APPENDIX K: PUBLIC SERVICE LETTERS AND QUESTIONNAIRES

PLACEWORKS

October 3, 2025

Linda Fire Protection District
Attn: Kyle Heggstrom, Fire Chief
1286 Scales Avenue
Marysville, CA 95901

Subject: Request for Service Provider Information for the Environmental Impact Report (EIR) for the Plumas Lake Middle School Project.

Dear Chief Heggstrom:

On behalf of the Plumas Lake Elementary School District (District), PlaceWorks is preparing an Environmental Impact Report (EIR) for the Plumas Lake Middle School Project (proposed project). This letter is to request your assistance in updating information regarding existing fire-related services in Plumas Lake and assessing potential impacts of the proposed project. Please respond to the enclosed questionnaire, using additional sheets if necessary. Note that your responses will become a part of the administrative record for this project and will be included as an appendix to the EIR.

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 is provided by State Route 70 (SR-70), approximately 0.68 miles east of the project site. Local access is via River Oaks Boulevard. Nearby streets to the north of the project site, including Blackbird Way and Finsbury Way, are currently under construction.

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.

PROJECT DESCRIPTION

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*).

Academic and Administrative Buildings

The proposed project would include buildings designed to support the school's academic and operational functions including a 5,347-square-foot Multi-Purpose Room (MPR), a 2,498-square-foot administration building, an 11,749-square-foot gymnasium, and a 3,273-square-foot library. The proposed academic buildings would be one story and include 44 classrooms totaling approximately 48,000 square feet (SF) of instructional space. The administrative building would also be one story but would not contain any classrooms.

Athletic Facilities

The proposed project would also include outdoor athletic and recreational amenities to support physical education and extracurricular activities, including a 2.52-acre track and football field and a 2.64-acre multisport field. The proposed project would also include basketball courts totaling roughly 64,460 SF and six tennis/pickleball courts with a combined area of approximately 25,715 SF. Bleachers would be installed at both the track and the football field and the multisport field. No field lighting nor public address system are proposed for any of the athletic facilities.

Landscaping and Pedestrian Circulation

The proposed project would include approximately 5.38 acres of landscaped areas distributed throughout the project site. Additionally, paved walkways would be installed to facilitate safe and efficient pedestrian circulation between school buildings, recreational facilities, and campus entry points.

Access and Parking

The proposed project includes a 109-space parking lot on the north side of the project site with 25 electric vehicle (EV) capable spaces that are pre-wired 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 (approximately 11,080 SF or 0.25 acres). The west side of the parking lot would end in a roundabout with a roadway connecting to Finsbury Way, north of the project site (see Figure 4, *Conceptual Site Plan*).

Circulation and Roadways

The proposed project includes the construction of an access road to serve the school. Kensington Drive would be extended west, through OPUD's property, to connect with the school's proposed parking lot and Blackbird Way. The proposed project also includes the construction of approximately 312 linear feet of Blackbird Way, along the east side of the proposed campus. Dedication of Blackbird Way was previously approved under a separate project and is not part of the proposed project.

An 11,080-square-foot drop-off area and a 61,453-square-foot fire lane (including portions of concrete and roadway) 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. 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 (see Figure 4, *Conceptual Site Plan*). The proposed project includes approximately 78,756 SF or 1.81 acres of roadway improvements that would be constructed in phases to align with the campus buildout.

Offsite Improvements

As part of the proposed project, a series of roadway and offsite improvements would be constructed to support safe and efficient access to the proposed project. Off-site, the proposed project would include the construction of a dedicated left-turn lane on River Oaks Boulevard to facilitate vehicular access to the school site. Other offsite improvements would include curb enhancements along River Oaks Road, as well as the installation of a striped pedestrian sidewalk at the intersection of River Oaks Boulevard and Kensington Drive to improve pedestrian safety and accessibility.

Utilities

Water and sewer services would be provided by OPUD. Electrical power and natural gas services would be provided by Pacific Gas and Electric Company (PG&E). The project site is currently vacant and would require installation of new utility infrastructure in accordance with service provider requirements. Solid waste collection and disposal services would be provided by Recology Yuba-Sutter.

Sustainable Design Features

The proposed project would be designed all-electric and includes sustainability features consistent with current code requirements. Solar panels would be installed on the MPR, library, and gymnasium buildings to meet the minimum renewable energy generation thresholds required by state building codes. The parking lot would include EV infrastructure, consisting of EV-capable, EV-ready, and active EV charging spaces, in compliance with code-specified percentages. All buildings would be outfitted with energy-efficient LED lighting to reduce overall electrical demand.

