

Appendix A: Notices of Preparation

**A-1 - October 26, 2007
Notice of Preparation**

NOTICE OF PREPARATION (NOP) OF A DRAFT ENVIRONMENTAL IMPACT REPORT AND NOTICE OF PUBLIC SCOPING MEETING

Date: October 26, 2007

To: Interested Parties

Project: Proposed Incorporation of new City of Arden Arcade

Applicant: Arden Arcade Incorporation Committee

Lead Agency: Sacramento Local Agency Formation Commission (LAFCo)

Project Location. The area of the proposed incorporation of Arden-Arcade is comprised of approximately 13,000 acres or 21 square miles of land located in the northern-central portion of Sacramento County. The Project Area is generally surrounded by existing urban development on all sides and is generally bounded by Auburn Boulevard on the north, Mission Avenue on the east, Fair Oaks Boulevard on the south, and Ethan Avenue and the American River Parkway on the west.

Project Description. The Arden Arcade Incorporation Committee proposes that the new City of Arden-Arcade would be a General Law City with a city manager form of government. The general governmental structure would include management, administration, and support operations that would be provided by the new City of Arden-Arcade. A six member city council elected at large from throughout the incorporated area would govern the new city. The city manager, city clerk, city treasurer and city attorney would be appointed and removed by the city council.

Section 57376 of the State Government Code requires the city council of a newly incorporated city to immediately adopt all county ordinances (such as the Sacramento County Zoning Ordinance) for a period of 120 days after incorporation or until such time as the city council has enacted ordinances superseding county ordinances. LAFCo indicates that this process also transfers the policies and land use designations of the adopted Sacramento County General Plan to the new city, as Section 65360 of the State Government Code provides that the city council of a newly incorporated city has 30 months following incorporation adopt its own General Plan. *As a result, the act of incorporation will not alter either the existing county zoning designations or proposed land uses or development which is currently authorized to occur within the Arden Arcade incorporation area.* After that time, the City may adopt its own General Plan.

Level of Detail of Environmental Analysis to be Included in Draft EIR. The act of incorporating the community of Arden-Arcade will be analyzed at a more general level of detail in Draft Program EIR.

Purpose of Public Scoping Process. The LAFCo will be the Lead Agency under the California Environmental Quality Act (CEQA) and will prepare a Program EIR for the proposed incorporation.

The purpose of this Notice of Preparation / Notice of Public Scoping Meeting is to obtain the views of agencies and the public as to the scope and content of the environmental information and analysis, including the significant environmental issues, reasonable alternatives and mitigation measures that should be included in the Draft EIR. Applicable

agencies will need to use the EIR when considering related permits or other approvals for the proposed Project.

Due to the time limits mandated by State law, written comments must be sent by **November 26, 2007**. Submittal of electronic copies of comments in MS Word format is also appreciated. Please send your comments to:

Peter Brundage, Executive Officer
Sacramento Local Agency Formation Commission
1112 I Street #100
Sacramento, California 95814

LAFCo will also conduct a public scoping meeting for the proposed incorporation to receive oral testimony on the scope and content of the Draft Program EIR at the time and place listed below:

DATE: November 14, 2007
TIME: 5:30 p.m.
LOCATION: Board of Supervisors Chambers
700 H Street, First Floor
Sacramento, CA 95814

If you have any questions, please contact Peter Brundage at the above address, by calling (916) 874-5935, or by e-mail to brundagep@saccounty.net. Copies of this notice will also be available at the Public Scoping Meetings.



Signature: _____
Stephen L. Jenkins, AICP
Director of Governmental Services
Michael Brandman Associates

Date: October 26, 2007

**NOTICE OF PREPARATION
SCOPING DOCUMENT
INCORPORATION OF NEW CITY OF ARDEN ARCADE
October 15, 2007**

1 PROJECT OBJECTIVES

The following objectives for the incorporation of Arden Arcade were identified by the Arden Arcade Incorporation Committee (applicant):

- To enhance the character and identity of Arden Arcade by establishing the community as a municipality;
- To increase local control over, and accountability for, decisions affecting Arden Arcade by having an elected city council and mayor made of Arden Arcade residents who serve as the community's primary local governmental representatives;
- To ensure that the planning, zoning, and other regulatory land use decisions affecting Arden Arcade are made in Arden Arcade;
- To increase the accessibility of local government officials and staff members to the residents of Arden Arcade;
- To improve and enhance the level of local police protection by capturing revenues generated in Arden Arcade;
- To increase the allocation and acquisition of Federal and State revenues to Arden Arcade to support local services and programs;
- To increase local responsibility for determining services, service levels, and capital improvements in Arden Arcade;
- To promote more citizen participation and involvement in the local civic affairs of Arden Arcade; and
- To stimulate economic growth that will support the well-being of the city and its citizenry.

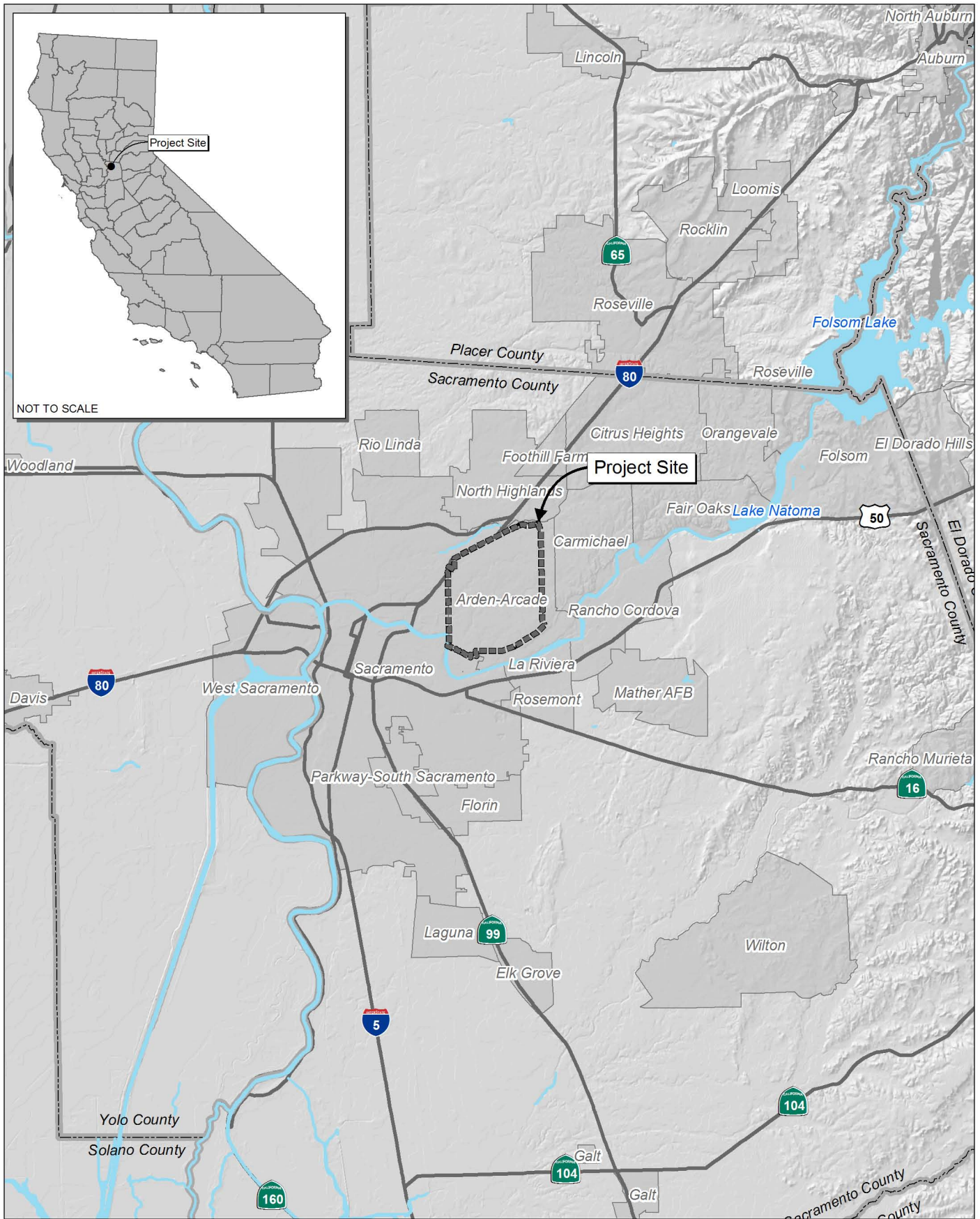
2 PROJECT LOCATION

The proposed City of Arden Arcade is located in Sacramento County, California as shown on **Exhibit 1 – Regional Location Map**.

