

2 MINOR MODIFICATIONS TO THE PROJECT

2.1 INTRODUCTION

Since release of the DEIR/DEIS, the project applicants have continued to refine the features of the Proposed Project Alternative. As a result of these planning refinements, the Proposed Project Alternative has undergone minor modifications that are identified in the following discussion. These modifications would not substantially increase the intensity or severity of an impact or create a new significant impact. Therefore, these minor modifications do not require recirculation of the EIR or a supplement to the EIS.

2.2 SUMMARY OF MODIFICATIONS TO THE PROJECT DESCRIPTION

2.2.1 OFF-STREAM DETENTION BASIN

As shown in Appendix R attached to this FEIR/FEIS, the project applicants have relocated the detention basin in the northeastern portion of the project site that was proposed for on-stream construction (on an intermittent tributary to Carson Creek), to a location adjacent to that tributary which is now off stream. As a result, text edits to reflect this change have been made within DEIR/DEIS Impact 3A.1-3, and the requirement to relocate this detention basin to an off-stream location has been eliminated from Mitigation Measure 3A.1-3a, as shown in Chapter 5, “Errata” of this FEIR/FEIS. Movement of this detention basin to an off-stream location represents an improvement to the future biological resources conditions as compared to the former on-stream basin, because the off-stream basin would represent a lower magnitude of the potential impact related to alteration of water quality and hydrology of Carson Creek. Furthermore, construction of this detention basin in an on-stream location as originally planned could have substantially disrupted or eliminated hydrologic connectivity within Carson Creek that is important to support wetlands and the plant and wildlife species that inhabit them; with the new off-stream location, those potential adverse impacts would not be as great in magnitude.