Project Phasing

Construction Phases

Construction of the proposed 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, anticipated to occur from Fall 2028 to Fall 2029, would construct eight classrooms and start on the construction of sports fields (track/football and multisport). Phase 4, anticipated to occur between Fall 2029 through Fall 2030, would complete the buildout of the campus with the construction of 20 classrooms and tennis/pickleball and basketball courts, and complete the construction of the sports fields.

Construction activities are assumed to occur five days per week, Monday through Friday. Daily work hours are anticipated to be 8 hours per day, excluding a 1-hour lunch break. Per the Yuba County Municipal Code, Section 8.20.310, Construction of buildings and projects, construction is permitted between the hours of the hours of 10:00 p.m. of one day and 7:00 a.m. of the following day. All construction work associated with the proposed project would comply with the allowable hours set by the County to minimize potential noise and disruption to surrounding properties.

Operational Phases

The proposed Plumas Lake Middle School is expected to become operational in Fall 2027 with the completion of Phase 1. Student enrollment would increase gradually over the four construction phases, in line with the phased delivery of new classroom facilities. The proposed project would start operating with the completion of Phase 1 (construction of 16 classrooms, the MPR, the administration building, and the primary site infrastructure) with an enrollment capacity of up to 450 students. Phase 2 would include the construction of the gymnasium and enrollment capacity would not change. With the addition of classrooms in Phase 3, enrollment capacity would increase by 350 students, bringing the total enrollment capacity after the completion of Phase 3 to 800 students. The completion of Phase 4, which is the full buildout of the proposed project, includes the addition of 20 classrooms and would result in an enrollment capacity of 1,200 students. At full buildout, the proposed project is anticipated to have an actual enrollment of approximately 972 students.

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. To accommodate the redistribution, the Riverside Meadows Middle School campus would be repurposed as an elementary school. The redistribution of elementary school students would occur during Phase 3. This process would not require physical improvements to any of the three existing campuses.

Please respond to PlaceWorks no later than **October 17, 2025.** If you need additional time to respond, please let me know as soon as possible. You can email your responses to me at jmendoza@placeworks.com. If you prefer, mail the completed questionnaire to my attention at 101 Parkshore Drive, Folsom, California 95630. Feel free to contact me at 916.245.7500 x3362 or via the aforementioned email. Thank you for your prompt attention to this request.

Sincerely,

PLACEWORKS

Jessica Mendoza
Project Planner

Enclosures:
Questionnaire
Figure 1 Regional Location
Figure 2 Local Vicinity
Figure 3 Aerial Photograph
Figure 4 Conceptual Site Plan

PLUMAS LAKE MIDDLE SCHOOL PROJECT
Linda Fire Protection District Questionnaire

1. Please confirm that the nearest fire station that would serve the proposed project is Fire Station3? What other stations will serve the project site in case of fire?

   The nearest station to this proposed school is at 1765 River oaks BLVD Plumas lake Ca 95961

   Please fill in the information requested below regarding the equipment (e.g., engines, fire trucks, EMT vehicles, etc.) and daily staffing for the station that would serve the project site, as well as any other station(s) not noted but pertinent.

Station	***Location/Address***	***Equipment***	***Daily Staffing***
Fire Station 3	1765 River Oaks Blvd, Plumas Lake, CA 95961	• Engine 261 - 2002 International 4900 4x4 / West-Mark Type 3 wildland (500/500/18A) • Engine 264 - 2006 International 7400 4x4 / West-Mark Type 3 wildland (500/500/18A) (SN#60579) • Engine 273 - 2008 Spartan Gladiator / Hi-Tech (1500/750/20A) • Engine 283 - 2021 Ford F-550 4x4 / Cascade Fire Type 6 wildland (180/400/10A)	3

2. Are there any service agreements with local or regional fire agencies (other than Linda Fire Protection District) for additional support?

   Not for this area.

3. What is Linda Fire Protection District's response time goal/policy standard (in minutes) for responding to emergency and non-emergency calls in the service area? What is the current average response time?

   Policy states 6-minutes or less. We average 5 minute response times.

4. Are there any existing deficiencies (e.g., personnel, equipment, etc.) in the fire protection service currently provided to the project site?

   None

5. Are there any existing plans for fire service facilities or expanded capacity (e.g., personnel, equipment, station, etc.) that would serve the project site?

   Not at this time.

6. What impact (if any) will the proposed project have on Linda Fire Protection District's ability to provide fire protection and emergency services to the planning area?

   The location of this proposed site is across the street from our facilities. We do not see any future impacts.