3 DESCRIPTION OF PROPOSED PROJECT

In California, the legal framework, procedures and policies governing the the establishment and reorganization of local governments and their jurisdictional boundaries is governed by the Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000. This statute provides policy guidelines to LAFCo (Government Code Section 56375).

Section 57376 of the State Government Code requires that newly incorporated cities or citys adopt all County ordinances previously applicable to the newly incorporated area and that such ordinances remain in effect for a period of 120 day after incorporation, or until the new city adopts its own ordinances. Thus, it is assumed in this analysis that the new City of Arden Arcade would act within the existing framework of Sacramento County's current laws governing land use during the first months of the city's existence.



Source: Census 2000 Data, The CaSIL, MBA GIS 2007.

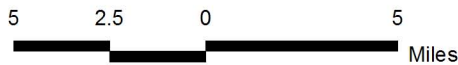


Exhibit 1 Regional Location Map

Furthermore, Section 65360 of the Government Code requires that the legislative body of a newly incorporated city or city shall adopt a General Plan within 30 months following incorporation or formation. While General Plans are typically adopted by resolutions, and not by ordinance, and therefore technically fall outside of the more immediate statutory requirement of Government Code Section 57376, a review of other recent incorporations, and contact with other LAFcos, indicates that new cities in fact, adopt the currently operative county General Plans as the interim General Plan and use it to guide local land use decision-making during the “interim period” – that is, until such time as the new city adopts its own General Plan in accordance with Government Code Section 65360. For the purposes of the analysis contained in this NOP and the Draft Program EIR, it is assumed that the new City of Arden Arcade would do likewise.

3.1 Proposed Boundary

The proposed boundary of the City of Arden Arcade is generally bounded by Auburn Boulevard on the north, Mission Avenue on the east, Fair Oaks Boulevard on the south, and Ethan Avenue and the American River Parkway on the west as shown on **Exhibit 2 – Incorporation Boundary**.

Among the provisions of the Cortese-Knox-Hertzberg Act are standards or criteria for an incorporation boundary. Boundaries that do not conform to the criteria are to be disapproved. LAFco is empowered to modify boundaries and services in its review of proposals, and its consideration of the effects of alternative and different boundary alignments, in accordance with Government Code Section 56668.

3.2 Government Reorganization

The proposed Incorporation does not propose any change to existing boundaries of any special districts or cities.

3.3 Municipal Services Plan

The section presents a plan for municipal services as proposed by the applicant which identifies those municipal services that will be provided by the new City of Arden Arcade, and those municipal services that will be provided by other agencies after incorporation.

Administrative Services

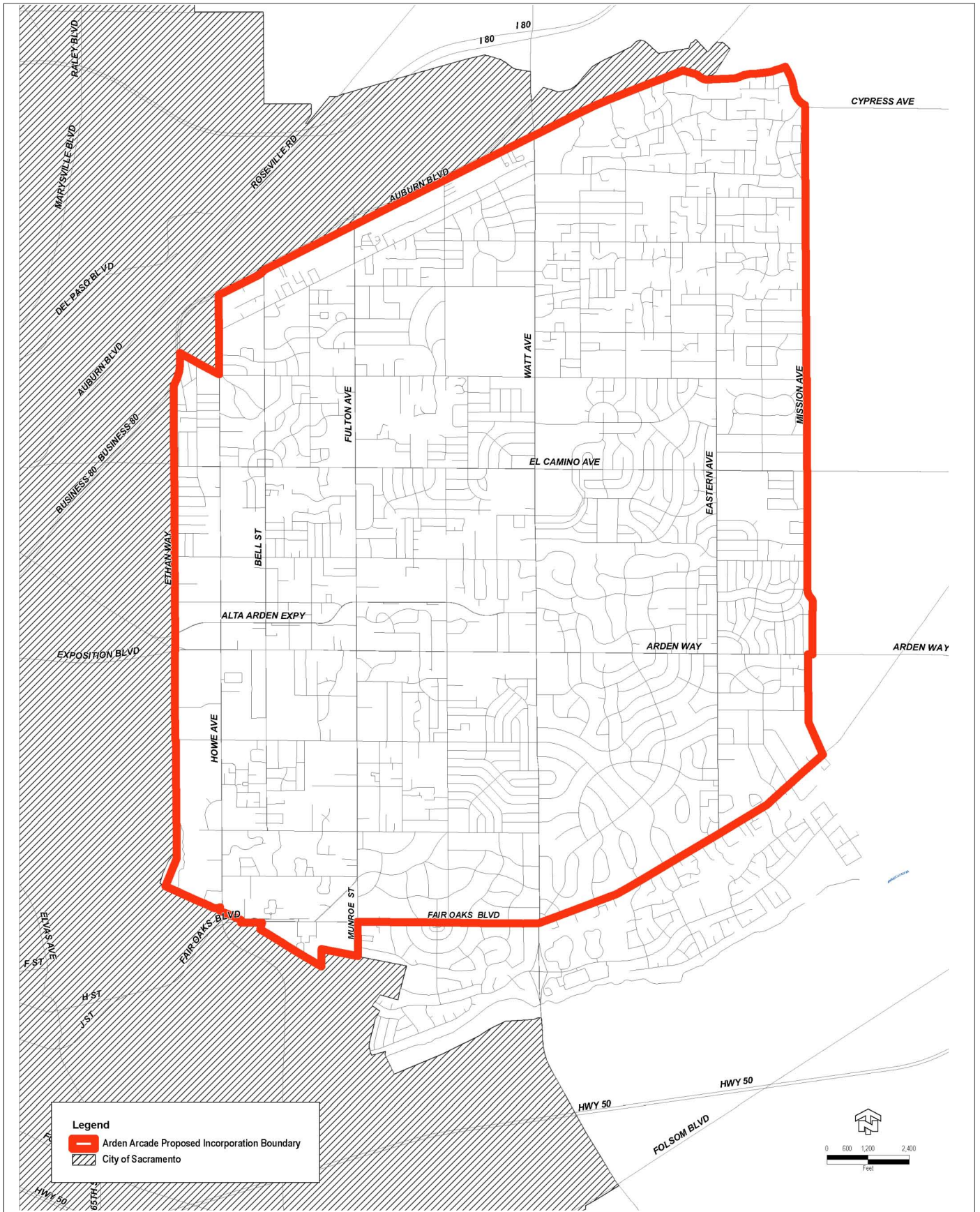
Administrative services are currently provided by the County of Sacramento. After incorporation, the City of Arden Arcade will provide administrative services, including a City Manager, and all other positions required by law.

Animal Control

Animal control services are currently provided by Sacramento County. After incorporation, the City of Arden Arcade will either have to provide these services or contract with the County or another city or agency for these services

Building Inspection

Building inspection services are currently provided by the County of Sacramento. After incorporation, the City of Arden Arcade will provide these services or these services may be contracted out by the City.



Source: County of Sacramento.



NOT TO SCALE

Michael Brandman Associates

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Exhibit 2 Incorporation Boundary

Fire Protection and Paramedics

Fire protection and paramedic services are currently provided by the Sacramento Metropolitan Fire Protection District. No change is proposed after incorporation.

