

**SACRAMENTO LOCAL AGENCY FORMATION COMMISSION/CITY OF FOLSOM  
NOTICE OF PREPARATION OF AN ENVIRONMENTAL IMPACT REPORT  
AND NOTICE OF PUBLIC SCOPING MEETING  
FOR THE FOLSOM CORPORATION YARD  
SPHERE OF INFLUENCE AMENDMENT AND ANNEXATION (LAFC #01-17)**

**Date:** November 8, 2017

**To:** Responsible Agencies, Trustee Agencies, and Interested Persons

**Re:** Notice of Preparation of a Draft Environmental Impact Report for the Proposed Folsom Corporation Yard Sphere of Influence Amendment, Folsom General Plan Amendment, Annexation, and Prezone.

In accordance with the provisions of the California Environmental Quality Act (CEQA), the Sacramento Local Agency Formation Commission (LAFCo) and the City of Folsom (City) have determined that the proposed Folsom Corporation Yard sphere of influence amendment (SOIA), Folsom General Plan amendment, annexation, and prezone (SOIA/annexation) will require preparation of an Environmental Impact Report (EIR). The purpose of this Notice of Preparation (NOP) is to provide an opportunity for the public, interested parties and public agencies to comment on the scope and proposed content of the EIR.

This NOP initiates the CEQA scoping process. LAFCo and the City of Folsom will be co-Lead Agencies for preparation of the EIR. LAFCo will consider the SOIA as Lead Agency and, if approved, acts as the Responsible Agency for the annexation and the City of Folsom, if the SOIA is approved, will consider the general plan amendment and prezone the property prior to LAFCo's consideration of the annexation. The City and Landowner (Aerojet Rocketdyne Inc., and Ohio Corporation) are co-applicants on this project. Documents related to this SOIA/annexation request and EIR will be available for review on LAFCo's website at: <http://www.saclafco.org> and on the City's website at [https://www.folsom.ca.us/city\\_hall/depts/community/planning/projects/default.asp](https://www.folsom.ca.us/city_hall/depts/community/planning/projects/default.asp). A printed copy may be reviewed during public business hours, 8:30 AM to 4:00 PM Monday-Friday, at the LAFCo offices, 1112 I Street, Suite 100, Sacramento, CA 95814. The printed copy is also available for public review at the Community Development Department at 50 Natoma Street, Folsom, California 95630 during business hours: 8:00 AM to 4:00 PM Monday-Friday.

**PUBLIC SCOPING MEETING**

LAFCo and the City will conduct one public scoping meeting to inform interested parties about the project, and to provide agencies and the public with an opportunity to provide comments on the scope and content of the EIR. The public scoping meeting is scheduled for the following time and location:

**Monday, December 4, 2017 (4:30 p.m. to 6:30 p.m.)**

**Folsom Library Meeting Room  
411 Stafford Street  
Folsom, CA 95630**

## PROVIDING COMMENTS ON THIS NOTICE OF PREPARATION

Written and/or email comments on the NOP should be provided at the earliest possible date, but must be received by 4:00 p.m. on December 8, 2017. Please send all comments on the NOP to:

Sacramento Local Agency Formation Commission  
1112 I Street, Suite 100  
Sacramento, CA 95814-2836

Attn: Mr. Don Lockhart, AICP, Executive Officer  
Phone: (916) 874-2937  
Fax: (916) 854-2939  
E-mail: Don.Lockhart@SacLAFCo.org

If you are from an agency that will need to consider the final EIR when deciding whether to issue permits or other approvals for the project, please provide the name of a contact person. Comments provided by email should include the name and mailing address of the commenter in the body of the email.

### Focus of Input

LAFCo and the City rely on responsible and trustee agencies to provide information relevant to the analysis of resources falling within their jurisdiction. LAFCo and the City encourage input for the proposed EIR, with a focus on the following topics:

**Scope of Environmental Analysis.** Guidance on the scope of analysis for this EIR, including identification of specific issues that will require closer study because of the location, scale, and character of the SOIA/annexation request;

**Mitigation Measures.** Ideas for feasible mitigation, including mitigation that could potentially be imposed by LAFCo and that would avoid, eliminate, or reduce potentially significant or significant impacts;

**Alternatives.** Suggestions for alternatives to the SOIA/annexation request that could potentially reduce or avoid potentially significant or significant impacts; and

**Interested Parties.** Identification of public agencies, public and private groups, and individuals that LAFCo and the City should notice regarding this SOIA/annexation request and the accompanying EIR.