2.2.2 PREFERRED LOCATION FOR WATER TREATMENT PLANT

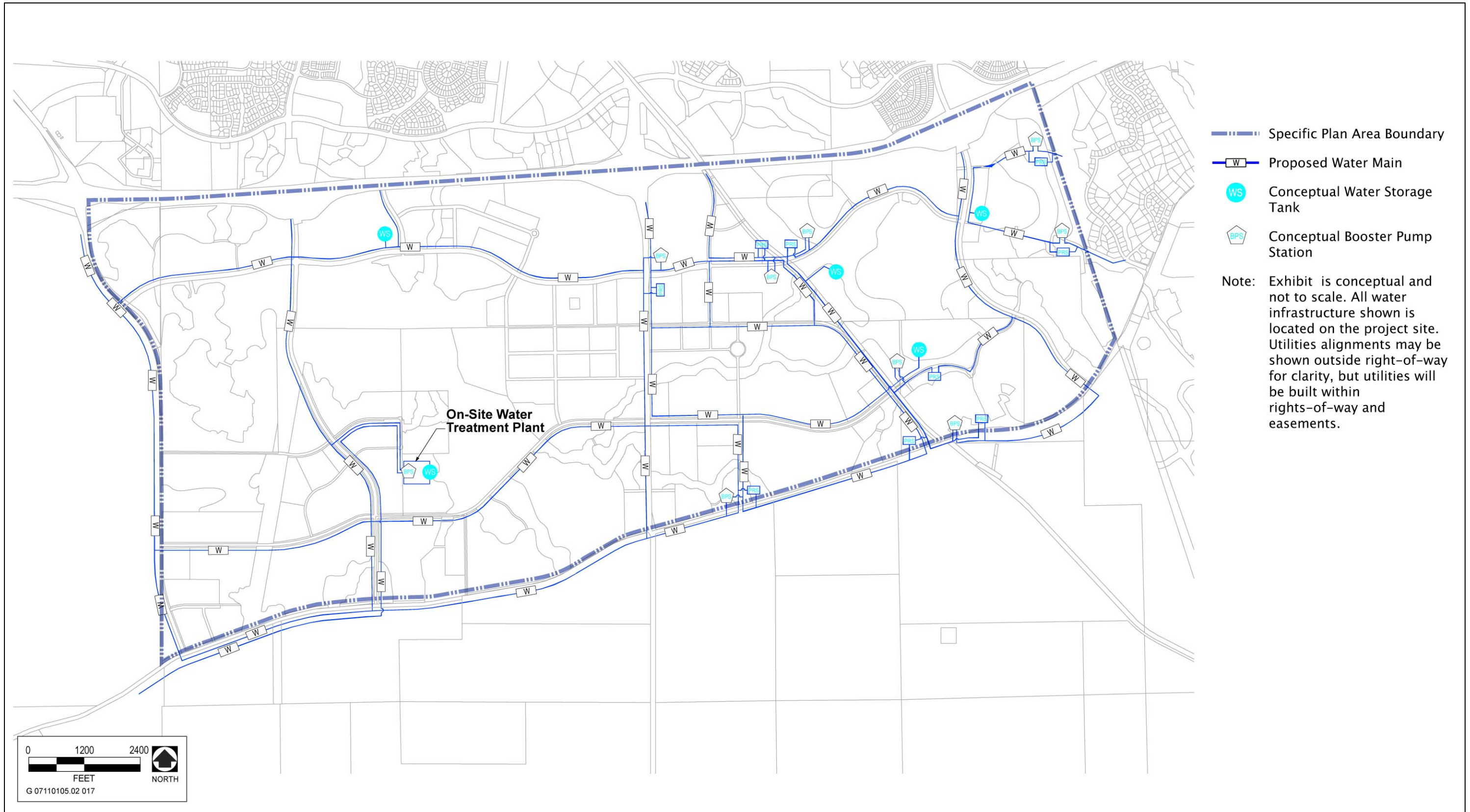
As discussed on page 2-83 of the DEIR/DEIS, a new water treatment plant (WTP) would be constructed as part of the project. Two alternative WTP locations were identified outside of the Specific Plan Area (SPA) as part of the City’s preliminary investigation and each was analyzed in the DEIR/DEIS as part of Off-site Water Facility Alternatives 1, 1A, and 3A (WTP to be located at White Rock Road); and Off-site Water Facility Alternatives 4 and 4A (WTP to be located at Folsom Boulevard). A third option for off-site water treatment involved the potential purchase of excess capacity within Sacramento County Water Agency’s (SCWA) Vineyard Surface Water Treatment Plant (SWTP). This option was evaluated as part of Off-site Water Facility Alternatives 2, 2A, 2B, and 3. In addition to these off-site locations, the DEIR/DEIS indicated that the WTP could be constructed within the SPA at a location immediately northeast of the intersection of Oak Avenue and Street “A” (see Exhibit DEIR/DEIS 2-7 [which is attached to this FEIR/FEIS below for ease of reference] and Figure 12.1, “Backbone Water and Nonpotable Water Infrastructure” in the Folsom Plan Area Specific Plan, attached as Appendix N to the DEIR/DEIS).

Since the DEIR/DEIS was prepared, the City has determined that its “preferred” location for the WTP is within the SPA at the location shown on DEIR/DEIS Exhibit 2-7 and as shown in Figure 12.1, “Backbone Water and Nonpotable Water Infrastructure” in the Folsom Plan Area Specific Plan, attached as Appendix N to the DEIR/DEIS.

As stated on page 2-83 of the DEIR/DEIS, the potential environmental impacts resulting from construction of the WTP within the SPA were analyzed within each of the 3A “Land” sections of Chapter 3 of the DEIR/DEIS.

2.2.3 LAND USE PLAN FOR COMMUNITY PARK WEST

The Conceptual Land Use Plan presented in Exhibit 2-3 of the DEIR/DEIS has been altered slightly for the proposed Community Park West in the vicinity of “Area 40,” on the southwestern portion of the SPA. Exhibit 2-3A, below, provides a comparison of the land use plan for the Area 40 vicinity as presented in the DEIR/DEIS, and the revised land use plan. The proposed land use changes would add about 3.5 acres of Park, about 18 acres of Open Space, and about 23 acres of Single Family designation compared to the acreages in the Land Use Plan presented in the DEIR/DEIS. The acreage of the Single Family High Density designation would be reduced by about 39 acres, Multi-family Low Density would be reduced by about 5 acres, and Multi-family Medium Density would be reduced by less than 1 acre compared to the Land Use Plan presented in the DEIR/DEIS. (Totals may not be equal due to rounding and changes to the right-of-way needed for Street “A.”) These proposed changes represent an overall reduction in density and intensity compared to the land use plan described in the DEIR/DEIS, and therefore would not increase level of impacts beyond those evaluated throughout the DEIR/DEIS, nor would any new impacts occur.



