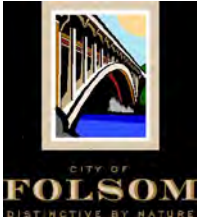


# **APPENDIX A**

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Notice of Preparation



# City of Folsom

**DATE:** September 12, 2008

**TO:** Governor's Office of Planning and Research/ State Clearinghouse Unit, Responsible Agencies, Trustee Agencies, and Interested Parties (Please see Attached Distribution list)

**LEAD AGENCY:** City of Folsom  
David Miller  
Director, Community Development Department  
50 Natoma Street  
Folsom, CA 95630

**APPLICANT:** South Folsom Property Owners Group  
John Hodgson  
The RHC Group  
7700 College Town Drive  
Sacramento, CA 95826

**SUBJECT:** Notice of Preparation of a Joint Draft Environmental Impact Report/Environmental Impact Statement for the Folsom South of U.S. Highway 50 Specific Plan Project

The City of Folsom intends to prepare a "joint" Environmental Impact Report (EIR), and Environmental Impact Statement (EIS), consistent with the California Environmental Quality Act (CEQA) (Pub. Resources Code, § 21000 et seq.; see also 14 CCR Sections 15220, 15222 [State CEQA Guidelines]), and the National Environmental Policy Act (NEPA) (42 U.S.C. Section 4321 et seq.) for the Folsom South of U.S. Highway 50 Specific Plan project. The City will be the lead agency for compliance with CEQA and the U.S. Army Corps of Engineers (USACE), Sacramento District, will be the federal lead agency for purposes of complying with NEPA.

In accordance with Section 15082 of the CEQA Guidelines, the City of Folsom has prepared this Notice of Preparation (NOP) to inform all responsible and trustee agencies and interested parties that an EIR/EIS will be prepared. The purpose of an NOP is to provide sufficient information about the proposed project and its potential environmental impacts to allow OPR, responsible and trustee agencies and interested parties the opportunity to provide a meaningful response related to the scope and content of the EIR/EIS, including the significant environmental issues and reasonable alternatives and mitigation measures that the responsible or trustee agency, or the OPR, will need to have explored in the EIR/EIS. (State CEQA Guidelines, Section 15082[b]).

The project location, description, and probable environmental effects are presented below. An initial study has not been prepared for this project because the EIR/EIS will address all of the potentially significant adverse environmental effects of the proposed project. The EIR/EIS will also include feasible mitigation measures and consideration of a reasonable range of alternatives to avoid or substantially reduce the proposed project's significant adverse environmental impacts.

A joint CEQA/NEPA public scoping meeting will be held during the 45-day NOP public review period to provide agencies and the public with an opportunity to provide comments on the scope and content of the EIR/EIS. The joint scoping meeting shall satisfy the meeting requirement for projects of statewide, regional or areawide significance. (See State CEQA Guidelines, Section 15082, subd. [c].)

## SCOPING MEETING

**DATE & TIME:** September 25, 2008 from 5-7 pm

**LOCATION:** Folsom Public Library, 411 Stafford Street, Folsom CA 95630

Comments and suggestions are invited from all interested parties. Written comments or questions concerning the EIR/EIS should be directed to the City's environmental project manager at the following address within 45 days from receipt of this notice and no later than 5:00 p.m. on October 27, 2008. All comments must include full name and address in order for staff to respond appropriately.

Gail Furness de Pardo  
City of Folsom  
Community Development Department  
50 Natoma Street  
Folsom, CA 95630  
email: gdeparado@folsom.ca.us

## PROJECT LOCATION

The project site consists of approximately 3,500 acres in eastern Sacramento County, south of U.S. Highway 50 (U.S. 50) (see Exhibits 1 and 2). The project site, also known as the Specific Plan Area (SPA) is located within the City of the Folsom's (City's) sphere of influence and planning area boundary.

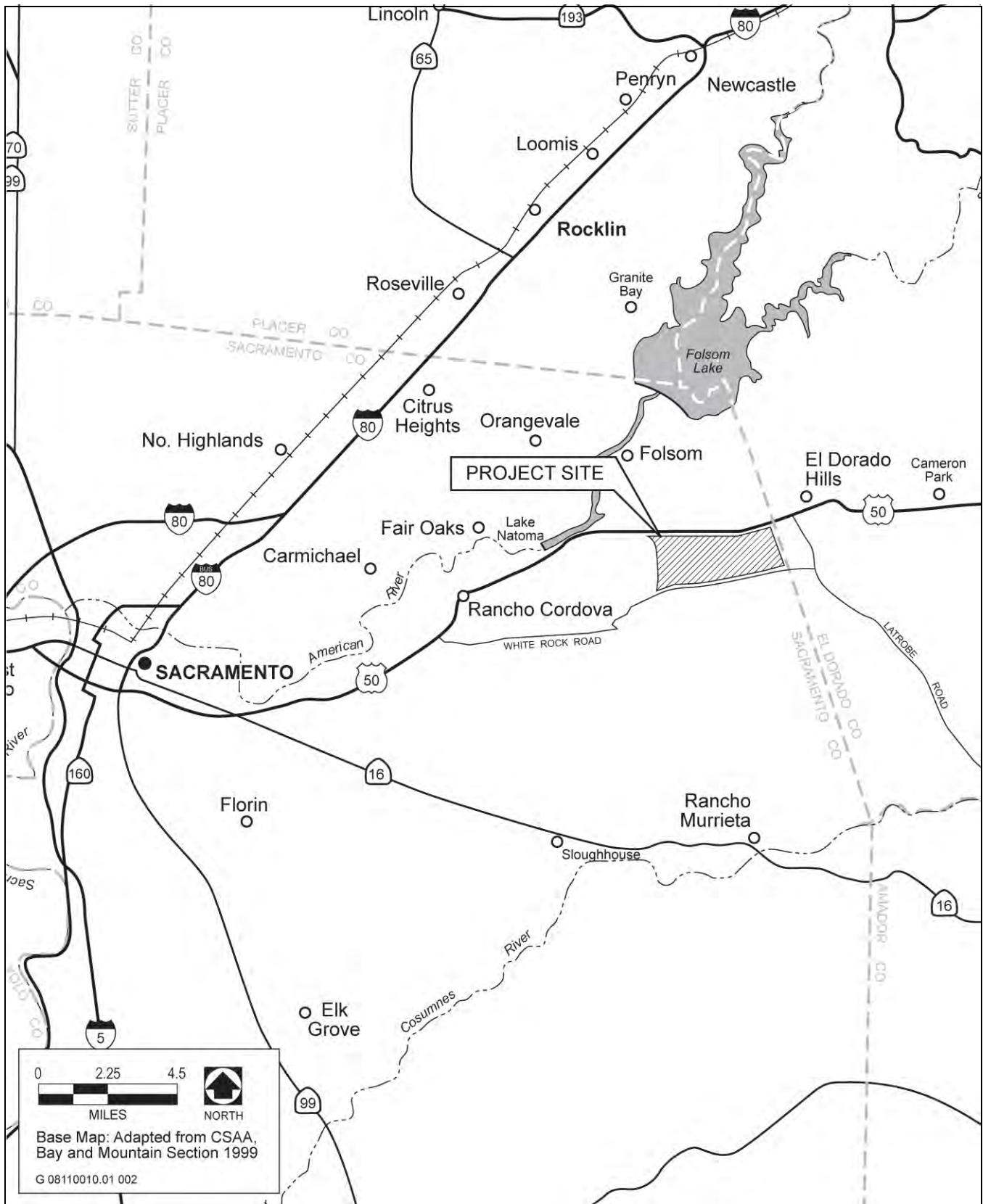
The project site is surrounded by agricultural and rural residential land uses to the south. Land west of the project site is owned by the Aerojet-General Corporation and is planned for future residential/commercial development. Land east of the project site lies within El Dorado County and consists of residential housing. Residential and commercial development is located north of the project site, on the opposite side of U.S. 50. Regional access to the project site would be provided from U.S. 50, which also forms the site's northern boundary. Local access to the project site is provided by Prairie City Road, East Bidwell Street, and White Rock Road (Exhibit 2). Alder Creek runs through the project site along a portion of the site's northern boundary.

