



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

NOTICE OF AVAILABILITY OF A DRAFT ENVIRONMENTAL IMPACT REPORT

Date: February 3, 2026

To: Agencies, Organizations, and Interested Parties

Project Title: Plumas Lake Middle School Project

Subject: Notice of Availability of a Draft Environmental Impact Report for the Plumas Lake Middle School Project (State Clearinghouse 2025060992)

Notice is hereby given that the Plumas Lake Elementary School District (District), as Lead Agency under the California Environmental Quality Act (CEQA), has prepared a Draft Environmental Impact Report (DEIR) for the Plumas Lake Middle School Project (proposed project) (State Clearinghouse No. 2025060992) to address the potential environmental effects associated with implementation of the proposed project. Pursuant to Public Resources Code Section 21165 and the California Environmental Quality Act Guidelines (CEQA Guidelines) Section 15050. The purpose of this notice is to (1) serve as a Notice of Availability (NOA) of a DEIR pursuant to the CEQA Guidelines Section 15087 and (2) advise and solicit comments regarding the content of the DEIR).

Notice of Availability: Pursuant to Public Resources Code Section 21083 and CEQA Guidelines Section 15087, the DEIR will be available for a 45-day public review from **Tuesday, February 3, 2026, through Friday, March 20, 2026**. Pursuant to Public Resources Code Section 21080.4, responsible and trustee agencies must submit any comments in response to this notice no later than 45 days after receipt.

Copies of the DEIR are available for review at the following locations:

- Plumas Lake Elementary School District, 2743 Plumas School Rd, Plumas Lake, CA 95961
- Plumas Lake Elementary School District website: <https://www.plusd.org/About-Us/Our-District/Facilities--Growth/index.html>



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Written Comments: Please send your comments pertaining to the content of the DEIR to Jeff Roberts, Superintendent of Educational Services, at the Plumas Lake Elementary School District via mail or e-mail as noted below. Please include the name, phone number, and email address of a contact person in all responses submitted. Please include "Plumas Lake Middle School Project" in the subject line if e-mailing.

Contact Person: Jeff Roberts, Superintendent of Educational Services

Mailing Address: Plumas Lake Elementary School District

2743 Plumas School Rd

Plumas Lake, CA 95961

Email: jroberts@plUSD.org

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. 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).

Existing Conditions: The project site contains a fallow agricultural field. 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.

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.

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.



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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 or public address system are 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 109-space parking lot on the north side of the project site, 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. Kensington Drive would be extended west, 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.



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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-ups/drop-offs would occur along the pick-up/drop-off zone in the northern parking lot. As part of the proposed project, the Blackbird Way would be extended approximately 312 linear feet to the east, providing a connection to the segment of Blackbird Way located on the adjacent property to the 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 along River Oaks Boulevard, and the intersection of Kensington Drive and River Oaks Boulevard.

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 at 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 construct eight classrooms. Phase 4, expected to take place between Fall 2029 through Fall 2030, would complete the buildout of the campus with the construction of the 3,273-square-foot library, 20 classrooms, tennis/pickleball and basketball courts, and the sports fields (track/football and multisport).



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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 up to 450 students. Phase 2, which includes the construction of the gymnasium, would not change the enrollment of the proposed project. With the addition of eight classrooms in Phase 3, enrollment capacity would increase by 350 students, bringing the total enrollment capacity with Phase 3 to 800 students. The completion of Phase 4, which is the full buildout of the proposed project, including the addition of 20 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.

Environmental Determination: The proposed project would result in a less than significant impact to aesthetics, energy, hydrology and water quality, land use and planning, noise, population and housing, public services, and recreation. The proposed project would result in a less than significant impact with the incorporation of mitigation measures to air quality,



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biological resources, cultural resources, geological resources, greenhouse gases, hazards, transportation, tribal cultural resources, utilities and service systems, and wildfire. The District determined that implementation of the proposed project would result in a significant and unavoidable impact to agricultural resources.