### PROJECT LOCATION

The project site is located, at the southeast corner of Prairie City Road and White Rock Road, just west of Scott Road in Sacramento County, California (Exhibit 1).

### PROJECT BACKGROUND

In 2008, the City conducted a review of the existing corporation yard needs to determine whether existing facilities were adequate and, if not, what type of facilities would be needed to accommodate both the current city population and the City's projected build out identified in its general plan and from other foreseeable development.

The City's corporation yard operations are currently split among multiple sites. The main corporation yard is at the west end of Leidesdorff Street with additional yards located at the water treatment plant, a satellite yard storage area on Sibley Street, a yard adjacent to the Folsom City Zoo Sanctuary and Rodeo Park on Stafford Street, and a yard adjacent to the John Kemp Community Park and Folsom Sports Complex on Clarksville Road.

The main Leidesdorff Yard (5 acres of active use) is fully occupied and unable to support current requirements; thus, the City has developed other smaller corporation yard sites to meet current needs. Approximately 10 acres of additional space is available on the site of the former landfill for passive uses, but even with this available acreage, the existing sites cannot meet current and projected City corporation yard requirements.

## **PROJECT DESCRIPTION**

### **1.1.1 Overview**

The project is solely to facilitate the development of a new corporation yard for the City of Folsom which would be designated as Public and Quasi-Public Facility (PQP) and rezoned M-2 (General Industrial). If the SOIA is approved, consideration of the general plan amendment, prezone, and annexation would follow. If annexation is approved, the City would purchase the property in fee title and begin more detailed planning on the design of the corporation yard. While development of a corporation yard is not part of this project, it is a likely outcome of an SOIA, general plan amendment, prezone, and annexation, and therefore the impacts of a reasonable development scenario are described below and evaluated throughout the Draft EIR. The approximately 58-acre site would include 36.03 acres for the future corporation yard, 16.25 acres for SouthEast Connector right-of-way, and 5.12 acres to realign Scott Road. In addition, a 0.8-acre easement is included in the project but not in the SOIA/annexation area. This area would be used to provide access to Prairie City SVRA once the SouthEast Connector removes the current access

The City anticipates that it would realign Scott Road to connect to Prairie City Road and abandon Scott Road from north of the realignment to White Rock Road. Exhibit 2 shows the general outline of the proposed changes.

### **1.1.2 Types of Uses and Facilities**

The City currently has a wide variety of uses at the current corporation yard locations. These uses would be shifted over to the new site and the existing Leidesdorff Yard would be emptied and left unoccupied. The new yard would be used by the following City departments: Parks and Recreation, Public Works, and Utilities. Table 1 shows the anticipated needs at city buildout (approximately 2050).

**Table 1 Facility Needs (Buildout-2050)**

Space Component	Staff	Enclosed Office/Shop/Warehouse SF	Exterior Covered SF	Exterior Open SF	Total SF
<b>Parks and Recreation</b>					
Park Maintenance	71	8,387	33,334	37,876	79,597
<b>Public Works</b>					
Street Maintenance	48	18,413	54,488	38,080	110,981
Transit	45	4,470	–	29,400	33,870
<b>Utilities</b>					
Administration	2	1,167	–	–	1,167
Fleet Management	24	31,717	1,190	16,940	49,847
<b>Solid Waste</b>					
Collections	59	4,100	–	319,902	324,002
Household Hazardous Waste (HHW)	–	4,500	2,240	8,935	15,675
Transfer Station	–	52,500	–	201,360	253,860
Utility Maintenance	22	4,309	4,760	33,048	42,117
Wastewater	24	5,838	4,760	10,242	20,840
Water	14	3,187	–	8,534	11,721
Water Treatment Plan - Plant Maintenance	5	6,785	2,940	4,385	14,110
<b>Common/Shared</b>					
Office Support	–	7,920	560	111,818	120,298
Field/Shop Support	–	21,096	13,096	37,414	71,606
<b>Total</b>	<b>314</b>	<b>174,389</b>	<b>117,368</b>	<b>857,934</b>	<b>1,149,691</b>
Gross Building Area (GSF) (NSF @ 87.5%)	–	199,301	–	–	199,301
Total Yard Area	–	–	117,368	857,935	975,303
Site Circulation, Landscaping, Setback (@35%, 25%, 25%)	–	69,755	29,342	214,484	313,581
<b>Total</b>	<b>–</b>	<b>269,056</b>	<b>146,710</b>	<b>1,072,419</b>	<b>1,488,185</b>

Source: City of Folsom 2008

The new yard could also house facilities for other departments; however, at this time, no additional information is available to describe the potential area or types of facilities that could be needed. Therefore, this EIR does not include uses that are not explicitly described in the project description.

