. Parking controls and curb-use zones.

3.8.2 Based on the traffic volumes mentioned in Section 3.1.1 and the existing sidewalks and crosswalks in the site vicinity, the project would not have any significantly adverse traffic or pedestrian hazards to overcome. Is the site easily accessible from arterials and is the minimum peripheral visibility maintained for driveways per Caltrans' Highway Design Manual?

No Significant Hazard. Based on existing conditions, the future project is not expected to have any significant traffic hazards to overcome. The site is located in a master planned development of the Plumas Lake Specific Plan area that has wide, relatively flat streets with gentle curves for open viewing of oncoming traffic. Driveways would be designed to meet the requirements of the Caltrans Highway Design Manual. Future transportation facilities are subject to review and approval by the County of Yuba.

3.8.3 Is the proposed school site within 1,500 feet of a railroad track easement?

No Significant Hazard. Based on a review of Google Earth and a site visit, the site is not located within 1,500 feet of a railroad track easement.

3.8.4 Is the proposed school site within two nautical miles, measured by air line, of that point on an airport runway or potential runway included in an airport master plan that is nearest to the site? (Does not apply to school sites acquired prior to January 1, 1966.)

No Significant Hazard. Based on a review of area maps and recent aerial photographs, the site is not within two nautical miles of an existing airport or proposed airport runway. Yuba County Airport is located approximately 6.1 miles north of the project site.

3.9 EXEMPTIONS TO SITING STANDARDS

3.9.1 Is the district seeking any exemptions to the standards found in CCR, Title 5, § 14010(c-i), (l), (m), (q), (c), (t)?

No Significant Hazard. The District will not be seeking any exemptions to the standards found in CCR Title 5 Section 14010.

3.9.2 If so, has mitigation been identified that demonstrates that the standard may be overridden without compromising a safe and supportive school environment?

No Significant Hazard. The proposed project would comply with all CCR Title 5 standards.

3. Environmental Analysis

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4. References

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4.2 WEB SITES

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California Department of Conservation, 2022. California Important Farmland Finder website. https://maps.conservation.ca.gov/DLRP/CIFF/.

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California Department of Toxic Substances Control (DTSC), 2022. EnviroStor website. http://www.envirostor.dtsc.ca.gov/public/.

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5. List of Preparers

5.1 LEAD AGENCY

Plumas Lake Elementary School District
2743 Plumas School Road
Plumas Lake, California 95961

5.2 PLACEWORKS

Michael Watson, PG, Senior Geologist

Danielle Clendening, Planner

5. List of Preparers

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Appendix A Agency Information