## PROJECT BACKGROUND

In 2001, the Sacramento Local Agency Formation Commission (LAFCO) designated the undeveloped land south of U.S. 50 between Prairie City Road, White Rock Road, and the El Dorado County line as part of the City's sphere of influence (SOI). When the Folsom plan area application was approved by LAFCO, the City entered into a Memorandum of Understanding (MOU) with Sacramento County. The intent of the MOU is to serve as a guide for sound regional long-range planning efforts relative to the annexation of the SPA. The MOU outlines a comprehensive planning process for the SPA, including public participation with various stakeholders and the general public. It also addresses a number of issues including water supply, transportation, schools, and open space that were later incorporated into language found in Measure W and subsequently the City Charter.

In November 2004, following a series of Visioning workshops, ballot measure W (City Ordinance No. 1022) passed with support from 69% of the City voters. With the passage of Measure W, the City Charter was amended to require the Folsom City Council to take certain actions related to each of the issue areas described below:

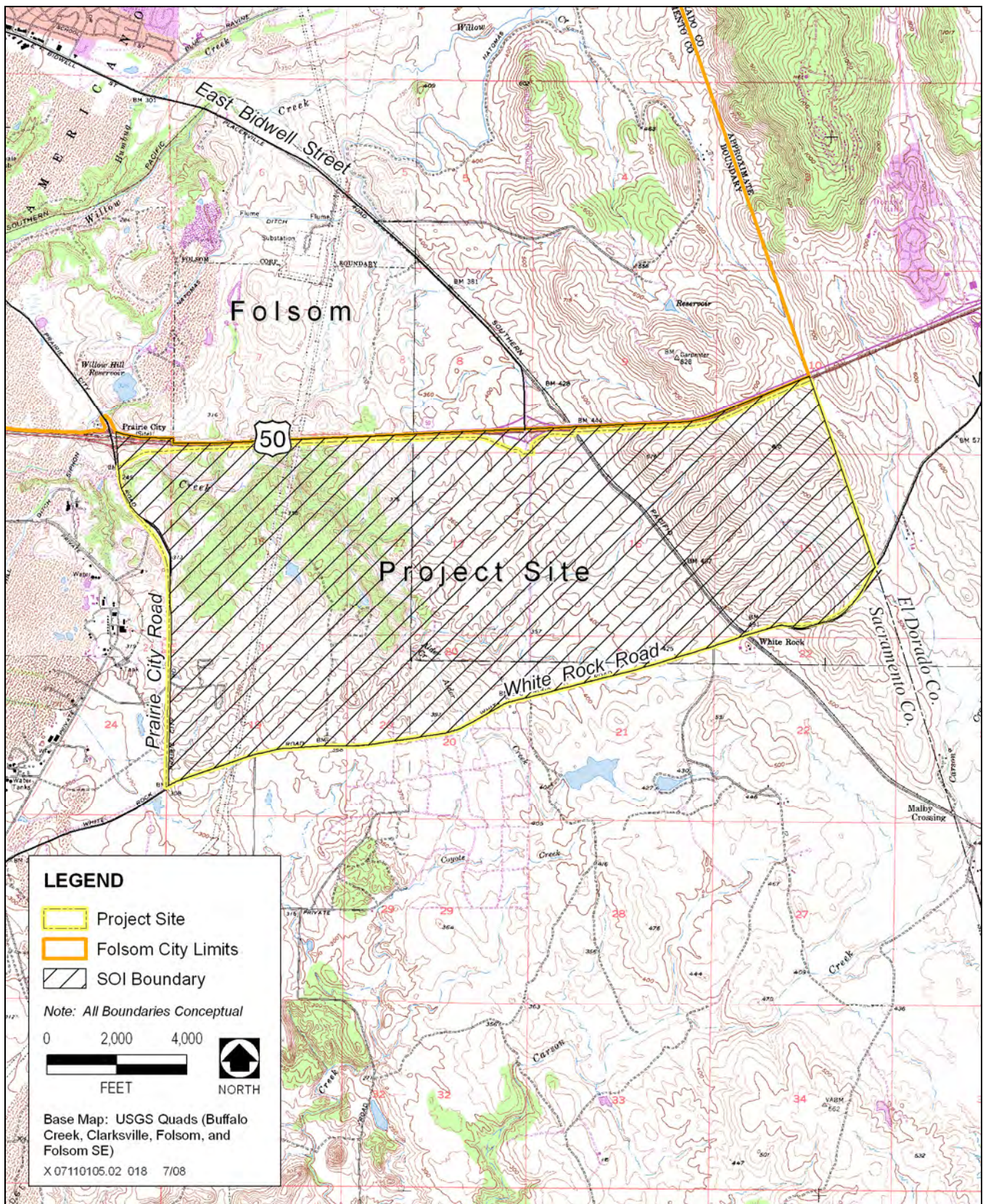
- ▶ **Water Supply.** Identify and secure the sources of water supply to serve the SPA without reducing the existing water supply currently serving users to the north of U.S. 50, and at no cost to existing Folsom residents.