At buildout, the City estimates it would need 174,389 net square feet (nsf) of built space, including 38,739 nsf for office and support space, 27,155 nsf for warehouse and enclosed storage space, 27,155 nsf for shops and other specialized use spaces, and 52,500 nsf for a solid waste transfer station and material recovery facility. This EIR assumes that these amounts of facility space would be constructed by buildout of the corporation yard in 2050.

### 1.1.3 Access

The SouthEast Connector is planned to use right-of-way centered around White Rock Road. While the ultimate plan for the SouthEast Connector includes an overpass at the Prairie City Road intersection with White Rock Road, the SouthEast Connector assumes an interim, Phase 1, alignment which would include shifting the intersection east and adding a frontage road connection from this intersection to Scott Road.

Depending on when the corporation yard is built, there are multiple options for the City to provide access for its vehicles. The EIR will evaluate four access options that may be used depending on whether the SouthEast Connector is built or after before the corporation yard. Elements of these options include extending Prairie City Road south of the existing intersection with White Rock Road, realigning and abandoning portions of Scott Road, and incorporating the SouthEast Connector's Phase 1 and/or ultimate buildout.

### 1.1.4 Construction Schedule

If the project and its entitlements are approved, the City anticipates it would begin construction of the corporation yard no sooner than 2021 and likely, not until 2024. Construction is anticipated to last 24 months and include the following construction phases:

- ▲ excavation/shoring,
- ▲ utilities installation,
- ▲ building construction,
- ▲ Scott Road realignment,
- ▲ paving, and
- ▲ Scott Road abandonment.

### 1.1.5 Use of Existing Corporation Yard Site

If the project is approved, at the time detailed site plans are developed and approved, the City would move and consolidate the existing corporation yard activities to the new site. The Leidesdorff Yard would not house any corporation yard activities. The City has no current plans for using the site if the corporation yard activities are moved to the new site. Once the new corporation yard becomes operational, the City would begin a public process of reviewing possible other uses for the Leidesdorff Yard site. This document assumes that no additional uses would be allowed at the Leidesdorff Yard site until, and unless, the City conducts a public planning and outreach process and associated environmental review of any potential reuse of that site.

## POTENTIAL ENVIRONMENTAL EFFECTS

LAFCo and the City have reviewed the project application, as required by Section 15060 of the CEQA Guidelines, and have determined that an EIR should be prepared. As required by CEQA, the EIR will describe existing conditions and evaluate the potential environmental effects of the proposed project and a reasonable range of alternatives, including the no-project alternative. It will address direct, indirect, and cumulative effects. Consistent with LAFCo requirements, the EIR will consider the extent to which the project will promote environmental justice. The EIR will also discuss potential growth-inducing impacts, and summarize significant and unavoidable environmental effects. The EIR will identify feasible mitigation measures, if available, to reduce potentially significant impacts. At this time, LAFCo and the City have identified the potential for environmental effects in the areas identified below.

**Aesthetics.** The SOIA/annexation would facilitate development of a corporation yard which would replace an undeveloped parcel containing grassland. This section will describe how implementation of a corporation yard could change the view of the site from nearby viewpoints. The analysis will also include a discussion of light- and glare-related impacts. Mitigation will be recommended to reduce or eliminate project impacts, where appropriate and feasible.

**Agriculture.** According to the Natural Resource Conservation Service, Sacramento County Important Farmland Map, the project site is identified as Grazing Land. The site is in nonrenewal for a Williamson Act contract. The Agricultural Resources section of the EIR will evaluate environmental impacts associated with conversion of grazing land to urban uses, as well as the project's consistency with policies of the County's and City's General

Plan protecting farmland resources. In addition, the analysis will evaluate whether the proposal would be consistent with LAFCo policies pertaining to agricultural resources as identified in Sacramento LAFCo Policies, Standards, and Procedures Guidelines. This section will also carefully evaluate conflicts between the proposed urban uses and nearby grazing operations. This includes both environmental impacts to the proposed urban uses, as well as indirect loss of farmland because of proximity of potentially incompatible urban uses. The analysis will also include an evaluation of open space resources as defined by Government Code Section 65560 that are located within or adjacent to the project area and the countywide trend of open space loss. Mitigation will be recommended to reduce or eliminate project impacts, where available.