Flood Control Service

Flood control service is currently provided by the Sacramento Area flood Control Agency (SAFCA). After incorporation, it is expected that SAFCA will continue to provide flood control services.

Land Use, Planning and Environmental Services

Land use, planning and environmental services are currently provided by the County of Sacramento. After incorporation, the City of Arden Arcade will provide these services or these services may be contracted out by the City.

Law Enforcement

Law enforcement is currently provided by the County of Sacramento Sheriffs Department. Traffic enforcement and accidents are the responsibility of the California Highway Patrol. After incorporation, the City of Arden Arcade will either establish its own police department or contract with the County of Sacramento Sheriffs Department to provide law enforcement services. The City, or contracted agency, will be responsible for traffic enforcement and accidents on City streets after incorporation.

Library

Currently public library services are provided by the Sacramento Public Library Authority . After incorporation, it is expected that this Authority will continue to provide this service.

Mosquito and Vector Control

Mosquito and vector control services are currently provided by the Sacramento-Yolo Mosquito and Vector Control District. After incorporation, it is expected that the this District will continue to provide these services.

Parks and Recreation

Parks and recreation services are currently provided by several park and recreation districts (Mission Oaks, Arcade Creek, Arden Manor, Arden Park, and Fulton El Camino Recreation and Parks Districts. After incorporation, it is expected that these districts will continue to provide these services.

Public Works, Road Maintenance, Engineering, Drainage

These services are currently provided by the County of Sacramento. After incorporation, the City of Arden Arcade will be responsible for these services. Some of these services may be contracted out to either government or private entities.

Schools

The Arden Arcade Gwinn Elementary School, at 100 North Street, is the only public school in Arden Arcade and is part of the Morgan Hill Unified School District. The northern part of Arden Arcade, north of Church Avenue, is part of the Morgan Hill Unified School District and the southern part of Arden Arcade, south of Church Avenue, is part of the Gilroy Unified School District. After incorporation, school district boundaries will not change.

Sewer Service

Wastewater service is currently provided by Sacramento Regional County Sanitation District and County Sanitation District No. 1. After incorporation, it is expected that the sewer services will remain the same.

Solid Waste Trash Collection and Disposal

Solid waste trash collection and disposal is currently provided by Sacramento County Waste Management and Recycling Division. After incorporation, it is expected that solid waste trash collection and disposal will continue to be provided by Sacramento County.

Transit

Transit bus service serving the Arden Arcade area is currently provided by the Sacramento Regional Transit (RT). After incorporation, it is expected that transit service will remain the same.

Water Service

Municipal water service is currently provided by several water providers (Cal American Water Company, Del Paso Manor Water District, Sacramento County water Agency, Sacramento Suburban Water District and Southern California Water Company. After incorporation, there will be no change in water service providers.

3.4 Revenue Neutrality

An important element of the incorporation process is the concept of revenue neutrality. Section 56815 of the Cortese-Knox-Hertzberg Act requires the preparation of a Comprehensive Fiscal Analysis (“CFA”) for all proposed incorporations. One purpose of the CFA is to explain how property tax and other governmental revenues would shift as a result of the formation of a new governmental entity. Based on the findings of the CFA, LAFCO is required to determine appropriate adjustments in the anticipated flow of revenues so as to ensure that incorporation not result in a negative fiscal impact on counties and other affected agencies. As described in the Section 56815, LAFCO cannot approve a proposal for incorporation unless it finds that the amount of revenues the new city receives from the county of affected agencies after incorporation would be substantially equal to the amount of saving the county or the affected agencies would attain from no longer providing services to the proposed incorporation area.

4 PERMITS AND PERMITTING AGENCIES

Local, State and federal agencies that potentially have permitting authority or approvals associated with, or may have approval or oversight over aspects of, the proposed incorporation of Arden Arcade include the agencies listed below:

Sacramento LAFCo

The proposed Incorporation will require the following discretionary approvals by LAFCo regarding changes to the organization of local governmental agencies and service providers:

- The incorporation of land currently under the jurisdiction of Sacramento County;
- The establishment of a general governmental entity responsible for providing a range of municipal services;
- There is no dissolution or reorganization of any other local governmental entity or service provider that will be required by the proposed Incorporation.

The LAFCo Commission must make the following findings relative to incorporations:

- The proposed incorporation is consistent with Government Code Sections 56001, 56300, 56301, and 56377.

- The Spheres of Influence of affected local agencies is consistent with the proposed incorporation.
- The Commission must review a Comprehensive Fiscal Analysis.
- The Commission must review the Executive Officers report prepared pursuant to GCS 56665.
- The proposed city is expected to receive revenues sufficient to provide public services and facilities and a reasonable reserve during the first three years following incorporation. (After making a revenue neutrality payment as required).
- Revenue Neutrality Requirement Government Code 56815:
 - (a) It is the intent of the Legislature that any proposal that includes an incorporation should result in a similar exchange of both revenue and responsibility for service delivery among the county, the proposed city, and other subject agencies. It is the further intent of the Legislature that an incorporation should not occur primarily for financial reasons.
 - (b) The commission shall not approve a proposal that includes an incorporation unless it finds that the following two quantities are substantially equal:
 - (1) Revenues currently received by the local agency transferring the affected territory that, but for the operation of this section, would accrue to the local agency receiving the affected territory.
 - (2) Expenditures, including direct and indirect expenditures, currently made by the local agency transferring the affected territory for those services that will be assumed by the local agency receiving the affected territory.
 - (c) Notwithstanding subdivision (b), the commission may approve a proposal that includes an incorporation if it finds either of the following:
 - (1) The county and all of the subject agencies agree to the proposed transfer.
 - (2) The negative fiscal effect has been adequately mitigated by tax sharing agreements, lump-sum payments, payments over a fixed period of time, or any other terms and conditions pursuant to Section 56886.
 - (d) Nothing in this section is intended to change the distribution of growth on the revenues within the affected territory unless otherwise provided in the agreement or agreements specified in paragraph (2) of subdivision (c).
 - (e) Any terms and conditions that mitigate the negative fiscal effect of a proposal that contains an incorporation shall be included in the commission resolution making determinations adopted pursuant to

Section 56880 and the terms and conditions specified in the questions pursuant to Section 57134

Responsible Agencies

Section 21069 of CEQA defines a “Responsible Agency” as being a public agency, other than the Lead Agency, which has responsibility for carrying out or approving a project. LAFCo has not identified any Responsible Agencies that must act on the proposed Incorporation.

Trustee Agencies

Section 21070 of CEQA indicates that a “Trustee Agency” is a state agency that has jurisdiction by law over natural resources affected by a project, that are held in trust for the people of the State of California. LAFCo has not identified any Trustee Agencies that must act on the proposed Incorporation.

5 SCOPE OF ENVIRONMENTAL IMPACT REPORT (EIR)

Pursuant to the State CEQA Guidelines section 15060, the LAFCo conducted a preliminary review of the proposed Project. Based on the potential for significant impacts, an EIR was deemed necessary, but a separate Initial Study will not be prepared as provided in State CEQA Guidelines section 15060 (d). Issues to be discussed in the EIR are provided below. The EIR will also consider alternatives to the proposed Project, including the No Project Alternative, as required by CEQA. Additional issues and/or alternatives may be identified at the public scoping meeting, in written comments, or as part of the EIR process. Comments and suggestions are requested as to the following significant impacts that are proposed to be addressed in the EIR.

5.1 Less Than Significant Impacts That Will Not Be Addressed in the EIR

Based on preliminary review of the project application, the LAFCo has determined that the proposed Project would have a less than significant impact or no impact on the CEQA issue areas identified below. The primary reasons for these preliminary determinations are as follows:

Aesthetics

The proposed incorporation area contains a mixture of residential, commercial, and recreational / open space land uses. A notable visual feature within the area is the American River. According to the Caltrans Map of Designated Scenic Routes, there are no official state designated or eligible scenic routes in the proposed incorporation area.