**Regional Location Map**

**Exhibit 1**





**Project Site Location Map**

**Exhibit 2**



- ▶ **Transportation.** Adopt an Infrastructure Funding and Phasing Plan for the construction of roadways and transportation improvements that are necessary to reduce traffic impacts resulting from development of the SPA. The timing of the construction of the transportation improvements shall be tied to the anticipated rate of growth and associated traffic impacts. Existing Folsom residents shall not be required to pay fees for the construction of any new transportation improvements required to serve the SPA.
- ▶ **Open Space.** Maintain 30% of the SPA as natural open space to preserve oak woodlands and sensitive habitat areas. Natural open space can not include active park sites, residential yard areas, golf courses, parking lots, or their associated landscaping.
- ▶ **Schools.** Provide the funding and construction of all necessary school facilities for the SPA so that Folsom residents north of U.S. 50 are not required to pay for the construction of new school facilities serving the SPA and existing schools are not overcrowded by development of the SPA.
- ▶ **Development Plan.** Adopt a General Plan Amendment to serve as the blueprint for development within the SPA. The General Plan Amendment will only be adopted after the completion and certification of an Environmental Impact Report.
- ▶ **Public Notice.** Every registered voter in the City must be mailed a notice of time, place, and date of the public meetings and hearings before the Planning Commission and City Council. The notice must include a summary of the SPA proposal with the full proposal and associated environmental review available for public review at the City Clerk's office, at all Folsom public libraries, and on the City's website.
- ▶ **Implementation.** All existing City plans, policies, ordinances, and other legislative acts must be amended as necessary, as soon as possible, and in the time and manner required by State law, including CEQA, to ensure consistency between the Charter Amendment and those plans, policies, and other provisions.

In 2004, the City launched a Visioning process to seek community input about the future plans for the City's SOI area. Approximately 200 residents of Folsom and nearby El Dorado County attended a series of meetings led by a professional planning consultant. At those meetings, the participants addressed a range of issues including land uses, open space, transportation, and financing. Their recommendations resulted in a series of five possible development scenarios, which were reviewed by the Folsom City Council at its January 25, 2005 meeting. Since that time, the land use plan for the SPA has continued to undergo refinements, and has evolved into the proposed project shown in Exhibit 3 of this NOP. The proposed project, along with several alternative land use plans and a "no development" alternative (No Project), will be evaluated in an equal level of detail in the EIR/EIS.

The western one-quarter of the project site is owned by Aerojet-General Corporation and was formerly used for activities related to the aerospace industry. A small portion of this area of the project site (the Island Area Operable Unit) is part of the Aerojet-General Corporation Superfund Site because it contains high concentrations of volatile organic compounds (VOCs) and or perchlorate in the soil or groundwater. Cleanup activities at the Island Area Operable Unit are ongoing. This area of the project site is not planned for development.

## PROJECT DESCRIPTION

The proposed project consists of a mixed-use residential/commercial development on approximately 3,500 acres. The types and amounts of each land use are shown in Table 1.

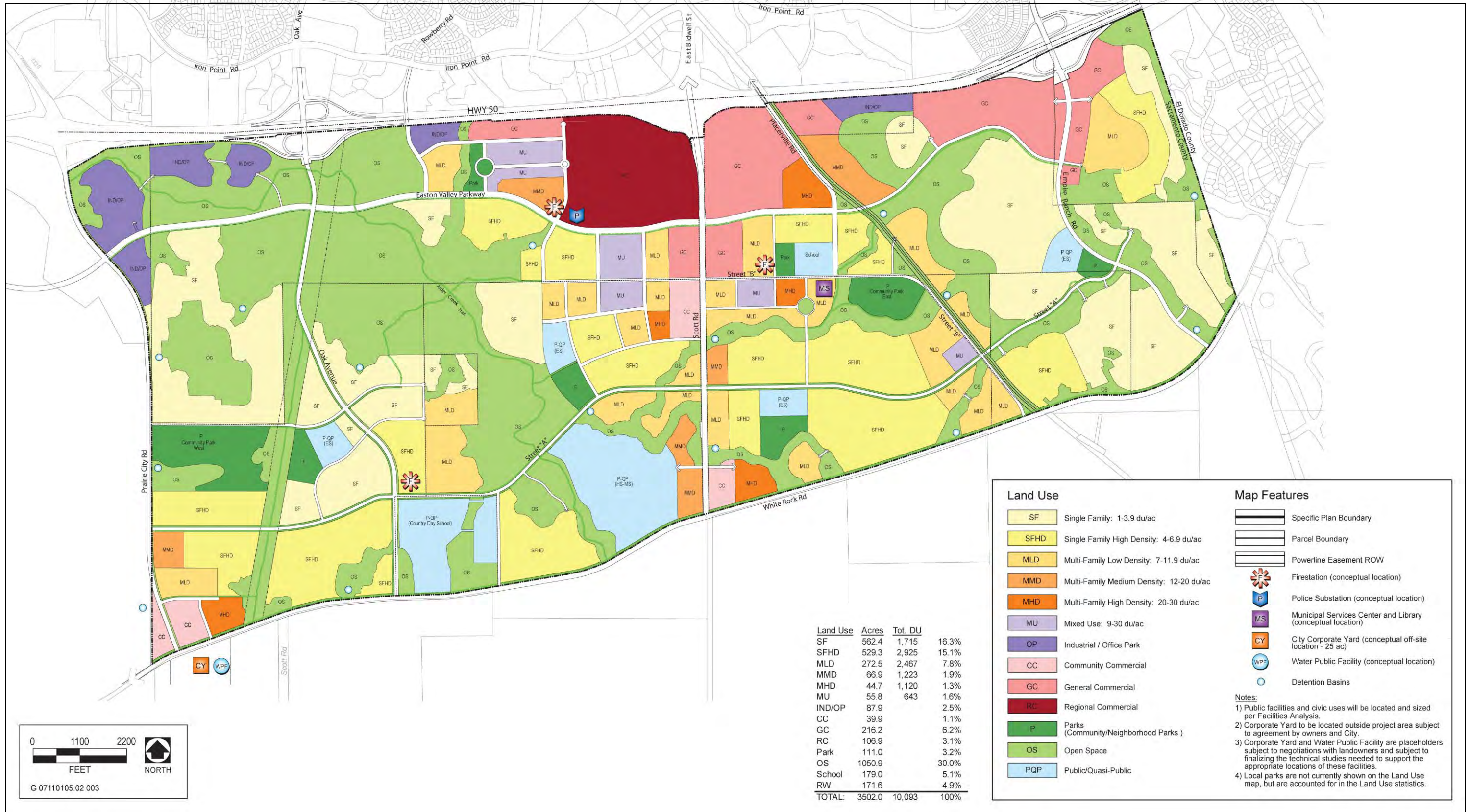
In accordance with the principals of "Smart Growth" embodied by the Sacramento Area Council of Governments (SACOG) Blueprint, the proposed project would include 1,482.8 acres of residential development and 506.7 acres of commercial and employment-generating land uses that would improve the City's jobs/housing balance and provide on-site employment opportunities for SPA residents. As part of those employment-generating land uses, the proposed project also includes a 106.9-acre site for a regional shopping mall. The proposed project would also include a police station, fire station, and municipal services center. Five elementary schools and a joint high

school/middle school would be constructed on site to meet the needs of SPA residents. Sacramento Country Day School (K-12) would also construct an on-site educational facility.