**Air Quality.** The EIR will include a description of existing air quality conditions within the project area and the nearby vicinity. This will include information on the location of existing sensitive receptors and emissions sources, ambient air quality concentration data from the most representative air quality monitoring station(s), attainment designations, and natural factors that relate to the transport and dispersion of air pollutants. Based on the City's projected scenario to use this site as a corporation yard, the section will analyze the potential for operational mobile-source emissions as a result of future development to violate or contribute to a local carbon monoxide hot spot that exceeds the ambient air quality standards, the potential for existing and potential sensitive receptors to be exposed to unhealthy levels of toxic air contaminants generated by construction activity, and the potential exposure of sensitive receptors to odor sources. Projected increases in criteria air pollutants, precursors, and exposure to toxic air contaminants and odors will be compared to applicable thresholds recommended in the Sacramento Metropolitan Air Quality Management District's 2015 CEQA Guide to Air Quality Assessment.

**Biological Resources.** This section will describe the potential for special-status plants, animals, and habitat to occur in the project area, as well as the project's potential to facilitate development that could adversely affect identified biological resources directly or indirectly. This will include reviewing documentation pertaining to habitat requirements for special-status species potentially occurring near the SOIA area, the species data provided by U.S. Fish and Wildlife Service and California Department of Fish and Wildlife, and both the California Native Plant Society's Inventory of Rare and Endangered Plants of California and the California Natural Diversity Database. The EIR will also review the species and community accounts prepared in support of the South Sacramento Habitat Conservation Plan and address whether future development of the project area could affect implementation of the plan.

**Cultural Resources and Tribal Cultural Resources.** A record search will be provided via the North Central Information Center. Any tribal or other cultural resources that are known or have the potential to occur on the project site will be assessed, and the potential impacts that may occur to known and unanticipated resources because of project implementation will be evaluated. The EIR will document the results of AB 52 and SB 18 consultation and any agreements on mitigation measures for California Tribal Cultural Resources.

**Energy.** This section will describe the existing energy setting in terms of local supply, consumption levels, and current energy standards. The EIR will evaluate the energy impacts of the operation of the corporation yard.

**Greenhouse Gases and Climate Change.** This section will assess the potential for construction- and operation-related greenhouse gas emissions associated with corporation yard development. In addition, this section will qualitatively discuss potential adverse impacts to corporation yard development because of climate change and the ability for the corporation yard development to adapt to these effects.

**Hydrology and Water Quality.** The section will describe the existing drainage and water quality conditions of the site, provide a description of the applicable regulatory environment, and will evaluate the project's hydrology and water quality impacts including: short-term construction-related effects; permanent stormwater changes; impacts to groundwater quality and quantity; and cumulative on- and off-site impacts. The EIR will also address the potential for development.

**Land use and Planning.** The EIR will consider whether the project is consistent with applicable policies, plans, and regulations, including the Sacramento County General Plan, SACOG Blueprint, Metropolitan Transportation Plan/Sustainable Communities Strategy, and the South Sacramento Habitat Conservation Plan.