It is unlikely that the proposed incorporation would create any adverse impacts on identified visual resources as no new development or land use changes will result that were not already approved in the county General Plan and analyzed in county certified CEQA documents. As a result, this issue area is not proposed to be addressed in the EIR unless substantial evidence is provided to the contrary during the NOP scoping process.

Agricultural Resources

It does not appear that there are any existing Williamson Act contracted lands or agricultural land uses designated within the incorporation boundaries by the county General Plan. As a result, it is unlikely that the proposed incorporation would create any adverse impacts on agricultural resources as no new development or land use

changes will result that were not already approved in the county General Plan and analyzed in county certified CEQA documents. As a result, this issue area is not proposed to be addressed in the EIR unless substantial evidence is provided to the contrary during the NOP scoping process.

Mineral Resources

The adopted county General Plan and zoning ordinance is required to contain policies and implementing ordinances in accordance with the provisions of the California Surface Mining and Reclamation Act (SMARA). The incorporation boundaries do not appear to be in an area of Sacramento County with significant mineral deposits (Figure 5, Draft Conservation Element, 2006). As a result, it is unlikely that the proposed incorporation would create any adverse impacts on mineral resources as no new development or land use changes will result that were not already approved in the county General Plan and analyzed in county certified CEQA documents. As a result, this issue area is not proposed to be addressed in the EIR unless substantial evidence is provided to the contrary during the NOP scoping process.

Geology and Soils

The EIR will use existing information to assess whether the proposed incorporation would create new hazards based on local seismicity, the potential for liquefaction and subsidence, or erosion and landslides. The EIR will also discuss any significant existing county regulations, policies, codes, and ordinances in place to address these issues. MBA assumes this issue could be focused out of the EIR through completion of the NOP and may not need to be addressed in detail in the EIR.

Cultural Historical or Paleontological Resources

Sacramento County contains both historic and prehistoric sites, although both can potentially be found in greater concentration along waterways. Areas that are likely to contain prehistoric sites include the American River area. However, It is unlikely that the proposed incorporation would create any adverse impacts on identified cultural, historical or paleontological resources as no new development or land use changes will result that were not already approved in the county General Plan and analyzed in county certified CEQA documents. As a result, this issue area is not proposed to be addressed in the EIR unless substantial evidence is provided to the contrary during the NOP scoping process.

5.2 Potentially Significant Impacts to be Addressed in the EIR

The LAFCo, acting as Lead Agency under CEQA, has determined that there is a reasonable possibility that aspects of the proposed Project could have significant effects on the environment for the impact listed below.

Also provided are proposed “Significance Criteria” (based on those contained in the Initial Study Checklist included as Appendix G of the State CEQA Guidelines) that could be applied to each impact area. Comments and suggestions on the appropriateness of these criteria are also requested.

Air Quality

The study area is located within the Sacramento Metropolitan Air Quality Management District (SMAQMD). The incorporation EIR will include a discussion of the regional and local air quality setting, current air quality management efforts, and discuss the incorporation’s consistency with goals, policies, and standards of Sacramento County and the SMAQMD. Sacramento County is part of the Sacramento Air Basin where the

pollutants of greatest concern are ozone and particulate matter. The area is also in non-attainment for the federal standard for fine particulate matter (PM2.5).

The EIR will use the air quality analysis in the Sacramento County General Plan and the Update process if available. The incorporation EIR will include a generalized discussion of regional emissions that will be generated over the long term (cumulative conditions) due to increased traffic, as well as short-term emissions associated with any future development of the incorporation area (although the area is pretty much built out). The potential for an increase in emissions resulting from the proposed incorporation that can be classified as greenhouse gas emissions will be discussed. The incorporation EIR will also include a discussion of potential odor generating land uses within the incorporation boundaries.

The inclusion of higher and lower intensities of land use development of vacant land in the Land Use section will require a qualitative analysis of their potential impact in comparison with those that may result from the proposed incorporation. See **Exhibit 3-Arden Arcade Vacant Parcels**.

Significance Criteria

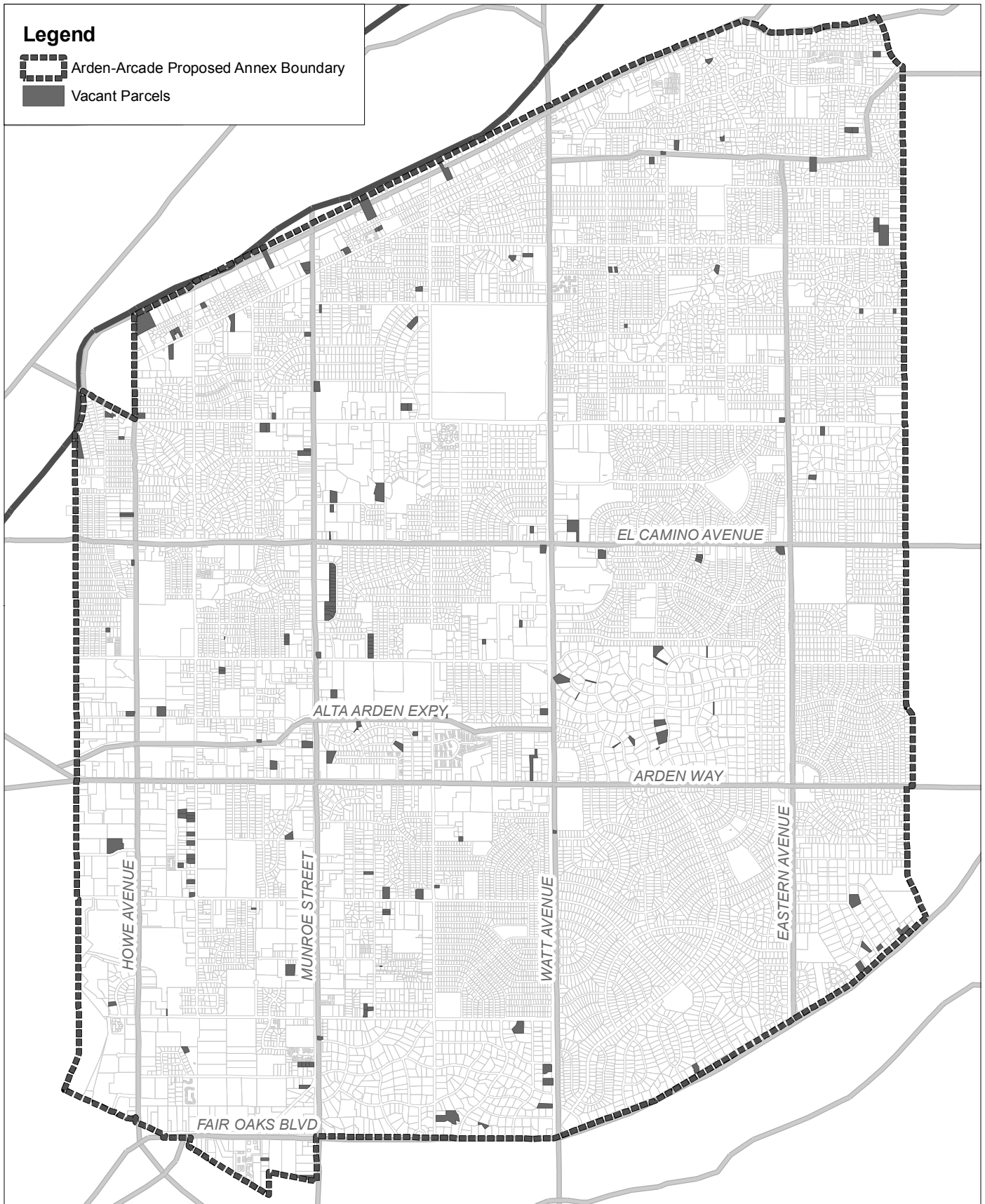
Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations. The proposed project would have a potentially significant effect on the environment if any of the following would result:

- Conflict with or obstruct implementation of the applicable air quality plan
- Violate any air quality standard or contribute substantially to an existing or projected air quality violation
- Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)
- Expose sensitive receptors to substantial pollutant concentrations
- Create objectionable odors affecting a substantial number of people

There are no published thresholds for measuring the significance of a project's impact on the creation of greenhouse gas (GHG) emissions or the project's cumulative contribution to global climate change. California Governor's Executive Order S-3-05 (June 1, 2005) proposes GHG emission reduction targets as follows: by 2010, reduce GHG emissions to 2000 levels; by 2020, reduce GHG emissions to 1990 levels; by 2050, reduce GHG emissions to 80 percent below 1990 levels. On September 27, 2006, the California Global Warming Solutions Act of 2006 (AB 32) was approved by Governor Schwarzenegger. One of the requirements of AB 32 is for the California Air Resources Board to establish a statewide GHG emissions cap for 2020, based on 1990 emissions, by January 1, 2008.

