

3 ENVIRONMENTAL IMPACTS AND MITIGATION MEASURES

3.0 FORMAT OF THE ENVIRONMENTAL ANALYSIS

Sections 3.1 through 3.12 of this Draft EIR disclose the potential environmental impacts that could result from the approval of the Folsom Corporation Yard Sphere of Influence Amendment (SOIA) and annexation (SOIA/annexation). Each section begins with descriptions of the pertinent environmental and regulatory settings. The setting description in each section is followed by an impacts and mitigation discussion. The degree to which the identified mitigation measure(s) would reduce the impact is also described.

Environmental Setting

According to Section 15125 of the State CEQA Guidelines, an EIR must include a description of the existing physical environmental conditions near the project to provide the “baseline condition” against which project-related impacts are compared. The baseline condition is typically the physical condition that exists when the Notice of Preparation (NOP) is published. The NOP for the Folsom Corporation Yard SOIA/annexation was published on November 8, 2017. This baseline condition is used in the environmental impact analysis.

The proposed Folsom Corporation Yard SOIA/annexation would expand the City of Folsom’s current sphere of influence boundary, amend the City of Folsom General Plan, and prezone the project site for industrial use. Approval of this project would not include any physical development. Future development of the project site as a corporation yard would need to undergo a separate environmental review process. While this project would not include any entitlements for physical development, it would remove several barriers to developing the site as a future corporation yard for the City of Folsom.

Regulatory Framework

This section describes the federal, State, and local regulations that would apply to the project and that could reduce or eliminate potentially significant impacts. This section also informs the reader of the applicable Sacramento County and City of Folsom General Plan policies.

Environmental Impacts and Mitigation Measures

This section includes subsections that describe the methodology used in the analysis, the thresholds used to determine impact significance, and an impact analysis. The significance criteria are based on the environmental checklist in Appendix G of the State CEQA Guidelines; best available data; and regulatory standards of federal, state, and local agencies. The potential impacts of the Folsom Corporation Yard SOIA/annexation are determined by comparing the project to the baseline condition, as described in the environmental setting, considering the established thresholds. Project impacts are numbered sequentially in each section (e.g., Impact 3.1-2, Impact 3.1-2, Impact 3.1-3). A summary precedes a more detailed discussion of the environmental impact. The discussion includes the analysis, rationale, and substantial evidence upon which conclusions are drawn. The determination of level of significance of the impact is defined in bold text.

The impact analyses are generally two-fold. The analyses first consider the effects of implementing the project itself (i.e., the SOIA/annexation), then consider the anticipated effects of removing barriers to the City designing and building a future corporation yard at this site. Although development is not proposed at this

time, this additional analysis serves to inform readers and decision makers about the impacts that can be reasonably anticipated to result from approval of the SOIA/annexation project.

Where an existing law, regulation, or permit specifies mandatory and prescriptive actions about how to fulfill the regulatory requirement as part of the project definition, leaving little discretion in its implementation, and would avoid an impact or maintain it at a less-than-significant level, the environmental protection afforded by the regulation is considered before determining impact significance. Where existing laws or regulations specify a mandatory permit process for future projects, performance standards without prescriptive actions to accomplish them, or other requirements that allow substantial discretion in how they are accomplished, or have a substantial compensatory component, the level of significance is determined before applying the influence of the regulatory requirements. In this circumstance, the impact would be potentially significant or significant, and the regulatory requirements would be included as a mitigation measure.

Mitigation measures are provided where potentially significant impacts are identified. The measures are numbered to correspond with the impacts they mitigate. In accordance with Public Resources Code Section 21081.6(b), mitigation measures must be fully enforceable through permit conditions, agreements, other legally binding instruments, or by incorporating the measures into the project design.

Please note that this EIR considers the potential impacts of a corporation yard being built at the project site without considering the current operations at the Leidesdorff Yard or other smaller operations. Therefore, the discussion of impacts in this EIR is conservative as it does not give any credit or offset for the closing of the Leidesdorff Yard site. If, when the City conducts additional environmental review during the design and approval of a future corporation yard, the City can show through substantial evidence that impacts would be less due to the removal of uses from the Leidesdorff site, this would be indicated in the environmental review document and reflected in updated mitigation measures. This would apply for impacts related to the region as a whole (air quality and greenhouse gas emissions) and not for site-specific impacts (aesthetics, agriculture, biological resources, cultural and tribal cultural resources, energy, hazards and hazardous materials, hydrology and water quality, noise and vibration, transportation and circulation, and utilities and service systems).

References

The full references associated with the parenthetical references found throughout Sections 3.1 through 3.12 can be found in Chapter 9, *References*, organized by section number.