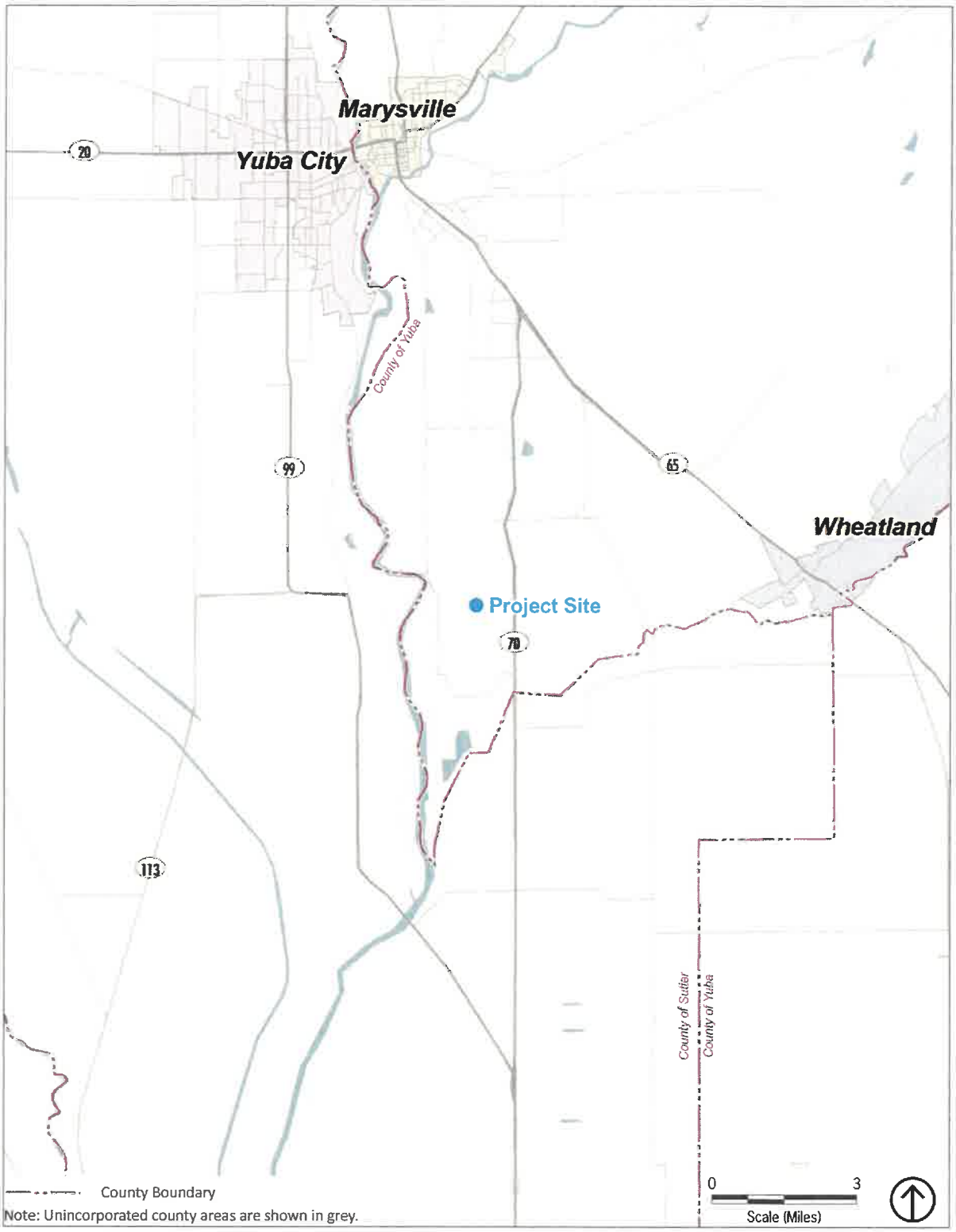
7. What are the primary sources of funding for Linda Fire Protection District operations and improvements? Would the proposed project be responsible for any impact fees?

   Property taxes, Community service area fees.

8. Please provide any additional comments you wish to make regarding the proposed project.

Response Prepared By:

Kyle Heggstrom	Fire Chief
Name	**Title**
Linda Fire Protection District	10/15/2025
Agency	**Date**



Source: Generated using ArcMap 2022.