<b>Table 1 Specific Plan Land Uses</b>		
<b>Land Use</b>	<b>Dwelling Units/Acre</b>	<b>Total Acres</b>
Single Family (SF)	1.0-3.9	569.4
Single Family High Density (SFHD)	4.0-6.9	529.3
Multi-Family Low Density (MLD)	7.0-11.9	272.5
Multi-Family Medium Density (MMD)	12.0-20.0	66.9
Multi-Family High Density (MHD)	20.0-30.0	44.7
Mixed-Use District (MU)	9.0-30.0	55.8
Industrial/Office Park (IND/OP)		87.9
Community Commercial (CC)		39.9
General Commercial (GC)		216.2
Regional Commercial (RC)		106.9
Parks – Community West (P)		44.5
Parks – Community East (P)		20.0
Parks – Neighborhood (P)		46.5
Parks – Local (22.9 acres)		22.9*
High School-Middle School (PQP)		79.3
Elementary School (PQP)		50.0
Country Day School (PQP)		49.7
Open Space		1,050.9
Major Circulation		171.6
<b>Total</b>	<b>10,093 Maximum EDUs</b>	<b>3,502.0</b>
Notes: EDUs = Equivalent Dwelling Units.		
* Local park acreage totals 22.9 acres, but is included in totals for residential and mixed-use districts.		
Source: RRM Design Group 2008		

As required by LAFCO and Measure W, a minimum of 30% of the SPA would be preserved as natural, undeveloped open space. Approximately 1,050 acres of open space would be included in the proposed project, the majority of which would be located in the western portion of the project site. This area includes Alder Creek, a large concentration of cultural resources sites, and the highest concentration of oak woodland habitat within the project site. Consultation with the State Historic Preservation Office would be conducted under Section 106 of the National Historic Preservation Act for properties listed or potentially eligible for listing on the National Register of Historic Places and the California Register of Historical Resources, as appropriate. Consultation with local Native American tribes would also be conducted as part of the EIR/EIS process.





Folsom South of 50 Conceptual Land Use Plan

Exhibit 3



The proposed project includes a network of Class I and II bicycle trails that would provide connectivity to trails in El Dorado County. The proposed roadway network would include major and minor collector streets, local streets, and alleyways. A fixed public transit route is planned along the proposed Easton Valley Parkway, which would run through the project site in an east-west direction. The transit route would proceed east to Placerville Road, and then south to connect with White Rock Road. Covered bus stops and bus turnouts would be provided throughout the project site near high density housing, commercial areas, and office parks. Bus stops may be used for fixed route service within the SPA or for regional commuter service provided by the Folsom Stage Line, Sacramento Regional Transit, and El Dorado Transit. Two new planned interchanges along U.S. 50--at Oak Avenue Parkway and Empire Ranch Road--would provide additional access to the project site. The traffic analysis performed as part of this EIR/EIS will consider traffic along these roadways in relation to the proposed project's internal circulation network and the cumulative traffic conditions. Construction of a portion of these interchanges is required to serve existing development north of U.S. 50. The portion of the interchanges that serve the existing City are included in the City's General Plan and are necessary to serve the City of Folsom regardless of whether or not the proposed project is implemented. The portion of the interchanges that would serve the proposed project, including additional structures and access to U.S. 50, would be necessary as part of the proposed project. The timing of these interchanges is tied to the timing of the development of the proposed project, as the portion of the Empire Ranch Road Interchange called out in the City's General Plan may not be in place prior to the proposed project's needs. Therefore, the Folsom South of U.S. Highway 50 Specific Plan EIR/EIS will evaluate the potential environmental impacts of project-generated traffic at these intersections; to the extent that project-generated traffic would require a change in the timing of construction or planned configuration of these two interchanges, those changes will be evaluated at a programmatic level of analysis. Detailed environmental analysis of the U.S. 50 interchanges would be performed by the California Department of Transportation as separate CEQA projects.

The proposed project consists of not more than 10,093 dwelling units, which would require a water supply of approximately 8,000 acre-feet of water per year, based on current water-demand assumptions and implementation of reasonable conservation measures in years when the water supply would be reduced by up to 25%. Approximately 60% of this water demand would be for outdoor uses and the remaining water would be for indoor uses or efficiency loss. Project landowners have negotiated a potential acquisition of a long-term Central Valley Project (CVP) water entitlement from the Natomas Central Mutual Water Company (Natomas) under Contract No. 14-06-200-885A-R-1 (Natomas CVP Contract) with the United States Bureau of Reclamation (Reclamation) for the purpose of serving the planned community. However, until permanent water conveyance facilities are actually constructed, an initial water supply may be secured to begin development and serve the planned community in its early phases. The CVP entitlement under the Natomas CVP Contract is currently diverted from the Sacramento River. The term of the Natomas CVP Contract is through March 31, 2045, with the right to renew for successive periods not to exceed 40 years each. The Natomas CVP contract allows for assignment of all or a portion of the CVP entitlement with the approval of Reclamation.

The project site is within the authorized place of use for CVP water under Reclamation's water right permits issued by the State Water Resources Control Board. Natomas has determined that this assignment would not adversely impact water service and water supplies within the Natomas service area. The EIR/EIS will include an analysis of environmental impacts within the Natomas service area of permanently assigning this CVP entitlement to the City.

Since all of Natomas' CVP Contract entitlement is currently delivered only during the months of July and August, the City will work with Reclamation or another CVP contractor to reschedule the delivery of the assigned Natomas CVP Contract entitlement on a municipal and industrial use pattern (i.e., delivered over a 12-month period instead of a 2-month period). The EIR/EIS will include an analysis of environmental impacts associated with rescheduling this CVP entitlement to a municipal and industrial use pattern and the reasonably foreseeable indirect environmental consequences thereof.

Natomas has used this CVP entitlement for irrigation deliveries within its service area. The City will use the assigned water supply for municipal and industrial uses within the project site. The EIR/EIS will include an analysis of impacts to water quality and water flows in the Sacramento River associated with changing the use of this water supply from irrigation to municipal and industrial uses.

Natomas has diverted this CVP entitlement at its points of diversion on the Sacramento River adjacent to its service area. The City proposes to change the point of delivery of this assigned water supply downstream to the diversion facilities of the Freeport Regional Water Authority (FRWA) on the Sacramento River. The City proposes to pump and convey the assigned Natomas CVP water supply through the FRWA diversion facility and conveyance pipeline to the point where the East Bay Municipal Utilities District pipeline and the Sacramento County Water Agency pipeline split (Bifurcation Point). The EIR/EIS will include an analysis of environmental impacts (including potential impacts to groundwater pumping and the groundwater aquifer) associated with the City using dedicated capacity in the FRWA diversion facility and conveyance pipeline as necessary to divert and convey the assigned Natomas CVP water supply to the Bifurcation Point.