As a result, and until such thresholds are published, greenhouse gas emissions created by the project are considered to be potentially significant if the project would:

Result in an increase in GHG emissions that would significantly hinder or delay the State's ability to meet the reduction targets contained in California Governor's Executive Order S-3-05, AB 32, or any regulations adopted to carry out the provisions of AB 32.



Source: County of Sacramento GIS.



Michael Brandman Associates

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Exhibit 3 Arden Arcade Vacant Parcels

Biological Resources

Sacramento County has a variety of important vegetation and wildlife species and habitats. Natural habitats in the County include vernal pools, wetlands, special status species habitats, riparian, oak woodland, and grassland prairies. Wetland and riparian areas in the County include historic backwater basins along the Sacramento River, the American River Parkway, and the lower Cosumnes River.

The EIR analysis will assume that the proposed incorporation will be consistent with the land uses and development authorized in the adopted county General Plan, and will use the information provided in the county General Plan for the incorporation EIR to describe potential impacts to biological resources. It is unlikely that the proposed incorporation would create any adverse impacts on identified biological resources. However, the inclusion of higher and lower intensities of land use development of vacant land in the Land Use section will require a qualitative analysis of their potential impact in comparison with those that may result from the proposed project

Significance Criteria

The proposed project would have a potentially significant effect on the environment if any of the following would result::

- Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service
- Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or US Fish and Wildlife Service
- Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means
- Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites
- Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance
- Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan

Hazards and Hazardous Materials

The primary hazard concern for the incorporation area will focus on those hazards associated with the potential use, exposure, or release of hazardous materials. The storage, use, and handling of hazardous materials by business are subject to various federal, state, and local regulations. The County of Sacramento Background Reports prepared for the adopted General Plan and proposed General Plan Update provides a list of contaminated sites, landfills and disposal sites, and groundwater remediation sites in the Hazardous Materials Element.

This section of the EIR will be based on existing information and include an analysis of past land use, present land use and the hazards and hazardous materials issues related to the proposed incorporation. This section will also include an overview of hazardous materials regulations.

Significance Criteria

The proposed project would have a potentially significant effect on the environment if any of the following would result:

- Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials
- Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment
- Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school
- Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment
- For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area
- For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area
- Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan
- Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands

Hydrology and Water Quality

The only identified 100 year flood areas affecting the proposed incorporation boundaries are those along the American River (immediately south of the incorporation boundaries) but within the Arden Arcade Community Plan area.

The EIR will use existing information to address the potential for flooding, increased runoff, and water quality issues associated with the incorporation. The following issue areas will be addressed, and the incorporation EIR will:

HYDROLOGY / DRAINAGE / FLOODING

- Review and evaluate existing data, reports, studies and available water resources mapping to identify surface waters in the incorporation area and characterize the baseline conditions for such topics as drainage, flooding, water conveyance, to the extent necessary. Identify the contributing drainage basin areas and the downstream receiving waters, and discuss locations and routes of runoff concentration and discharge.
- Discuss drainage and flooding problems, including a summary of the flood history of the area. Describe and map areas prone to flooding from 100-year storm events or levee or dam failure, based on available information, including Federal Emergency Management Agency (FEMA) maps for the incorporation area.
- Evaluate the incorporation's overall impact on surface waters, drainage and floodplains.

GROUNDWATER RESOURCES

- Based on available information, describe the existing groundwater resources in the project vicinity, including the location and characteristics of aquifers, water levels, flow directions, expected yields, and historical trends in groundwater use

and conditions. Discuss affects of any regional groundwater pumping and land subsidence.

- Based on available information, describe groundwater quality, including a discussion of potential contamination related to historic uses in the area.

WATER QUALITY

- Based on available information, characterize baseline surface water quality in the incorporation area, including the American River. Qualitatively evaluate the impacts on water quality based on potential future actions associated with the incorporation.
- Identify existing County, state, and federal policies and regulations, including drainage, grading and erosion control ordinances, and National Pollutant Discharge Elimination Systems (NPDES) permit requirements that relate to water quality protection.

Significance Criteria

The proposed project would have a potentially significant effect on the environment if any of the following would result:

- Violate any water quality standards or waste discharge requirements
- Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)
- Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site
- Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site
- Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff
- Otherwise substantially degrade water quality
- Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map
- Place within a 100-year flood hazard area structures which would impede or redirect flood flows
- Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam
- Inundation by seiche, tsunami, or mudflow

Land Use and Planning

Section 57376 of the State Government Code requires the City Council of a newly incorporated City to immediately adopt all county ordinances (such as the County Zoning Ordinance) for a period of 120 days after incorporation or until such time as the City Council has enacted ordinances superseding county ordinances. LAFCo indicates that this process also transfers the policies and land use designations of the adopted county General Plan to the new city, as Section 65360 of the State Government Code provides that the city council of a newly incorporated city has 30 months following incorporation

adopt its own General Plan. As a result, the act of incorporation will not alter either the existing county zoning designations or proposed land uses or development which is currently authorized to occur within the Arden Arcade incorporation area.

Existing land uses within the boundaries of the proposed incorporation are predominantly residential and commercial, with a small amount of open space and recreation areas. The EIR will describe the existing and planned land uses in the proposed incorporation area based on information available from the Sacramento County GIS mapping system. The land use and growth assumptions identified in the adopted Sacramento County General Plan will be used. The EIR will describe and map existing County General Plan and Community Plan land uses and zoning designations within and in the vicinity of the incorporation area. This analysis will be based on a review of appropriate planning documents, development standards, ordinances, and other applicable programs and plans, and will determine the consistency of the proposed incorporation with those plans, standards, programs and ordinances to the extent that they are directly applicable to potential significant environmental impacts. The EIR will describe any land use compatibility issues that may arise from implementation of the incorporation.

Though LAFCo may not exercise direct land use authority during its consideration of the proposed incorporation of Arden Arcade, judicial guidance during the incorporation of Citrus Heights suggested that the CEQA process for that particular incorporation effort should include an analysis of more or less intensive development than was currently planned in the county zoning ordinance and county General Plan. As a result, the Land Use section of the Draft EIR addressed “reasonable” development scenarios that involved less intensive and more intensive land use development policies that were determined to be appropriate for that area. However, page viii of the Final EIR for the incorporation of Citrus Heights concluded that “It was determined upfront that any type of a “redevelopment scenario” (reuse of developed lands) for the project territory would be far too speculative, or useful for evaluation of environmental impacts resulting from project approval”.

In the case of the incorporation of Arden Arcade, there are very few undeveloped parcels of land remaining to be developed and they are all widely scattered throughout the community. As a result, the Land Use section of proposed EIR will only address potential impacts that might result by reducing the intensity of development of county General Plan land use designations for these vacant parcels by 20% and also by increasing the intensity of development of county General Plan land use designations for these vacant parcels by 20%. This analysis of these land use scenarios will utilize existing and proposed land use information available from the Sacramento County GIS mapping system and will provide both a qualitative comparison against the potential impacts resulting from land uses designated by the currently adopted county General Plan. This information is not intended to be a formal “alternative” as defined by CEQA.