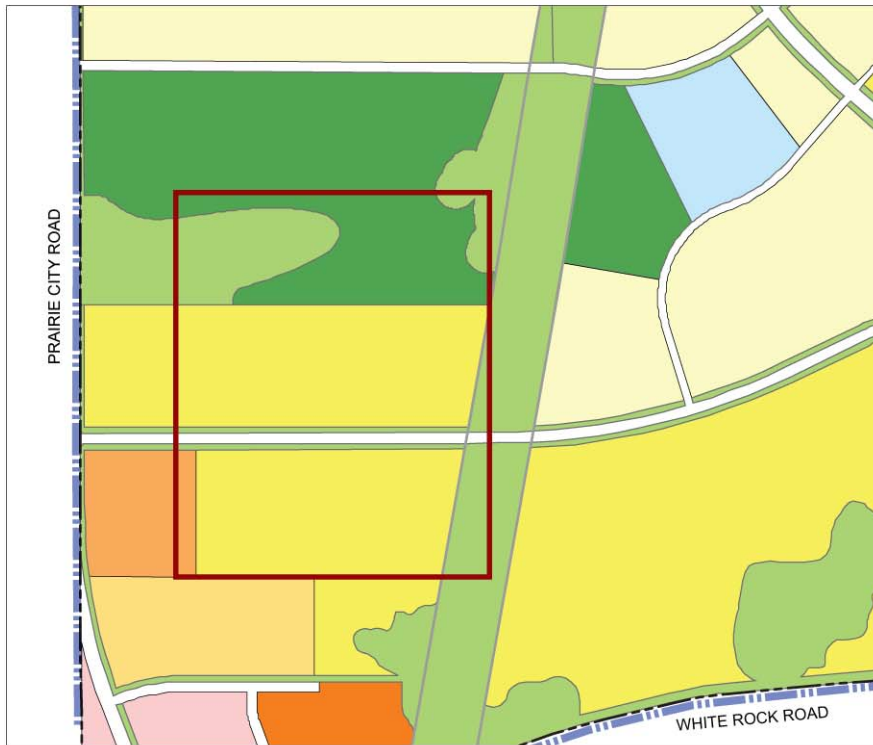
- Specific Plan Area Boundary
- W — Proposed Water Main
- WS Conceptual Water Storage Tank
- BPS Conceptual Booster Pump Station

Note: Exhibit is conceptual and not to scale. All water infrastructure shown is located on the project site. Utilities alignments may be shown outside right-of-way for clarity, but utilities will be built within rights-of-way and easements.

Source: RRM Design Group 2008, MacKay & Soms 2009, modified by AECOM in 2011

Conceptual On-site Water Conveyance

DEIR/DEIS Exhibit 2-7



DEIR/DEIS Land Use Map

LEGEND

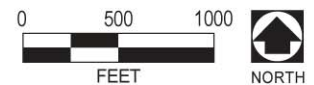
- Area 40 Boundary
- - - - Specific Plan Area Boundary

Land Use

- Single Family: 1-3.9 du/ac
- Single Family High Density: 4-6.9 du/ac
- Multi-Family Low Density: 7-11.9 du/ac
- Multi-Family Medium Density: 12-20 du/ac
- Multi-Family High Density: 12-30 du/ac
- Community Commercial
- Parks (Community/Neighborhood Parks)
- Open Space
- Public/Quasi-Public
- Right of Way



Currently Proposed Land Use Map



G 07110105.02 094

Source: Aerojet 2011, Adapted by AECOM 2011

Proposed Land Use and Community Park West

Exhibit 2-3A