Appendix

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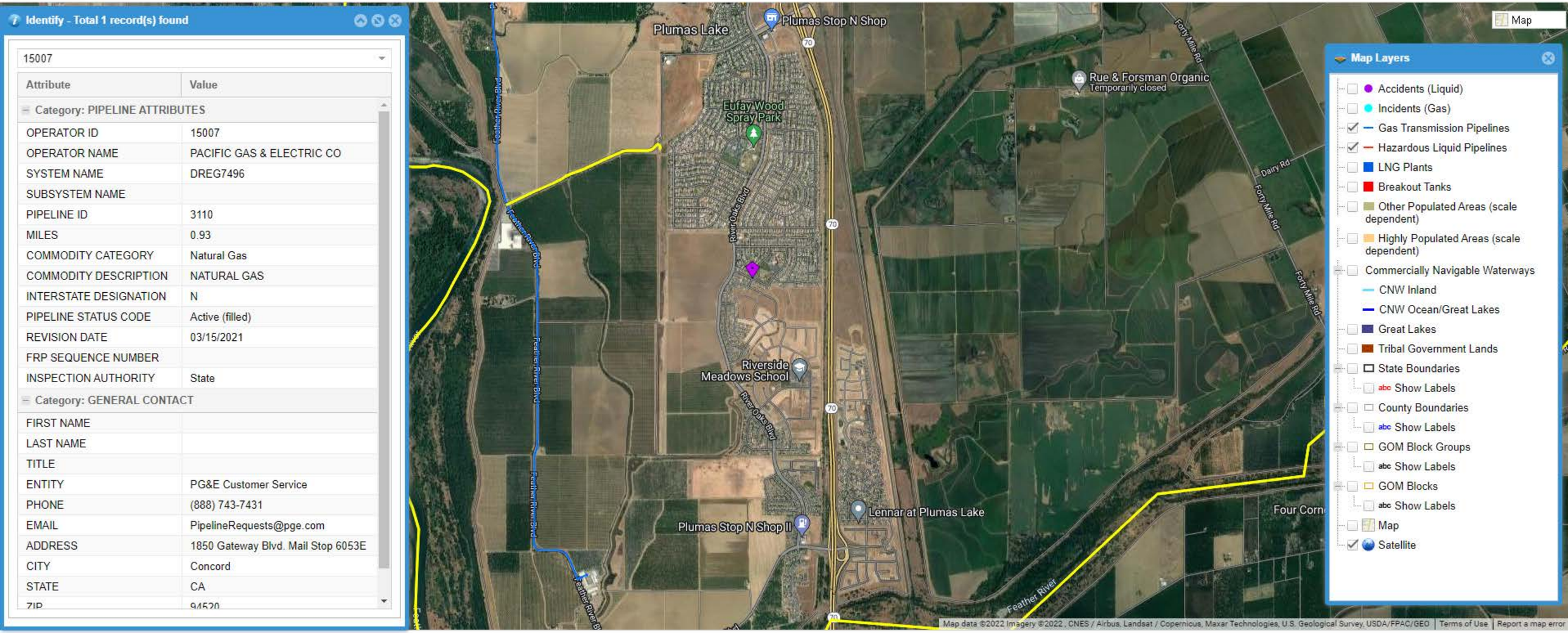
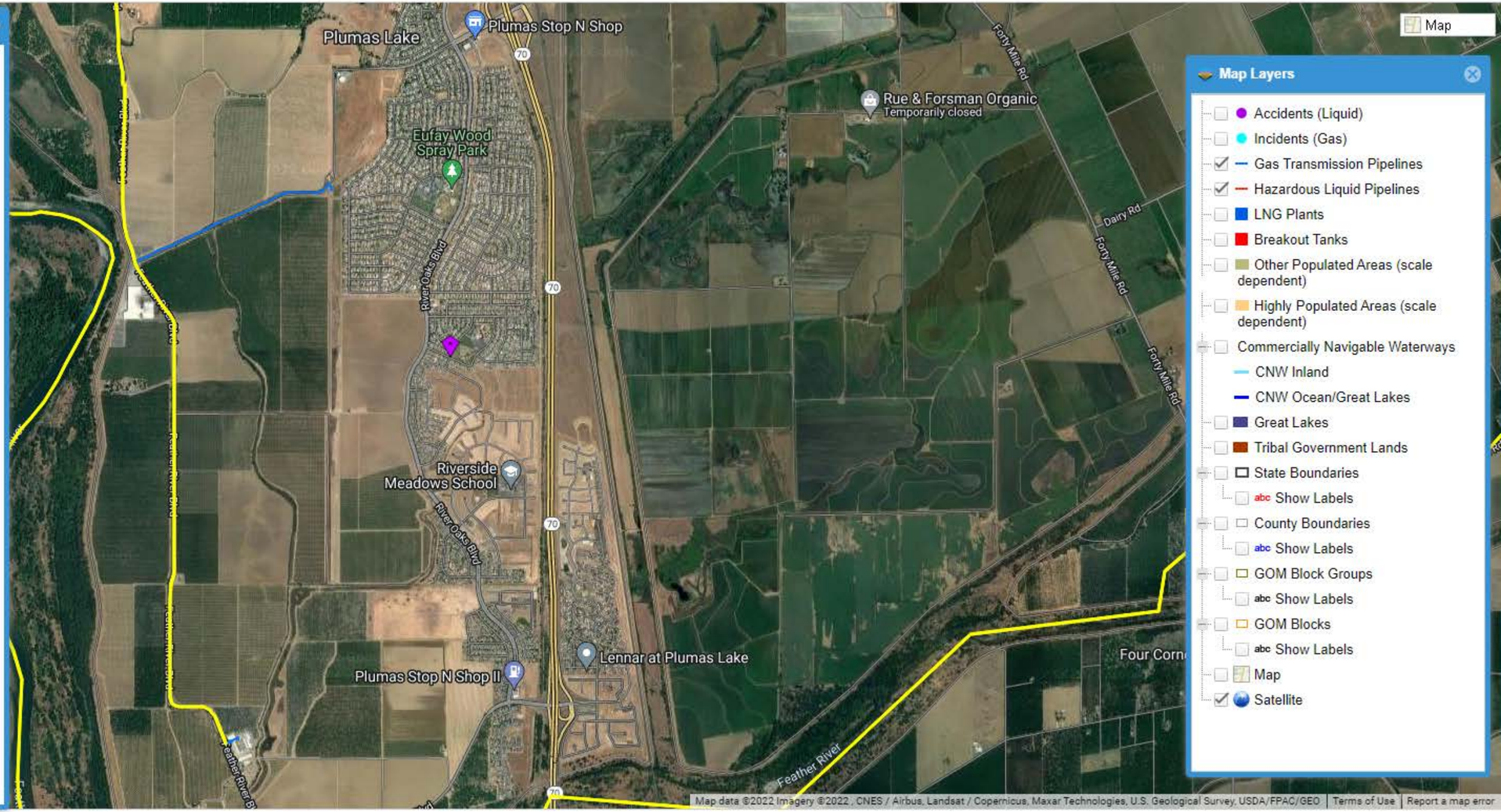