Significance Criteria

The proposed project would have a potentially significant effect on the environment if any of the following would result:

- Physically divide an established community
- Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect
- Conflict with any applicable habitat conservation plan or natural community conservation plan

Population and Housing

As part of this analysis, and as suggested in the Governor's *Guide to the LAFCo Process for Incorporation*, the EIR will identify the existence of potentially impacted environmental justice communities, groups or areas by using 2000 Census data to determine the location of low income and minority populations in the project vicinity. If available, the EIR will base the identification of potentially impacted areas on recent criteria for designating such communities prepared by SACOG.

If potentially impacted environmental justice communities, groups or areas or groups exist within the boundaries of the proposed Project, the EIR will then conduct an impact analysis to determine whether such identified communities may be disproportionately impacted by the proposed Project.

This section will describe the extent, applicability and any changes that may result to the County's existing affordable housing fair share obligations (including General Plan land use designations and zoning) for the Arden Arcade community, but It is assumed that these obligations will be transferred to the new City and that no net environmental justice impact will result.

Significance Criteria

The proposed project would have a potentially significant effect on the environment if any of the following would result:

- a) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)
- b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere
- c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere

An environmental justice and/or impact on children's health would be considered significant if the proposed project would:

- Be shown to have a disproportionate impact to minority and/or low-income populations; or
- Result in a substantial disproportionate decrease in the employment and economic opportunity base of minority and/or low-income populations residing in the impacted area.
- Result in environmental health risks and/or safety risks that may disproportionately affect children.

Noise

Noise within the incorporation area is typical of a residential/commercial environment. Primary noise sources within the incorporation area include traffic and typical residential activities. Major noise sources will be described in the incorporation area based on those identified in the Sacramento County General Plan, Arden Arcade Community Plan, and any recently prepared environmental documents and studies for the General Plan Update in the area. The EIR will evaluate the potential for significant noise impacts by using any noise analysis and information provided in the any recent County CEQA documents. Local noise regulations, policies, and ordinances will be summarized. It is unlikely that the proposed incorporation would create any adverse impacts on identified noise. However, the inclusion of higher and lower intensities of land use development of vacant land in the Land Use section will require a qualitative analysis of their potential impact in comparison with those that may result from the proposed project.

Significance Criteria

The proposed project would have a potentially significant effect on the environment if any of the following would result:

- Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies
- Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels
- A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project
- A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project
- For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels
- For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels

Public Services and Recreation

The proposed incorporation area is located within the County of Sacramento Urban Services Boundary and Urban Policy Area. This section of the EIR will provide information regarding public services currently provided to the proposed incorporation area and any impacts that may occur as a result of the new city. The application for the incorporation of Arden Arcade does not propose any change in existing service providers, method of providing services or existing service levels. Issues such as potential fragmentation of regional policy-making or financial viability are either too speculative or not required to be included in a CEQA document.

Based on existing information obtained by LAFCo in response to requests made to existing service providers, the EIR will provide information on existing public services in such areas as: fire protection and emergency medical services, law enforcement, public schools, library services, animal control, parks and recreation, water supply, wastewater services, solid waste and recycling, drainage and flood control, street lighting, road, street and landscape construction and maintenance, electric, gas, communication facilities, building inspection and permitting, land use and planning, and other special districts serving the proposed incorporation area. It is not assumed that this section will require a significant comparative analysis of the environmental impacts that may result from alternative means of providing services to Arden Arcade as no such changes to existing service levels or method of delivering services is proposed.

However, as discussed in Section 56301 of the State Government Code, this section of the EIR will generally address in a qualitative manner the potential environmental impacts that might result if an existing Single Purpose Agency (such as the City of Sacramento) were to provide Municipal Services to the Arden Arcade incorporation boundaries. This analysis is included in the Public Services section of the EIR because it is not considered to be a CEQA alternative in that it would not meet the objectives as defined for the proposed incorporation in the Petition and would require an amendment of the City's Sphere of Influence and subsequent annexation of the Arden Arcade area which are actions that are not currently before LAFCo for consideration or decision. The depth of this analysis will depend on the ability of MBA to obtain timely information from the City of Sacramento as to its existing and proposed levels of service and ability to provide such municipal services to the area.

This section will address the inclusion of higher and lower intensities of land use development of vacant parcels as described in the Land Use section and include a

qualitative analysis of their potential impact in comparison with those that may result from the proposed project.

Significance Criteria

The proposed project would have a potentially significant effect on the environment if any of the following would result:

- a) Result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:
 - Fire protection
 - Police protection
 - Schools
 - Parks
 - Other public facilities
 - Increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated
 - Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment

Transportation

The transportation system for the Arden Arcade area and surrounding areas is presented in the County General Plan. As the proposed incorporation will be consistent with the provisions of the county General Plan and no land use changes will result, the EIR will rely on existing traffic information from the County (and may use the information provided in the county General Plan Update process if available) for the incorporation EIR. As no new land use changes or development will result from the act of incorporation, it is unlikely that the proposed incorporation would create any adverse traffic impacts that were not already addressed in the county General Plan and certified CEQA documents. The inclusion of higher and lower intensities of land use development of vacant land described in the Land Use section of the EIR will require a qualitative analysis of potential traffic impacts. The EIR will calculate higher and lower trip generation for each of the vacant parcels based on ITE Handbook and then draw on the expertise of the County transportation staff to determine whether significant impacts may result on nearby County roadways. This will not involve the use of traffic models or cumulative analysis.

Significance Criteria

The proposed project would have a potentially significant effect on the environment if any of the following would result:

- Cause an increase in traffic which is substantial in relation to the existing traffic load and capacity of the street system (i.e., result in a substantial increase in either the number of vehicle trips, the volume to capacity ratio on roads, or congestion at intersections)
- Exceed, either individually or cumulatively, a level of service standard established by the county congestion management agency for designated roads or highways
- Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks
- Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)
- Result in inadequate emergency access

- Result in inadequate parking capacity
- Conflict with adopted policies, plans, or programs supporting alternative transportation (e.g., bus turnouts, bicycle racks)

Utilities and Service Systems

As suggested in Appendix F of the CEQA Guidelines, the EIR will include a brief discussion of energy demand (electricity and natural gas) and conservation opportunities as part of the Utility section. The EIR will rely on available existing information from the California Energy Commission, PG&E and SMUD to conduct this analysis. If information is available for the Arden Arcade area, the analysis will attempt to include:

- The effects of the project on local and regional energy supplies and on requirements for additional capacity;
- The effects of the project on peak and base period demands for electricity and other forms of energy;
- The degree to which the project complies with existing energy standards;
- The effects of the project on energy resources;
- The project's projected transportation energy use requirements and its overall use of efficient transportation alternatives;
- A discussion of how the project preempts future energy development or future energy conservation; and
- The estimated energy consumption of growth induced by the project.

This section will address the inclusion of higher and lower intensities of land use development of vacant parcels as described in the Land Use section and include a qualitative analysis of their potential impact in comparison with those that may result from the proposed project.

Significance Criteria

The proposed project would have a potentially significant effect on the environment if any of the following would result:

- Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board
- Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects
- Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects
- Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed
- Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments
- Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs
- Comply with federal, state, and local statutes and regulations related to solid waste

Per Appendix F of CEQA Guidelines, does the project:

- Demonstrate the wise and efficient use of energy by such means as:
 - i) decreasing overall per capita energy consumption
 - ii) decreasing reliance on natural gas and oil
 - iii) increasing reliance on renewable energy resources

- Result in wasteful, inefficient and unnecessary consumption of energy during the project construction, operation, maintenance and/or removal that cannot be feasibly mitigated
- Preempt future energy development or future energy conservation

6 OTHER CEQA SECTIONS

Other applicable provisions of CEQA and the required Mandatory Findings of Significance listed below will also be addressed in the EIR.