The City would build additional conveyance facilities at a yet-to-be determined point at or near the Bifurcation Point. Accordingly, the City is considering a number of alternative conveyance options. All alternatives considered would deliver water to a point near the City's existing turnout on the Folsom South Canal (FSC). The City would deliver water from the FSC to a new City water treatment plant and then to the project site. The EIR/EIS will include an analysis of environmental impacts associated with the City conveying (including construction and operation of a new water treatment plant) the assigned Natomas CVP water supply from the Bifurcation Point to the project site. One alternative may include treatment of the water supply at Sacramento County Water Agency's proposed Vineyard Surface Water Treatment Plant, and then conveying this treated water supply to the project site. However, until permanent water conveyance facilities are actually constructed, an initial water supply may be secured to begin development of and to serve the planned community in the early phases. Initial water supply options may include groundwater, conserved, recaptured, and/or other transferred or exchanged water supplies from third parties. An initial water supply solution may also require the construction of new facilities to serve the planned community, depending on the source and location of the initial water supplies.

The proposed project would require several land use entitlements from the City including a general plan amendment and rezoning, specific plan, development agreement, financing plan, tentative and final subdivision maps, and improvement plans for commercial and industrial development. A petition for annexation of the project site to the City of Folsom is also requested as part of the proposed project.

## **PROJECT OBJECTIVES**

The fundamental purpose of the proposed project, to be obtained via the approval and implementation of the Folsom South of U.S. Highway 50 Specific Plan, is to provide a mixed-use, master-planned community within an area south of U.S. 50 that would be annexed to the City of Folsom. Pursuant to LAFCO Resolutions LAFC 1194 and 1196, the proposed SOI project would result in the annexation of the entire City's current Sphere of Influence south of U.S. 50 in a manner that would foster orderly urban development and discourage leapfrog development and urban sprawl. The proposed project would provide both jobs and housing and would generate a positive fiscal impact for the City.

Following adoption of the specific plan by the Folsom City Council, all subsequent development in the SPA must be consistent with specific plan goals, policies, and standards (see Government Code Section 65455).

## **TYPE OF ENVIRONMENTAL IMPACT REPORT/ENVIRONMENTAL IMPACT STATEMENT**

The EIR/EIS will include a program-level, or "first-tier," analysis for the project, consistent with California Public Resources Code (PRC) Sections 21083.3, 21093, and 21094; Title 14 California Code of Regulations Sections 15152 and 15168; and 40 Code of Federal Regulations (CFR) 1500.4(i), 1502.4(b), and 1502.20, among

others. The program-level analysis will consider the broad environmental effects of adoption and implementation of the Specific Plan. The Specific Plan and the EIR/EIS will include performance standards (e.g., setbacks, measures to protect agricultural, biological, and visual resources) and mitigation measures that would apply to all subsequent, future project development phases under the Specific Plan (as conditions of approval) at the project site.

The proposed project will be developed in several phases, with full buildout expected in 2027. To move forward with a specific phase, the project applicant(s) would submit a tentative map or an improvement plan for the entirety of each phase. At that time, the City would require compliance with the Folsom South of U.S. 50 Specific Plan performance standards and mitigation measures set forth in the EIR/EIS and incorporated into the Specific Plan for each improvement plan as conditions of approval. CEQA includes a number of different but complementary means for streamlining environmental review consistent with an approved general plan, specific plan, or zoning action. More than one of these provisions might apply to future entitlements in the approved specific plan area. (See, for example, PRC Section 21083.3 [streamlined review for projects consistent with general plans, community plans, or zoning actions for which an EIR was prepared]; 14 CCR Section 15183 [same]; PRC Sections 21093 and 21094 [tiering]; 14 CCR Section 15152 [same]; California Government Code Section 65457 [CEQA exemption for residential projects in a specific plan for which an EIR was prepared]; and 14 CCR Section 15182 [same].)

In addition to the programmatic analysis described above, the EIR/EIS may also include a more detailed analysis of specific parcels of the proposed project. The more detailed analysis may allow the consideration of discretionary approvals (e.g. tentative maps) for implementation of any initial phase(s) of development. The extent of environmental review, if any, for future development entitlements will depend on a number of factors, including level of design and engineering detail received for the initial phase(s) of development, the streamlining provisions of CEQA that are most applicable to a particular proposed entitlement; consistency of the development with the adopted specific plan; and the extent to which the programmatic analysis, performance standards, and mitigation measures have anticipated and accounted for the site-specific impacts of the requested entitlements.

If further environmental review of future phases of the proposed project is required, future site-specific approvals may be narrowed pursuant to the rules for tiering set forth in CEQA Guidelines Section 15152. That section, which would not come into play unless the City determines that future project proposals were not fully analyzed in this EIR, provides, for example, that, where a first tier EIR/EIS has “adequately addressed” the subject of cumulative impacts, such impacts need not be revisited in second- and/or third-tier documents. Furthermore, second- and third-tier documents may limit the examination of effects to those that “were not examined as significant effects” in the prior EIR/EIS or “[a]re susceptible to substantial reduction or avoidance by the choice of specific revisions in the project, the imposition of conditions, or other means.”

The City intends this EIR/EIS to be used by other local, State and federal agencies in the approval process of related entitlements, approvals, and/or permits associated with development within the Specific Plan area. To the extent that the CEQA streamlining processes described above are available to such agencies, they may choose to rely on them as well.

## **PROBABLE ENVIRONMENTAL EFFECTS OF THE PROPOSED PROJECT**

The City has reviewed the proposed project and determined that a full-scope, joint EIR/EIS should be prepared. The EIR/EIS will analyze the potentially significant adverse environmental effects of the proposed specific plan development, including off-site infrastructure and roadway improvements required to support implementation and development of the SPA. The following environmental issues will be evaluated in the EIR/EIS. Information regarding the probable environmental effects of the proposed project is provided below as required by CEQA Guidelines Section 15082(a)(1)(C). It is assumed that implementation of the proposed project would result in potential environmental effects in all issue areas, described below; however, the actual effects will be identified during the EIR/EIS process. The EIR/EIS will address direct, indirect, and cumulative effects in all issue areas.



The EIR/EIS will include feasible mitigation measures to reduce significant environmental impacts, where appropriate.

**Aesthetics** – The EIR/EIS will describe the potential visibility of the project from surrounding land uses and viewsheds. It also will describe the changes in visual character and potential effects to scenic resources from conversion of the project site from a largely agricultural/grazing use to urban development. An assessment of potential lighting/glare impacts, including nighttime skyglow effects on on- and off-site areas will be provided.