Map Layers | Query Tools | Kensington Dr, California 95961, | Help

Identify - Total 1 record(s) found

15007

Attribute	Value
Category: PIPELINE ATTRIBUTES	
OPERATOR ID	15007
OPERATOR NAME	PACIFIC GAS & ELECTRIC CO
SYSTEM NAME	1511-01
SUBSYSTEM NAME	
PIPELINE ID	8871
MILES	10.26
COMMODITY CATEGORY	Natural Gas
COMMODITY DESCRIPTION	NATURAL GAS
INTERSTATE DESIGNATION	N
PIPELINE STATUS CODE	Active (filled)
REVISION DATE	03/15/2021
FRP SEQUENCE NUMBER	
INSPECTION AUTHORITY	State
Category: GENERAL CONTACT	
FIRST NAME	
LAST NAME	
TITLE	
ENTITY	PG&E Customer Service
PHONE	(888) 743-7431
EMAIL	PipelineRequests@pge.com
ADDRESS	1850 Gateway Blvd. Mail Stop 6053E
CITY	Concord
STATE	CA
ZIP	94520

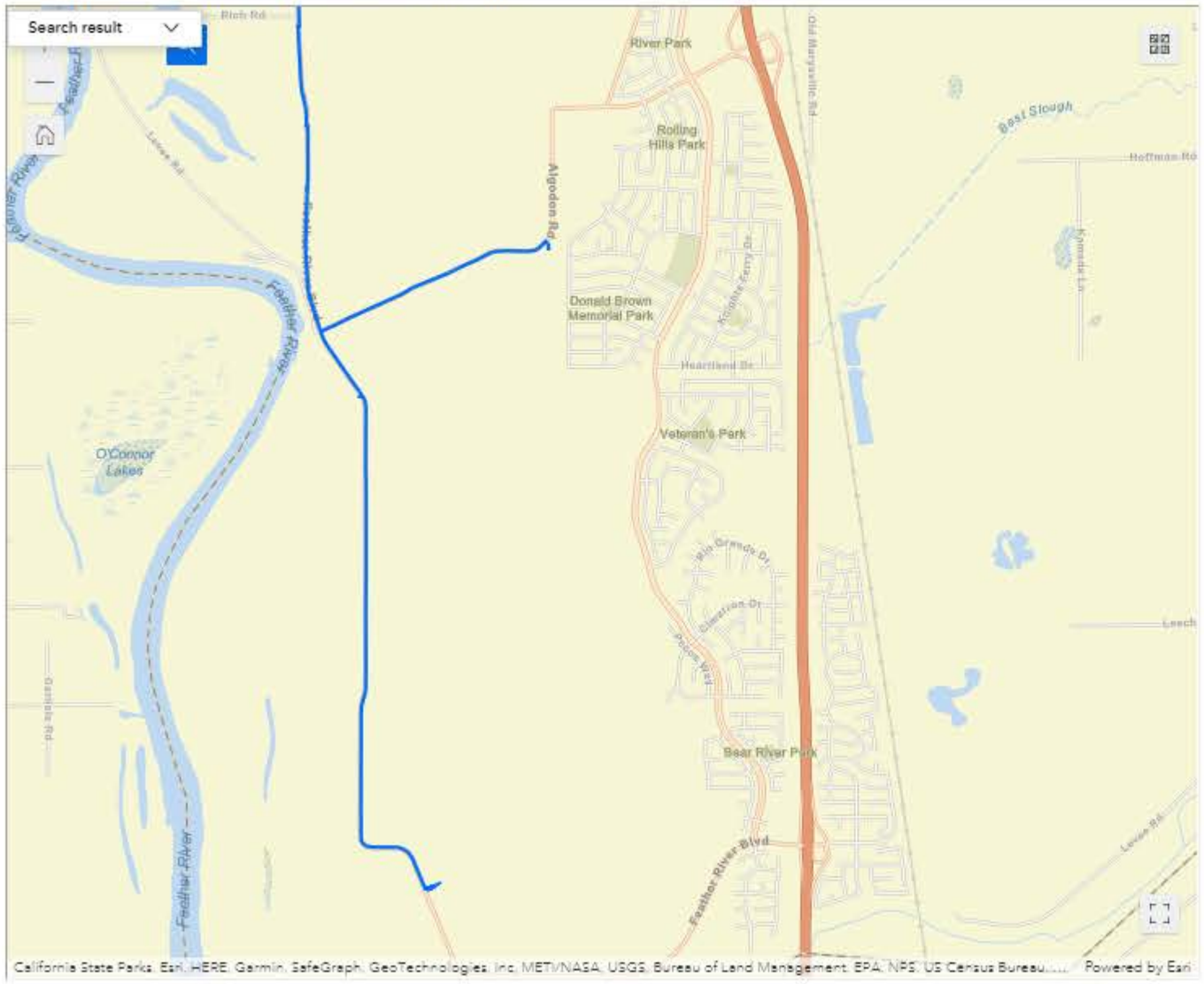


Learn where natural gas pipelines are located

PG&E monitors our natural gas system status in real time on a 24-hour basis. We regularly conduct leak inspections, surveys and patrols of all of our natural gas transmission pipelines. We immediately address any issues that are identified as threats to public safety.

The following interactive map shows pipelines in your neighborhood.

NOTE: Internet Explorer is not supported for this application.



PLEASE NOTE: Gas transmission pipeline data is provided by the PG&E Geographic Information System. Street map info is provided by Esri®. PG&E is providing this map as a courtesy and for general information purposes only. The map does not represent that the information contained herein is accurate for any particular purpose, and therefore disclaims all warranties, expressed or implied, including the warranty of fitness for a particular purpose. Independent verification from experts can be obtained prior to any specific use. Recipient accepts full responsibility for any consequences associated with use of this information.

Contact us

For more information, call our Natural Gas System Help Line at 1-800-743-5000.

VIEW GAS SAFETY RESOURCES

We have a complete inspection and monitoring program. The program helps ensure the safety of our natural gas transmission pipeline system. Learn about our plan for safer, more reliable gas service from the following resources:

Download Gas Safety Plan (PDF, 3.6 MB) ›

Download Get The Facts: Pipeline Safety (PDF, 216 KB) ›

Visit Hydrostatic Pipeline Testing ›

From: Allen, Michael
To: Danielle Clendening
Subject: RE: Title 5 Information Request for Two Proposed School Sites in Yuba County, CA
Date: Wednesday, May 25, 2022 6:35:29 PM
Attachments: image001.png

Hi Danielle,

There are no PG&E electric transmission lines 50kV or greater within 350 feet of the two sites you have identified.
Electric distribution lines--underground and overhead--within 350 feet are 21 kV.
Let me know if there are any additional questions.

Sincerely,

Michael Allen
GIS Analyst, Senior
Electric GIS Analytics
Pacific Gas and Electric Company
650-291-5393

From: Danielle Clendening <dbclendening@placeworks.com>
Sent: Thursday, May 19, 2022 11:14 AM
To: Allen, Michael <MJAm@pge.com>
Subject: Title 5 Information Request for Two Proposed School Sites in Yuba County, CA

Good morning,

Wheatland Union High School District, in compliance with CCR Title V Section 14010 (h), has contracted the services of PlaceWorks to complete a safety hazard assessment related to powerlines near two proposed school sites in Yuba County. I have attached maps showing the exact location of the two proposed school sites.

Site 1: Is an approximately 25-acre parcel west of River Oaks Boulevard (southwest of the intersection of River Oaks Boulevard and Leighton Grove Drive) and is outlined in green in the attached map. This parcel is associated with the Yuba County accessor parcel number 016-350-021-000

Site 2: Is an approximately 50-acre parcel south of Site 1 and is outlined in red in the attached map. This parcel is associated with the Yuba County accessor parcel number 016-350-023-000.

Given the following parameters, could you help me determine if the sites are located near power transmission or distribution lines:

The property line of the site shall be at least the following distance from the edge of respective power line easements:

(1) 100 feet for 50-133 kV line.
(2) 150 feet for 220-230 kV line.
(3) 350 feet for 500-550 kV line.