Growth Inducing Effects

The EIR will evaluate the potential growth-inducing effects of the proposed incorporation. As identified in CEQA Guidelines Section 15126.2(d), growth in an area is not assumed to be beneficial, detrimental, or of little significance to the environment. The growth-inducing section will discuss the project's potential to foster economic or population growth, result in the construction of additional housing or commercial development (either directly or indirectly), or remove obstacles to growth. As the new City will be required to adopt the existing County General Plan and is already significantly developed, it is not anticipated or assumed that the act of incorporation in itself will have growth-inducing effects. Any future changes in General Plan land use designations or zoning that may be considered by the new city will have to be evaluated at that time in accordance with the provisions of CEQA.

Mandatory Finding of Significance

The proposed project would have a potentially significant effect on the environment if any of the following would result in:

- The potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory
- Impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)
- Environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly

7 CUMULATIVE PROJECTS

Section 15130 of the CEQA Guidelines requires that an EIR discuss cumulative impacts of a project when the project's incremental effect is cumulatively considerable, as defined in section 15065(c). Where a Lead Agency is examining a project with an incremental effect that is not "cumulatively considerable," a Lead Agency need not consider that effect significant, but shall briefly describe its basis for concluding that the incremental effect is not cumulatively considerable. As defined in Section 15355 of the CEQA Guidelines, a cumulative impact consists of an impact which is created as a result of the combination of the project evaluated in the EIR together with other projects causing related impacts. An EIR should not discuss impacts which do not result in part from the project evaluated in the EIR.

The EIR will:

- Provide a Figure showing the Cumulative Projects Study Area, and describe how and why the boundary and location of the Study Area was determined

- Provide a Figure showing the location of the Cumulative Projects within the Cumulative Projects Study Area, and describe how and why the each of the particular projects was determined to relate to the proposed Project with respect to potential cumulative impacts
- Describe the setting and existing environmental conditions within the Cumulative Projects Study Area for each potential cumulative impact identified above

As required under CEQA Guidelines Section 15130, the potential cumulative impacts of the proposed incorporation will be addressed based on the buildout assumptions in the Sacramento County General Plan, Arden Arcade Community Plan, as well as any proposed and approved development projects in the area. However, it is unlikely that the proposed incorporation would create any adverse cumulative impacts as no new development or land use changes will result that were not already approved in the county General Plan and analyzed in county certified CEQA documents.

8 PRELIMINARY LISTING OF ALTERNATIVES TO BE ADDRESSED IN THE EIR

In accordance with section 15126.6 of the State CEQA Guidelines, an EIR must “describe a range of reasonable alternatives to the Project, or to the location of the Project, which would feasibly attain most the basic objectives of the Project, but would avoid or substantially lessen any of the significant effects of the Project, and evaluate the comparative merits of the alternatives.” The State CEQA Guidelines also require that a No Project Alternative be evaluated, and that under specific circumstances, an environmentally superior alternative be designated from among the remaining alternatives.

The development of this portion of the EIR will utilize an alternatives screening analysis which will: evaluate a reasonable range of alternatives, provide the basis for selecting alternatives that are feasible and reduce significant impacts associated with the proposed Project, and provide a detailed explanation of why other alternatives were rejected from further analysis.

The alternatives analysis may, in addition to the No Project Alternative, identify one or more of the following for further development and analysis in the EIR. However, this listing is not to be considered a final determination of feasible alternatives that would be analyzed in the EIR. The selected alternatives will be analyzed at a qualitative level of detail for comparison against the impacts identified for the proposed Project.

Comments received during the NOP Scoping process may result in the identification of potentially feasible alternatives. The alternatives will be described qualitatively and contrasted with the proposed incorporation in terms of the extent to which they can achieve project objectives or reduce adverse impacts. The alternatives analysis will be presented in a separate chapter of the EIR and will conform to CEQA Guidelines Section 15126.6. The EIR will assume that the initial Sphere of Influence for the City of Arden Arcade will be coterminous with the city boundary described in the Petition and anticipates the following alternatives may be included in the EIR:

No Project Alternative

The No Project Alternative will assume that the proposed incorporation of Arden Arcade does not occur and that all current county General Plan policies and zoning ordinance land use regulations will remain in effect for the area. In addition, there will be no change in the current method of delivery or level of service to the Arden Arcade area.

However, as noted herein, the act of incorporation will not alter either the existing county zoning designations or proposed land uses or development which is currently authorized

to occur within the Arden Arcade incorporation area. In addition, the application for the incorporation of Arden Arcade does not propose any change in existing service providers, method of providing services or existing service levels. As a result, it appears that the potential environmental effects of the No Project Alternative and of the proposed Project may be the same.

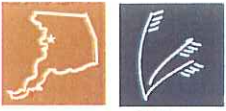
Alternative Boundaries

This alternative will address potential modifications to the proposed city and/or Sphere of Influence boundaries such as including islands located along the American River and a small area along Winding Way that were excluded from the Petition.

Alternate Method of Providing Public Services by Existing Service Providers

Should the EIR identify potentially significant environmental effects related to the provision of public services to the proposed City of Arden Arcade, alternative methods of providing such services by existing service providers will be addressed.

**A-2 - September 1, 2009
Recirculated Notice of Preparation**



SACRAMENTO LOCAL AGENCY FORMATION COMMISSION
1112 I Street, Suite 100 • Sacramento, CA 95814 • (916) 874-6458 • Fax (916) 874-2939

RECIRCULATED NOTICE OF PREPARATION (NOP) OF A DRAFT ENVIRONMENTAL IMPACT REPORT

Date: September 1, 2009

To: Interested Parties

Project: Proposed Incorporation of new City of Arden Arcade

Applicant: Arden Arcade Incorporation Committee

Lead Agency: Sacramento Local Agency Formation Commission (LAFCo)

Project Location. The area of the proposed incorporation of Arden-Arcade is comprised of approximately 13,000 acres or 21 square miles of land located in the northern-central portion of Sacramento County. The Project Area is generally surrounded by existing urban development on all sides and is generally bounded by Auburn Boulevard on the north, Mission Avenue on the east, Fair Oaks Boulevard on the south, and Ethan Avenue and the American River Parkway on the west.

Project History. The Sacramento LAFCo determined that a Programmatic Environmental Impact Report (EIR) would be the appropriate California Environmental Quality Act (CEQA) document for the proposed Arden Arcade Incorporation (project). A Notice of Preparation (NOP) of the EIR was received by the State Clearinghouse on October 26, 2007, and was circulated by Sacramento LAFCo from October 26, 2007 to November 26, 2007. Subsequent to the NOP circulation, the project was placed on hold due to inadequate funding; as a result, the EIR preparation was delayed. In addition, with a significant change in the economy and Sacramento's local economy coupled with a change to a project alternative, Sacramento LAFCo deemed that there has been significant change in the environmental baseline and project to warrant recirculation of the NOP. Therefore, in accordance with the provisions of the CEQA Act as amended, this Recirculated NOP is presented for a thirty (30) day public review from Tuesday, September 1, 2009 through Wednesday, September 30, 2009.

Project Description. The Arden Arcade Incorporation Committee proposes that the new City of Arden-Arcade would be a General Law City with a city manager form of government. The general governmental structure would include management, administration, and support operations that would be provided by the new City of Arden-Arcade. A six member city council is proposed to be elected at large from throughout the incorporated area to govern the new city. The city manager, city clerk, city treasurer and city attorney would be appointed and removed by the city council.

Section 57376 of the State Government Code requires the city council of a newly incorporated city to immediately adopt all county ordinances (such as the Sacramento County Zoning Ordinance) for a period of 120 days after incorporation or until such time as the city council has enacted ordinances superseding county ordinances. LAFCo indicates that this process also transfers the policies and

land use designations of the adopted Sacramento County General Plan to the new city, as Section 65360 of the State Government Code provides that the city council of a newly incorporated city has 30 months following incorporation adopt its own General Plan. *As a result, the act of incorporation will not alter either the existing county zoning designations or proposed land uses or development which is currently authorized to occur within the Arden Arcade incorporation area.*

Level of Detail of Environmental Analysis to be Included in Draft EIR. The act of incorporating the community of Arden-Arcade will be analyzed at a more general level of detail in Draft Program EIR.