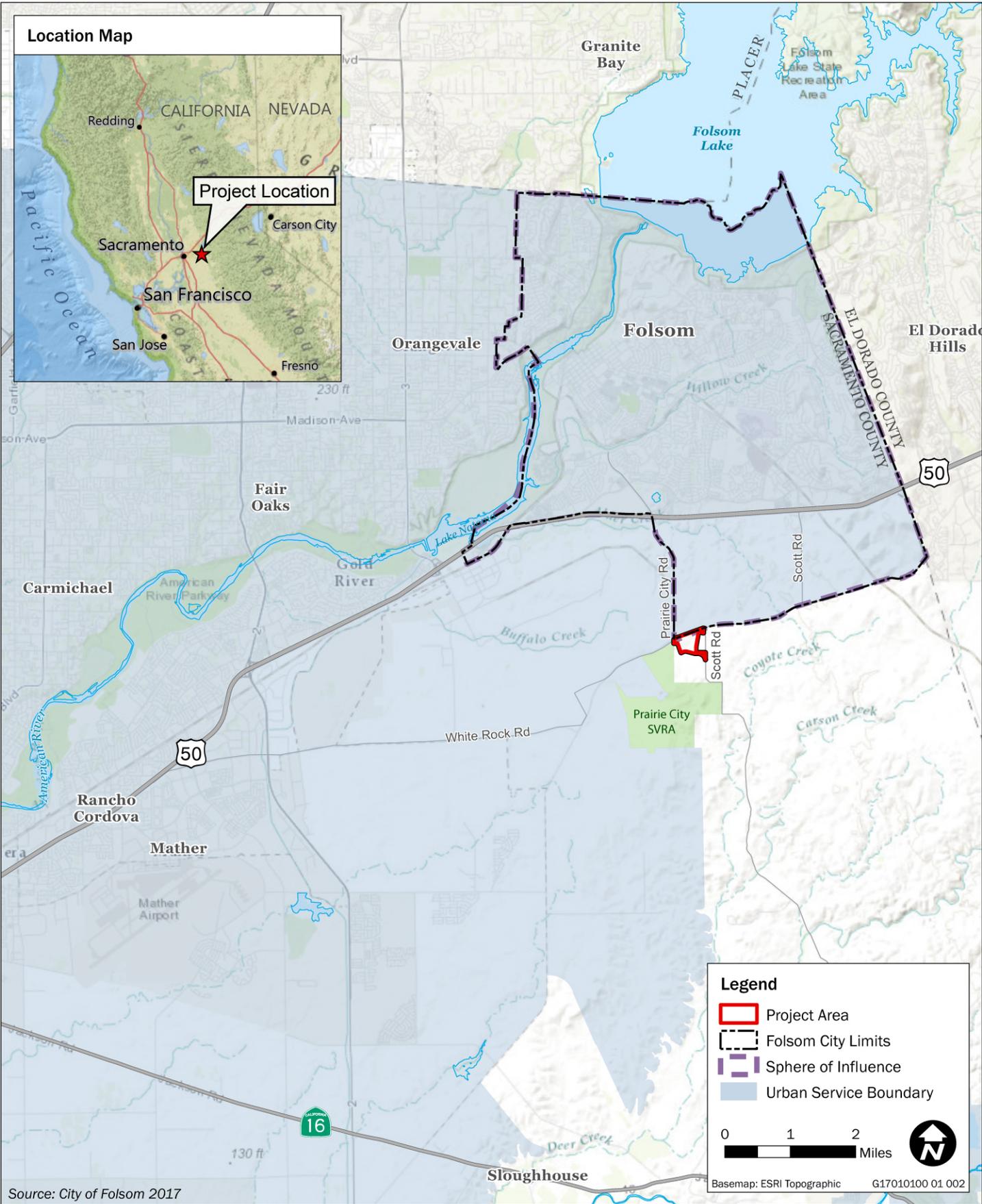
**Noise and Vibration.** This section will include information on the location of existing sensitive receptors, ambient levels, and natural factors that relate to the attenuation thereof. This information will be based on existing documentation, site reconnaissance data, and the use of prediction methods. The EIR will assess noise impacts that would be anticipated to occur with construction and operational activity associated with the development of the project area.

**Population, Employment and Housing.** The EIR will discuss any potential effects on housing, especially affordable housing. Currently, the site is vacant; however, consistent with LAFCo requirements, the EIR must disclose whether there are existing or planned affordable housing resources on the project site.