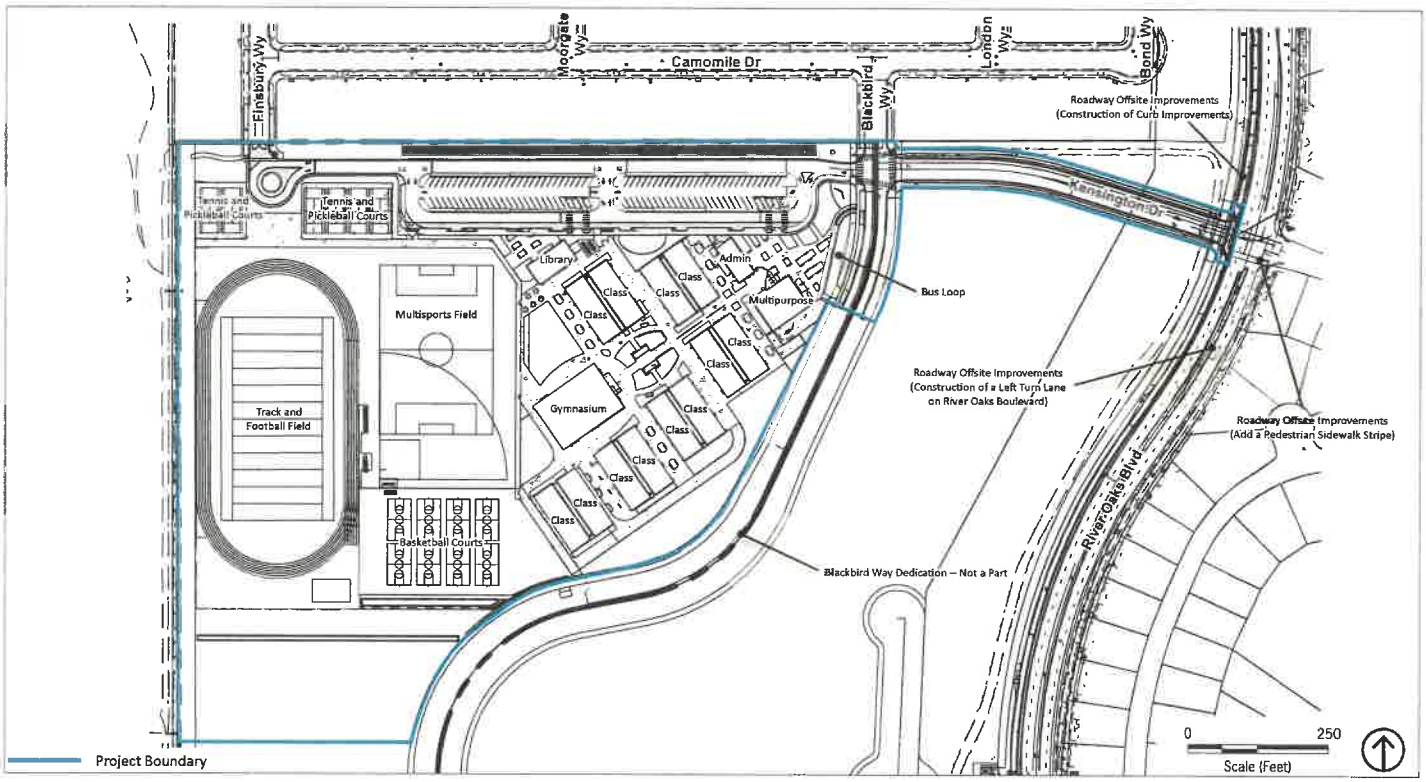
Figure 1
Regional Location

Source: Generated using ArcMap 2022.

Figure 2
Local Vicinity

Source: Nearmap 2025.

Figure 3
Aerial View



Source: The Motive Studio 2025.

Figure 4
Conceptual Site Plan
PlaceWorks

October 3, 2025

Yuba County Sheriff Department
Attn: Wendell Anderson, Sheriff
720 Yuba Street
Marysville, CA 95901

Subject: Request for Service Provider Information for the Environmental Impact Report (EIR) for the Plumas Lake Middle School Project.

Dear Sheriff Anderson:

On behalf of the Plumas Lake Elementary School District (District), PlaceWorks is preparing an Environmental Impact Report (EIR) for the Plumas Lake Middle School Project (proposed project). This letter is to request your assistance in updating information regarding existing police-related services in Plumas Lake and assessing potential impacts of the proposed project. Please respond to the enclosed questionnaire, using additional sheets if necessary. Note that your responses will become a part of the administrative record for this project and will be included as an appendix to the EIR.

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 is provided by State Route 70 (SR-70), approximately 0.68 miles east of the project site. Local access is via River Oaks Boulevard. Nearby streets to the north of the project site, including Blackbird Way and Finsbury Way, are currently under construction.