**Agriculture** – The EIR/EIS will evaluate the conversion of agricultural land to urban uses and will identify any indirect impacts on surrounding agricultural lands, such as potential land use conflicts and the potential to induce future conversion of surrounding agricultural land to urban uses. The EIR/EIS will address the potential contribution to cumulative loss of agricultural lands in the region.

**Air Quality** – The EIR/EIS will describe regional and local air quality in the project vicinity and evaluate the potentially significant air quality effects during project construction (temporary, short term) and operation (long term). The estimated air emissions will be modeled and compared to emissions thresholds of the Sacramento Metropolitan Air Quality Management District.

**Biological Resources** – The EIR/EIS will describe the existing biological resources at the project site, including Alder Creek, and will evaluate the potential effects on those biological resources (wetland, botanical, wildlife, and aquatic). The EIR/EIS will also consider the potential effects of the project to biological resources from off-site improvements needed to serve the project area.

**Cultural Resources** – The EIR/EIS will include a cultural resource impact assessment. The EIR/EIS will describe the existing cultural resources on the project site and affected off-site areas and will evaluate the potential impacts on these cultural resources, including the potential to affect undiscovered resources. The EIR/EIS will also include a Native American Heritage Commission (NAHC) search of the Sacred Lands File and consultation with the list of suitable tribal representatives and individuals that may have an interest in the project, as provided by NAHC. The EIR/EIS will also consider the potential effects of the project to cultural resources from off-site improvements needed to serve the project area.

**Environmental Justice** – As required by NEPA, the EIR/EIS will contain an analysis of any disproportionately high and adverse human health or environmental effects of the proposed project on minority and low-income populations.

**Geology, Soils, and Paleontological Resources** – The EIR/EIS will evaluate seismicity of the local area, presence of existing fault lines and effect on development, the potential for erosion of site soils, soil stability, and expansive characteristics of site soils, and the potential loss of availability of any economically valuable mineral deposits. The EIR/EIS will also include a paleontological resources impact assessment.

**Hydrology and Water Quality** – The EIR/EIS will evaluate potential effects on hydrology and water quality characteristics of the local aquifer, including water supply, alteration of drainage patterns, erosion, stormwater discharges, and flooding.

**Land Use and Planning** – The EIR/EIS will evaluate the proposed changes to on-site conditions in terms of consistency with all adopted applicable plans, such as the City of Folsom General Plan, the Sacramento County General Plan, LAFCO policies, Measure W, the SACOG Blueprint, and other relevant adopted plans and policies.

**Noise** – The EIR/EIS will describe the potential construction and operational noise impacts and will compare these impacts to applicable noise thresholds. It will also address the noise/land use compatibility of the proposed project and alternatives with existing and future expected noise levels, including traffic noise generated at nearby roadways and freeways.

**Parks and Open Space** – The EIR/EIS will analyze the potential for increased use of or substantial degradation of existing local and regional parks. It will also evaluate consistency with applicable adopted plans and policies for parks and open space.

**Population, Employment, and Housing** – The EIR/EIS will present existing population, housing, and employment figures for the City of Folsom and the Sacramento area and the projected changes in these variables as a result of proposed project development. The analysis will include a review of City and County goals and policies; potential changes in population, housing, and employment characteristics resulting from the proposed project; and the potential for secondary environmental impacts from those changes. The population analysis will compare the amount and type of growth anticipated under the proposed project with estimates from the City of Folsom General Plan, the U.S. Census Bureau, the California Department of Finance, SACOG, and other adopted planning documents. The EIR/EIS will address the potential effect on regional jobs/housing ratios.

**Public Health and Hazards** – The EIR/EIS will summarize the results of hazardous materials assessments and will evaluate the operational characteristics of the proposed project to determine potential impacts related to use of hazardous materials and emergency response plans. The EIR/EIS will also address safety issues specifically related to the proposed on-site land uses. The EIR/EIS will address the potential that a significant hazard to the public may be created through the transport, use, or disposal of hazardous materials, as well as the potential for reasonably foreseeable upset or accident conditions involving the release of hazardous materials into the environment. Seismic hazards will be addressed as part of the geology evaluation. Flooding hazards will be addressed as part of the hydrology evaluation.

**Public Services** – The EIR/EIS will evaluate the potential for adverse physical effects on the environment related to construction of new governmental facilities required to provide public services such as fire and law enforcement protection, schools, and solid waste.

**Traffic and Circulation** – The EIR/EIS will evaluate potential impacts on local and regional transportation facilities, including several freeway segments and ramps. The evaluation will be based on a transportation analysis that will evaluate local intersections, roadway segments, merge/diverge/weave, project-related vehicle trips, proposed site circulation and access, local transit operations, and the surrounding roadway network. The EIR/EIS will identify triggers for transportation improvements. The traffic and circulation section also will analyze effects on public transit, as well as public transit needs and alternative modes of transportation.

**Utilities** – The EIR/EIS will evaluate the potable water, recycled water, and wastewater systems proposed as part of the project. A Water Supply Assessment consistent with Senate Bill 610 (PRC Section 21151.9, Water Code 10910) will be prepared by the City. The EIR/EIS will analyze the potential impacts resulting from provision of new on-site utilities and extension of off-site utilities, including water conveyance, wastewater collection and treatment, electricity and natural gas services, and communications.

**Global Climate Change** – The EIR/EIS will evaluate the proposed project's contribution to global climate change, consistent with Assembly Bill 32 (the California Climate Solutions Act of 2006) and OPR's Technical Advisory (*CEQA and Climate Change*, June 19, 2008). The focus of the chapter will be to identify, to the extent feasible, the amount of greenhouse gas emissions anticipated to be generated and an assessment of whether the net change, as mitigated to the extent feasible, would constitute a substantial contribution to the significant adverse cumulative impact of global climate change.

**Growth Inducement** – The EIR/EIS will analyze the potential for the proposed project to induce additional growth on adjacent lands and in the region.

**Cumulative Impacts** – The EIR/EIS will analyze the potential cumulative impacts of the proposed project in conjunction with past, present, and reasonably foreseeable related projects as relevant to each of the environmental technical sections.