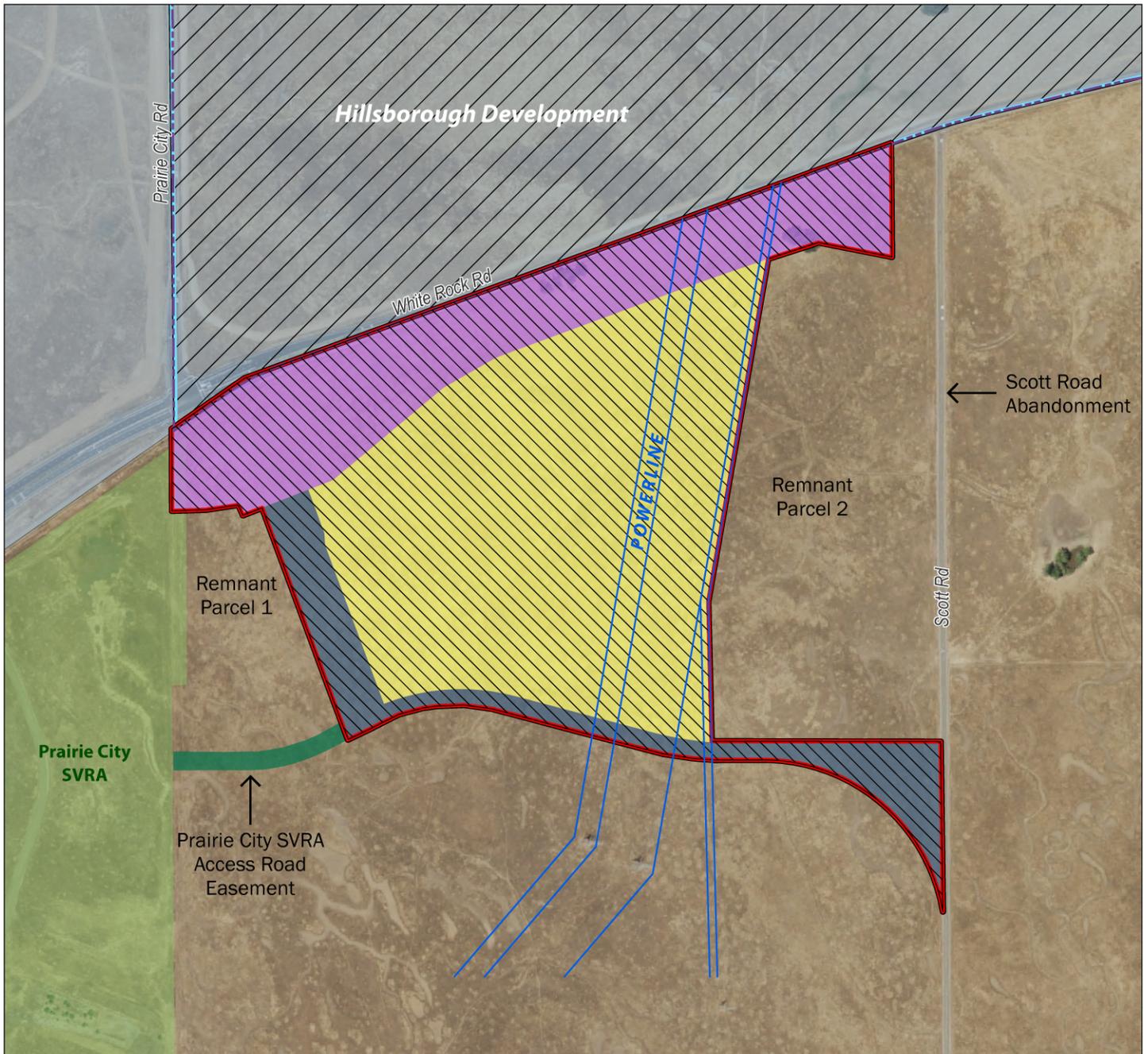
**Transportation and Traffic.** The EIR will summarize any available data on traffic patterns and levels of service in areas that could be affected by the potential development of the proposed project area. Planned improvements identified in current planning and environmental documents will be noted. Existing transit services will be described. The EIR will identify future traffic conditions and improvements near the project area based on existing planning and environmental documents, such as the City of Folsom's General Plan and the Sacramento Area Council of Governments' 2016 Metropolitan Transportation Plan/Sustainable Communities Strategy. The analysis will conceptually describe transportation-related impacts associated with potential development of the project using information generated through air quality modeling of the land use holding capacity assumptions (which also produces trip generation information).

**Utilities.** This section will focus on the provision of utilities to the site, the potential need to extend utilities and the potential for environmental impacts to result because of exceedance of capacity or expansion of facilities. The analysis will provide an evaluation of projected utility demands and the facilities and supplies that would be needed to meet those demands. The analysis will focus on the capacity of water, wastewater treatment/sewer, and electric/gas facilities. The evaluation will assess whether the City and any other service providers have (1) the service capability and capacity to serve the project site, and (2) whether they can provide services to the project without adversely affecting existing service levels elsewhere in their service areas. The assessment will include coordination with utility service providers to confirm demand projections for projected uses. The City anticipates sizing the utilities appropriately and not providing more than is needed for corporation yard uses so that the expansion of utilities would not induce growth.

The EIR will summarize any benefits to the environment or public resulting from relocation of the corporation yard, as well as detrimental impacts, if any.



Source: City of Folsom 2017



**Legend**

Powerline Easement	Project Area
Capitol SouthEast Connector Right-of-Way	Existing Parcel Boundary
Proposed Corporation Yard Site	Folsom Plan Area Specific Plan
Scott Road Realignment	Folsom City Limits/Sphere of Influence
FPASP Hillsborough Development Area	Urban Service Boundary
Future SOI/City Boundary	

0 250 500 Feet

Source: City of Folsom 2017, Sacramento County 2016

Aerial: NAIP 2016

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**Exhibit 2**

**Elements of Project Site**



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