Thank you so much for all your help. Please contact me if you have any questions or need more information.

Best regards,

DANIELLE CLENDENING
Project Planner
she/her

PLACEWORKS
Inland Empire: 909.989.4449 ext. 2204
dbclendening@placeworks.com | placeworks.com

From: Sondra Spaethe
To: Mike Watson
Subject: Fw: Public Information Request - Michael Watson
Date: Friday, June 3, 2022 11:50:52 AM
Attachments: image001.png

Hi Mike,

There are restrictions on backup emergency engines operating for non-emergency purposes near a school during school hours. Also an application to increase emissions (increase non-emergency hours, add another engine) would require a public notice prior to approval.

Thank you,

Sondra Spaethe
Planning/Engineering Supervisor

www.fraqmd.org
Feather River Air Quality Management District
541 Washington Avenue
Yuba City, CA. 95991

(530) 634-7659 ext 210 office phone
(530) 324-6951 telework phone

From: Mike Watson <mwatson@placeworks.com>
Sent: Wednesday, June 1, 2022 5:03 PM
To: Sondra Spaethe <sspaethe@fraqmd.org>
Subject: RE: Public Information Request - Michael Watson

Hi Sondra,

Thank you for the response! Does the FRAQMD have any permit restrictions on generators near schools? Are there restrictions for testing the generators during school hours? I appreciate all your help!

Thanks,

MICHAEL J. WATSON, PG
Senior Geologist
he/him
909.989.4449 ext. 2206

From: Sondra Spaethe <sspaethe@fraqmd.org>
Sent: Tuesday, May 31, 2022 12:10 PM
To: Mike Watson <mwatson@placeworks.com>
Cc: Maria Ramos <mramos@fraqmd.org>; Peter Angelonides <PAngelonides@FRAQMD.ORG>
Subject: Fw: Public Information Request - Michael Watson

Dear Michael Watson,

The District has received your public records requests. You requested the District conduct a file review of a mapped location in Plumas Lake for any available information on hazardous air emitters within a 1/4 mile radius of the proposed school property. There are three permitted facilities that emit hazardous air pollutants located within that ¼ mile radius:

- Facility 23301 Plumas 134, LP, has an emergency diesel generator located at 1764 Driftwood Court.
- Facility 23158 Linda Fire Protection District, has an emergency diesel generator located at 1765 River Oaks Drive.
- Facility 23123 OPUD, has an emergency diesel generator located on River Oaks Drive near Pembroke Drive.

The proposed school site is not near an area that might contain naturally occurring asbestos (NOA), serpentine, or ultramafic rock. However, if naturally occurring asbestos (NOA), serpentine, or ultramafic rock is discovered by the owner/operator, a registered geologist, or the District Air Pollution Control Officer (APCO) in the area to be disturbed after the start of any construction, grading, quarrying, or surfacing mining operation, then this project would be subject to California Code of Regulation Title 17, Section 93105. All provisions for asbestos surfacing applications are subject to Title 17, Section 93106.

The proposed school site is not within ¼ miles of a heavily traveled roadway or railroad.

The information provided in this email is considered by the District to fulfill your request for information. If you have any additional questions, please contact me at the number listed below.

Thank you,

Sondra Spaethe
Planning/Engineering Supervisor

www.fraqmd.org
Feather River Air Quality Management District

541 Washington Avenue
Yuba City, CA. 95991

(530) 634-7659 ext 210 office phone
(530) 324-6951 telework phone

From: Maria Ramos <mramos@fraqmd.org>
Sent: Monday, May 23, 2022 2:08 PM
To: Sondra Spaethe <sspaethe@fraqmd.org>
Subject: FW: Public Information Request - Michael Watson

Hi Sondra,

See attached PRA assigned to your department.

Thank you.

Maria

From: Maria Ramos
Sent: Monday, May 23, 2022 1:55 PM
To: Christopher Brown <apco@fraqmd.org>
Subject: Public Information Request - Michael Watson

Hi Chris,

See attached for a Public Information Request.

Thank you.

Kind regards,

Maria Ramos
Administrative Assistant
Feather River Air Quality Management District
541 Washington Ave
Yuba City, CA 95991
(530) 634-7659 ext. 201
(530) 634-7660
mramos@fraqmd.org


FEATHER RIVER
AIR QUALITY MANAGEMENT DISTRICT
Serving Sutter and Yuba Counties