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Please respond to PlaceWorks no later than **October 17, 2025.** If you need additional time to respond, please let me know as soon as possible. You can email your responses to me at jmendoza@placeworks.com. If you prefer, mail the completed questionnaire to my attention at 101 Parkshore Drive, Folsom, California 95630. Feel free to contact me at 916.245.7500 x3362 or via the aforementioned email. Thank you for your prompt attention to this request.

Sincerely,

PLACEWORKS

Jessica Mendoza
Project Planner

Enclosures:
Questionnaire
Figure 1 Regional Location
Figure 2 Local Vicinity
Figure 3 Aerial Photograph
Figure 4 Conceptual Site Plan

1. Please confirm that the nearest sheriff's station that would serve the proposed project is the Plumas Lake Field Station? What other stations will serve the project site in case of emergency?

   Please provide the information requested below regarding staffing and equipment (e.g. patrol cars motorcycles, etc.) for the police services for the project site, as well as any other station(s) not noted but pertinent.

Station	Location	Daily Staffing	Total Staffing	Equipment
Plumas Lake Field Station	1765 River Oaks Blvd. Plumas Lake, CA. 95961			

2. What is Yuba County Sheriff's Department's response time goal/policy standard (in minutes) for responding to emergency and non-emergency calls in the service area?

3. What is Yuba County Sheriff's Department's current average response time (in minutes) for emergency and non-emergency calls?

4. Are there any existing deficiencies (e.g., personnel, equipment, facilities, etc.) in the police protection service currently provided to the project site?

5. Are there any plans for new Sheriff's stations near the project site?

6. Given the existing level of resources (e.g., stations, equipment, personnel, etc.), does the Yuba County Sheriff's Department anticipate that it will have adequate resources to meet the additional demands that would be generated by the proposed project?

   If not, please summarize any additional resources that would be needed.

7. What impact (if any) other than increased service calls will the proposed project have on Yuba County Sheriff's Department's ability to provide police protection services to the project site?

8. What are the primary sources of funding for the Yuba County Sheriff's Department operations and improvements?

   Would the proposed project be responsible for any impact fees?

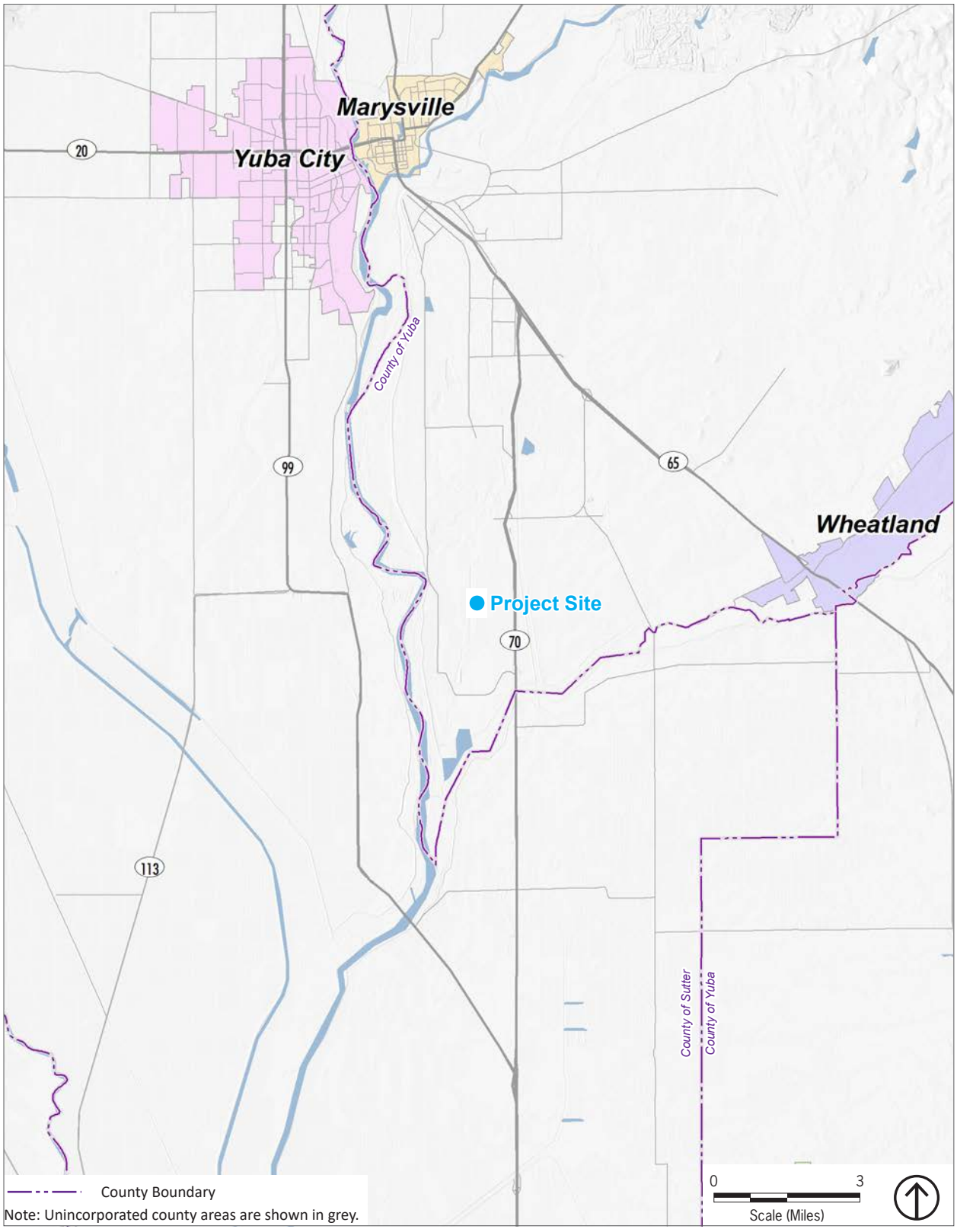
9. Does the Yuba County Sheriff's Department have any design guidelines or programs pertaining to reducing and/or preventing crimes through environmental design? If yes, please provide the guidelines and/or program procedure.