Purpose of Public Scoping Process. The LAFCo will be the Lead Agency under CEQA and will prepare a Program EIR for the proposed incorporation.

The purpose of this Recirculated Notice of Preparation is to inform agencies and the public about the revised alternatives, and obtain views as to the scope and content of the environmental information and analysis, including potential significant environmental issues, reasonable alternatives and mitigation measures that should be included in the Draft EIR. This Recirculated NOP contains the revised Alternatives description. The following original October 26, 2007 NOP is attached for reference. Applicable agencies will need to use the EIR when considering related permits or other approvals for the proposed Project.

Due to the time limits mandated by State law, written comments must be sent by **September 30, 2009**. Submittal of electronic copies of comments in MS Word format is also appreciated. Please send your comments to:

Peter Brundage, Executive Officer
Sacramento Local Agency Formation Commission
1112 I Street #100
Sacramento, California 95814

If you have any questions, please contact Peter Brundage at the above address, by calling (916) 874-5935, or by e-mail to brundagep@saccounty.net.

Signature: 

Date: September 1, 2009

**RECIRCULATED NOTICE OF PREPARATION
SCOPING DOCUMENT
INCORPORATION OF NEW CITY OF ARDEN ARCADE
August 26, 2009**

**REVISED PRELIMINARY LISTING OF ALTERNATIVES TO BE ADDRESSED IN THE
EIR**

In accordance with section 15126.6 of the State CEQA Guidelines, an EIR must "describe a range of reasonable alternatives to the Project, or to the location of the Project, which would feasibly attain most the basic objectives of the Project, but would avoid or substantially lessen any of the significant effects of the Project, and evaluate the comparative merits of the alternatives." The State CEQA Guidelines also require that a No Project Alternative be evaluated, and that under specific circumstances, an environmentally superior alternative be designated from among the remaining alternatives.

The development of this portion of the EIR will utilize an alternatives screening analysis which will: evaluate a reasonable range of alternatives, provide the basis for selecting alternatives that are feasible and reduce significant impacts associated with the proposed Project, and provide a detailed explanation of why other alternatives were rejected from further analysis.

The alternatives analysis may, in addition to the No Project Alternative, identify one or more of the following for further development and analysis in the EIR. However, this listing is not to be considered a final determination of feasible alternatives that would be analyzed in the EIR. The selected alternatives will be analyzed at a qualitative level of detail for comparison against the impacts identified for the proposed Project.

Comments received during the NOP Scoping process may result in the identification of potentially feasible alternatives. The alternatives will be described qualitatively and contrasted with the proposed incorporation in terms of the extent to which they can achieve project objectives or reduce adverse impacts. The alternatives analysis will be presented in a separate chapter of the EIR and will conform to CEQA Guidelines Section 15126.6. The EIR will assume that the initial Sphere of Influence for the City of Arden Arcade will be coterminous with the city boundary described in the Petition and anticipates the following alternatives may be included in the EIR:

No Project Alternative

The No Project Alternative will assume that the proposed incorporation of Arden Arcade does not occur and that all current County General Plan policies and zoning ordinance land use regulations will remain in effect for the area. In addition, there will be no change in the current method of delivery or level of service to the Arden Arcade area.

However, the act of incorporation will not alter either the existing County zoning designations or proposed land uses or development which is currently authorized to occur within the Arden Arcade incorporation area.

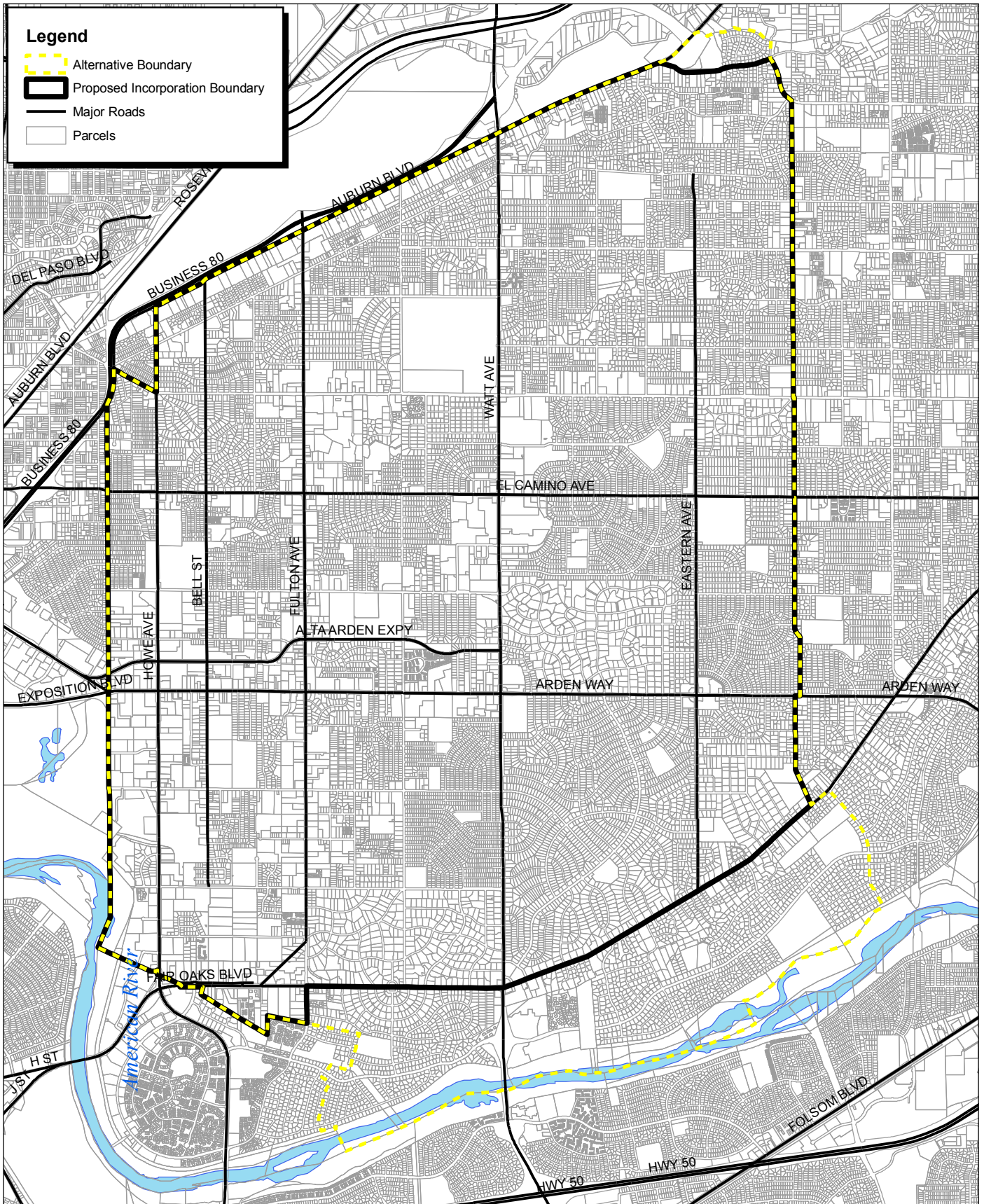
Alternative Boundaries

This alternative will address potential modifications to the proposed city and/or Sphere of Influence boundaries such as including areas south of Fair Oaks Boulevard and islands located along the American River, and the small area along Winding Way that were

excluded from the Petition. The alternative boundary is provided in Exhibit 1 (Alternative Boundary).

Alternate Method of Providing Public Services by Existing Service Providers

Should the EIR identify potentially significant environmental effects related to the provision of public services to the proposed City of Arden Arcade, alternative methods of providing such services by existing service providers will be addressed.



Source: Sacramento County GIS, 2006; SACOG, 2006; MBA, 2009