## ALTERNATIVES

Consistent with the requirements of the State CEQA Guidelines Section 15126.6, and Section 1502.14 of the Council on Environmental Quality Regulations implementing NEPA, the EIR/EIS will examine a range of reasonable alternatives to the proposed project that are potentially feasible. The alternatives must feasibly attain most of the objectives of the proposed project while also avoiding or substantially lessening at least one of the significant environmental effects of the proposed project. As required by NEPA, the alternatives will be evaluated at the same level of detail as the proposed project. As a result of the scoping and agency consultation efforts conducted to date, the alternatives currently proposed for evaluation in the EIR/EIS include:

- ▶ **Resource Impact Minimization Alternative.** This alternative would include additional areas of high-quality biological habitat in the proposed preserve area, and would also preserve all of the on-site cultural resources that would be eligible for listing on the California Register of Historical Resources/National Register of Historic Places.
- ▶ **Centralized Development Alternative.** This alternative would preserve the eastern portion of the project site, which lies within the Sierra Nevada foothills, in its current undeveloped state for aesthetic purposes. It would also entail about 1,000 fewer equivalent dwelling units (EDUs) than the proposed project, reducing potential impacts to biological, cultural, and visual resources.
- ▶ **Reduced Hillside Development Alternative.** This alternative would reduce the developed area on the eastern portion of the project site, which lies within the Sierra Nevada foothills, leaving more of this area in its current undeveloped state for aesthetic, biological, and cultural resource purposes. It would also entail about 3,000 additional EDUs compared to the proposed project, with a much higher density of development within the central portion of the project site, thus reducing potential impacts related to traffic, air quality, and noise.
- ▶ **No Federal Action.** This alternative would change the location of certain portions of development such that no jurisdictional waters of the United States would be filled. Therefore, a Section 404 Department of the Army permit from USACE under the Clean Water Act would not be required, and impacts to jurisdictional wetland resources would be avoided.
- ▶ **No Project Alternative.** This alternative, required by both CEQA and NEPA, would evaluate the environmental impacts if the project site were built out based on the existing 80-acre agricultural land use and zoning.

The EIR/EIS will also analyze water conveyance pipeline alternatives and will qualitatively analyze an off-site alternative and percent development reduction needed to reduce significant impacts on mainline U.S. 50.

One of the purposes of the NOP is to solicit input from responsible and trustee agencies and the public and interested organizations regarding potential alternatives to the proposed project. Therefore, the City welcomes comments during the public scoping process regarding these alternatives or suggestions for other alternatives to be examined in the EIR/EIS.

## SUBMISSION OF COMMENTS

To ensure that the full range of project issues of interest to responsible and trustee agencies and the public are addressed, comments and suggestions are invited from all interested parties. Written comments or questions concerning the EIR should be directed to the City's environmental project manager at the address provided on the first page of this NOP by **5:00 p.m. on October 27, 2008**. Please provide the name and address of a contact person who should receive future correspondence regarding the project.



- (1) A fish screen structure in the Main Canal with fish bypass to river; and
- (2) A rotary drum fish screen on the bank of the river.

The EIS will also include a no action alternative that does not improve fish passage or reduce entrainment. The public is invited and encouraged to identify other reasonable alternatives to improve fish passage and reduce entrainment at the Intake Diversion Dam and canal headworks.

### Preliminary Identification of Environmental Issues

A range of issues relevant to the proposed Federal action have tentatively been identified for consideration and analysis in the EIS. This list is preliminary and is intended to facilitate public comment on the scope of this EIS. Reclamation and the Corps invite you to comment on the following general questions that reflect potentially significant issues or questions of widespread public interest believed to be relevant to the proposed Federal action. Reclamation and the Corps invite and encourage comments that identify other potentially significant issues and effects that you believe should be addressed in the EIS.

How would the proposed action affect or address the following:

- Aquatic communities and habitats in the lower Yellowstone River?
- Delivery of irrigation water for the Lower Yellowstone Project?
- Continued operation and viability of irrigated agriculture in the Lower Yellowstone Project?
- Water-based recreation, such as changes to boat ramps and/or changes to angling opportunities for paddlefish and other fish?
- Economic conditions related to the paddlefish caviar industry?
- Social and economic conditions in affected communities associated with construction activities and long-term operation and maintenance, including paddlefish caviar harvest and concession activities?
- Short-term and long-term impacts on surface water quality?
- Floodplain, wetlands, and riparian communities?
- Water quantity associated with operations and climate change?
- Land-based recreation, including possible changes to the public park area and river access?
- Relevant cumulative environmental impacts to the Yellowstone River from past, present, and reasonably foreseeable future actions?
- Cultural resources such as historic, archaeological, architectural, or traditional properties?

- Environmental justice, particularly whether or not water management activities have a disproportionate adverse effect on minority and low-income populations?

- Compliance with all applicable Federal, State, and local statutes and regulations and with international agreements and required Federal and State environmental permits, consultations, and notifications?

- Compliance with all applicable executive orders?

### Public Disclosure Statement

Reclamation and the Corps believe it is important to inform the public of the environmental review process. To assist Reclamation and the Corps in identifying and considering issues related to the proposed Federal action, comments made during formal scoping and later on the draft EIS should be as specific as possible. Reviewers must structure their participation in the environmental review of the proposal so that it is meaningful and alerts Reclamation and the Corps to the reviewer's position and contentions. It is very important that those interested in this proposed Federal action participate by the close of the scoping period so that substantive comments and objections are made available to Reclamation and the Corps at a time when they can meaningfully consider and respond to them.

If you wish to comment, you may mail or e-mail your comments as indicated under the **ADDRESSES** section. Before including your name, address, phone number, e-mail address, or any other personal identifying information in your comment, you should be aware that your entire comment including your personal identifying information may be made available to the public at any time.

While you can request in your comment for us to withhold your personal identifying information from public review, we cannot guarantee that we will be able to do so.

Dated: September 5, 2008.

#### Michael J. Ryan,

*Regional Director, Great Plains Region, Bureau of Reclamation.*

#### Witt Anderson,

*Director, Programs, Northwestern Division, Corps of Engineers.*

[FR Doc. E8-21188 Filed 9-11-08; 8:45 am]

**BILLING CODE 4310-MN-P**

## DEPARTMENT OF DEFENSE

### Department of the Army, Corps of Engineers

#### Intent To Prepare a Draft Environmental Impact Statement for the Proposed Folsom South of U.S. Highway 50 Specific Plan Project, in Sacramento County, CA, Corps Permit Application Number SPK-2007-02159

**AGENCY:** Department of the Army, U.S. Army Corps of Engineers, DOD.

**ACTION:** Notice of Intent.

**SUMMARY:** The South Folsom Property Owners Group proposes to implement a large-scale, mixed-use, mixed-density master planned community with residential, commercial, office, public/quasi-public uses, open space, and parks. The proposed project consists of approximately 1,464 acres of residential development, 523 acres of mixed-use and commercial development, 109 acres of parks, and 1,053 acres of open space. The majority of the 1,053 acres of open space would be located in the western portion of the project site. This area includes Alder Creek, numerous cultural resources sites, and the highest concentration of oak woodland habitat within the project site.

The proposed Folsom South of 50 Specific Plan includes development of up to 10,045 mixed-density residential homes and approximately 7.4 million square feet of retail and office uses within an area south of Highway 50 that would be annexed to the City of Folsom. The proposed project would provide five elementary schools, one joint middle school/high school, and a campus for the Sacramento County Day School. It is anticipated that construction would begin in 2010. The initiation and duration of construction would depend on market conditions and receipt of environmental permits and clearances; full build-out would likely be completed within 20 years from construction commencement.