10. Please provide any additional comments you wish to make regarding the proposed project.

Response Prepared By:

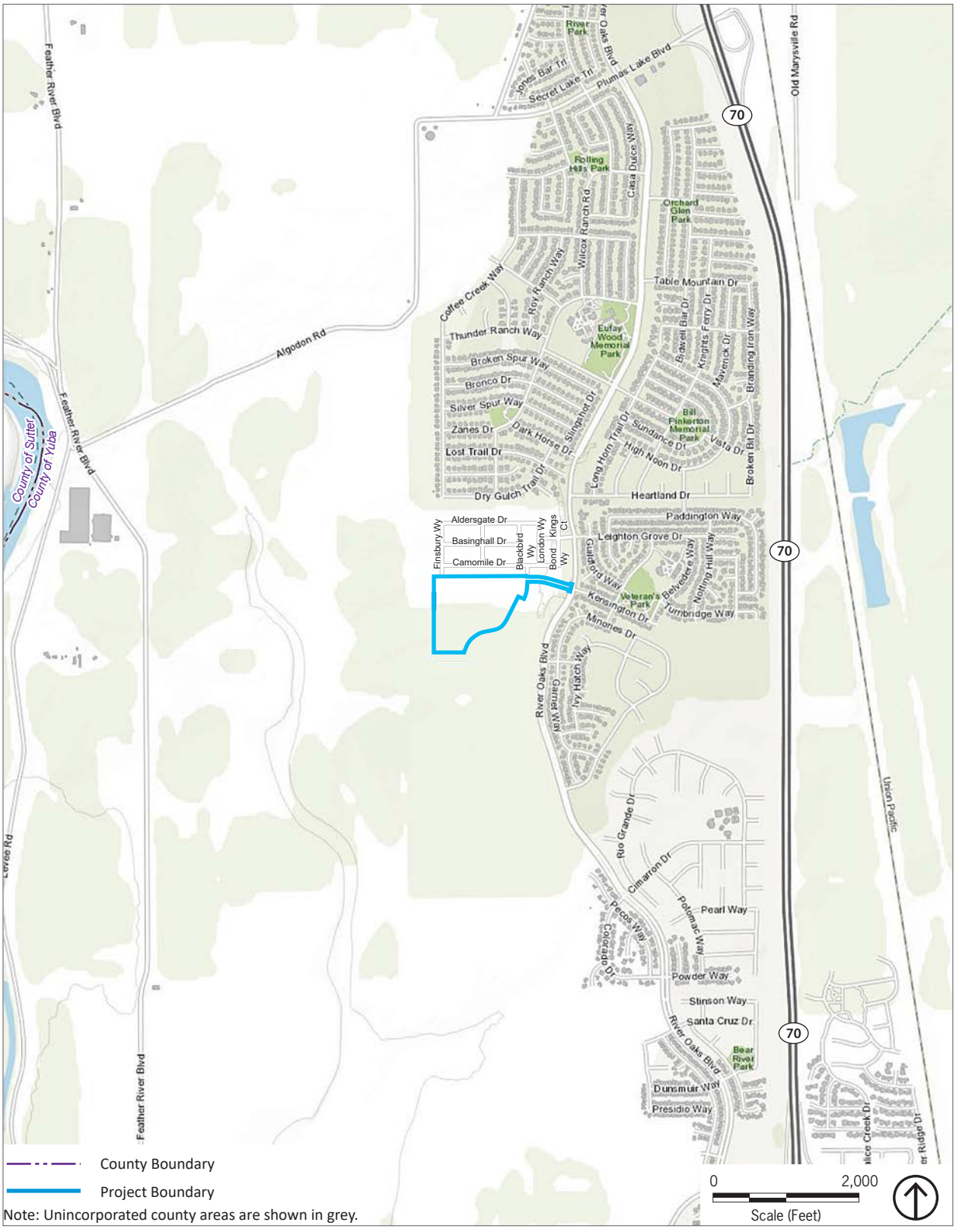
Name **Title**

Agency **Date**



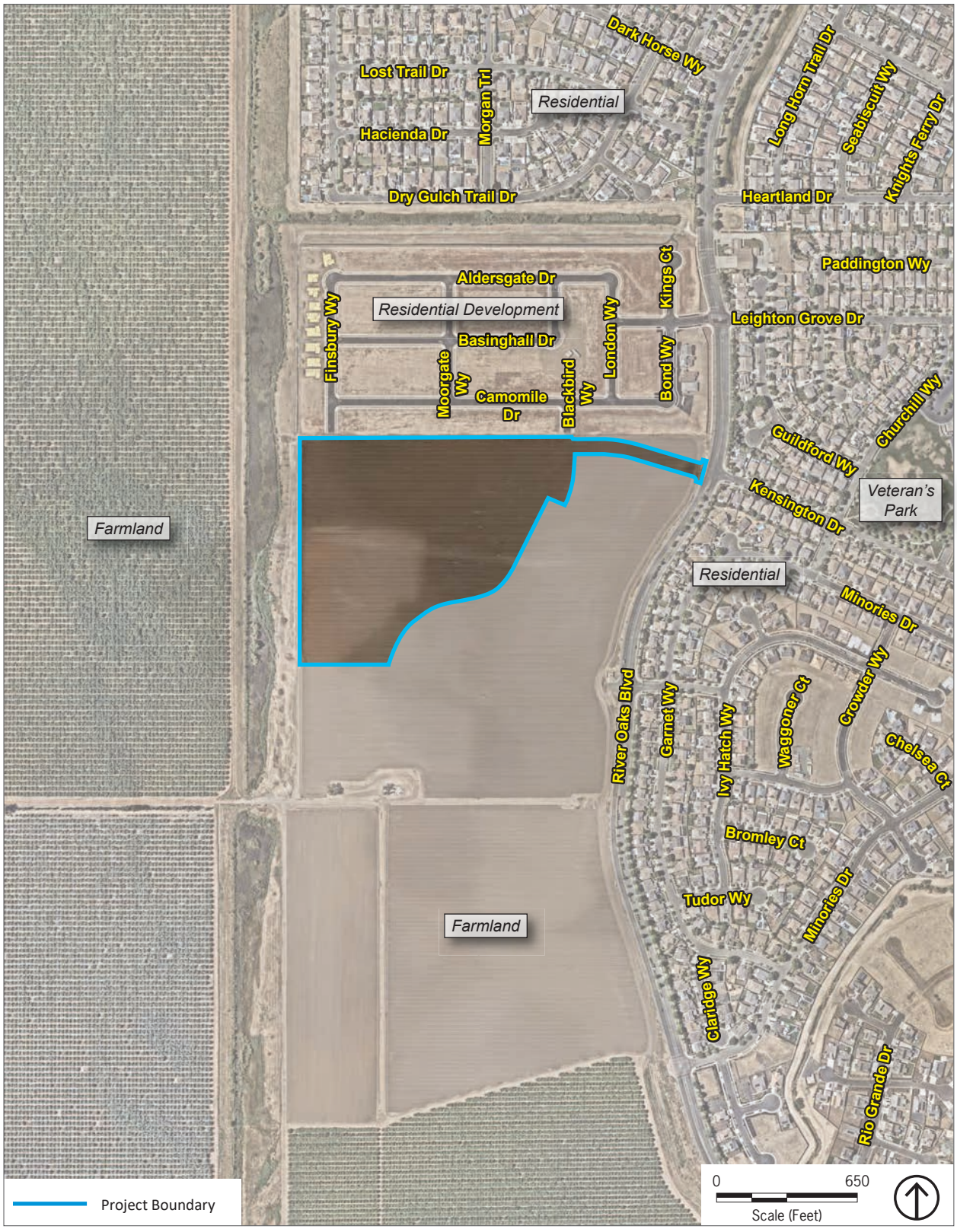
Source: Generated using ArcMap 2022.