The project site is approximately 3,502 acres and contains 82.89 acres of waters of the United States. The proposed project would directly affect approximately 21.28 acres of waters of the United States, including vernal pools and other wetlands. These acreages do not include indirect impacts from the proposed action or impacts anticipated to result from off-site infrastructure that may be determined to be required as part of the U.S. Army Corps of Engineers' (USACE) Environmental Impact Statement (EIS) process.

The EIS will be prepared as a joint document with the City of Folsom. The

City is the local agency responsible for preparing an Environmental Impact Report in compliance with the California Environmental Quality Act (CEQA).

**DATES:** The Corps and the City of Folsom will jointly conduct a public scoping meeting that will be held on Thursday, September 25, 2008 from 5 p.m. to 7 p.m.

**ADDRESSES:** The scoping meeting will be held at the Folsom Public Library located at 411 Stafford Street, Folsom, CA.

**FOR FURTHER INFORMATION CONTACT:** Ms. Lisa Gibson, (916) 557-5288, e-mail: [lisa.m.gibson2@usace.army.mil](mailto:lisa.m.gibson2@usace.army.mil).

**SUPPLEMENTARY INFORMATION:** Interested parties are invited to submit written comments on the permit application on or before October 1, 2008. Scoping comments should be submitted within the next 60 days, but may be submitted at any time prior to publication of the Draft EIS. To submit comments on this notice or for questions about the proposed action and the Draft EIS, please contact Lisa Gibson, 1325 J Street (Room 1480), Sacramento, CA 95814-2922. Parties interested in being added to the Corps' electronic mail notification list for the proposed project can register at: <http://www.spl.usace.army.mil/regulatory/register.html>. Please refer to Identification Number SPK-2007-02159 in any correspondence.

The South Folsom Property Owners Group consists of seven property owners. Each property owner would file an application for Department of the Army authorization under Section 404 of the Clean Water Act. The City of Folsom has filed a permit application for the proposed project. Because these applications are interrelated, USACE is considering them in a comprehensive and combined manner. The joint purpose of these applications is to construct a large-scale, mixed-use, mixed-density master planned community and associated supporting infrastructure. To comply with the National Environmental Policy Act (NEPA), USACE has decided to prepare an EIS to assess the potential impacts to waters of the United States from these combined applications.

The proposed Folsom South of 50 Specific Plan project site lies within unincorporated Sacramento County, CA, immediately south of the City of Folsom's existing city limits. The site is within the City of Folsom's Sphere of Influence (SOI). It is located south of U.S. Highway 50, north of White Rock Road, east of Prairie City Road, and west of the El Dorado County line.

Preliminary wetland delineations of the project site show that a total of 82.89 acres of waters of the United States are present within the proposed project area, including 4.11 acres of vernal pools, 24.43 acres of seasonal wetland swales, 4.75 acres of seasonal wetlands, 1.25 acre of freshwater marsh, 10.46 acres of freshwater seeps, 7.72 acres of ponds, 17.80 acres of stream channels (relatively permanent waters), 10.43 acres of ephemeral drainage channels (non relatively permanent waters), and 1.93 acres of ditches. The City of Folsom has applied to fill approximately 21.28 acres of these waters to construct the proposed project. These acreages do not include indirect impacts from the proposed action or impacts anticipated to result from off-site infrastructure that may be determined to be required to support the proposed project as part of the EIS process.

The EIS/EIR will include alternatives to the Proposed Action that will meet both NEPA and CEQA requirements. The alternatives will also meet the requirements of CWA Section 404(b)(1) Guidelines. At this time it is expected that the joint EIS/EIR will evaluate the following on-site alternatives: (1) No Action Alternative; (2) Proposed Action; (3) Resource Impact Minimization Alternative; (4) Centralized Development Alternative; (5) Reduced Hillside Development Alternative; (6) No Build Alternative; and at least one off-site alternative.

The Corps' public involvement program includes several opportunities to provide verbal and written comments on the proposed Folsom South of 50 Specific Plan project through the EIS process. Affected federal, state, and local agencies, Native American tribes, and other interested private organizations and parties are invited to participate. Potentially significant issues to be analyzed in depth in the EIS include loss of waters of the United States (including wetlands), and impacts related to cultural resources, biological resources, air quality, hydrology and water quality, noise, traffic, aesthetics, utilities and service systems, and socioeconomic effects.

USACE would initiate formal consultation with the U.S. Fish and Wildlife Service (USFWS) under Section 7 of the Endangered Species Act for the proposed impacts to listed species. USACE would also consult with the State Historic Preservation Office under Section 106 of the National Historic Preservation Act for properties listed or potentially eligible for listing on the National Register of Historic Places, as appropriate.

The joint lead agencies expect the Draft EIS/EIR to be made available to the public in the summer 2009.

Dated: August 22, 2008.

**Thomas C. Chapman,**

*Colonel, U.S. Army, District Engineer.*

[FR Doc. E8-21289 Filed 9-11-08; 8:45 am]

**BILLING CODE 3710-EH-P**

## DEPARTMENT OF DEFENSE

### Department of the Navy

#### **Notice of Public Hearings for the Naval Sea Systems Command Naval Undersea Warfare Center, Keyport Range Complex Extension Draft Environmental Impact Statement/ Overseas Environmental Impact Statement**

**AGENCY:** Department of the Navy, DoD.

**ACTION:** Notice.

**SUMMARY:** Pursuant to section 102(2)(c) of the National Environmental Policy Act (NEPA) of 1969 (42 United States Code [U.S.C.] 4321); the Council on Environmental Quality (CEQ) Regulations for implementing the procedural provisions of NEPA (Title 40 Code of Federal Regulations [CFR] Parts 1500-1508); Department of the Navy Procedures for Implementing NEPA (32 CFR 775); Executive Order (EO) 12114, Environmental Effects Abroad of Major Federal Actions; and Department of Defense (DoD) regulations implementing EO 12114 (32 CFR Part 187), the Department of the Navy (Navy) has prepared and filed with the U.S. Environmental Protection Agency a Draft Environmental Impact Statement/ Overseas Environmental Impact Statement (EIS/OEIS) on September 3, 2008. The National Marine Fisheries Service (NMFS) is a Cooperating Agency for the EIS/OEIS.

The EIS/OEIS evaluates the potential environmental impacts associated with current and proposed research, development, testing, and evaluation (RDT&E) and related activities scheduled and coordinated by Naval Undersea Warfare Center (NUWC) Keyport at the Naval Sea Systems Command (NAVSEA) NUWC Keyport Range Complex in Washington State. The proposed action includes an extension of the operational areas of the NAVSEA NUWC Keyport Range Complex and small increases in the average annual number of tests and days of testing at two of the three range sites that comprise the Range Complex. A Notice of Intent for this Draft EIS/OEIS was published in the **Federal Register** on September 11, 2003 (68 FR 176).