Figure 1
Regional Location



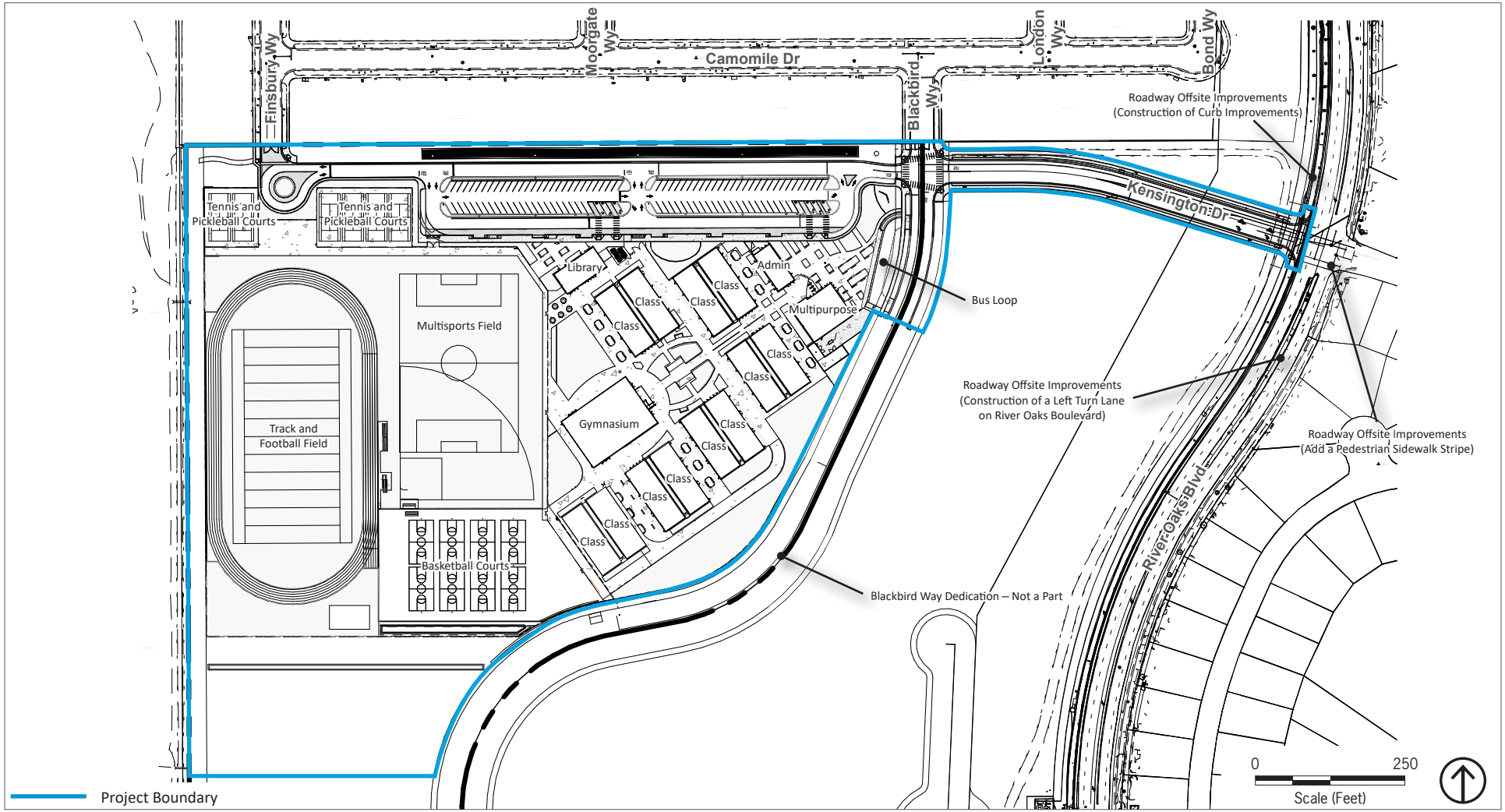
Source: Generated using ArcMap 2022.

Figure 2
Local Vicinity



Source: Nearmap 2025.

Figure 3
Aerial View



Source: The Motive Studio 2025.

Figure 4
Conceptual Site Plan