

1 INTRODUCTION AND STATEMENT OF PURPOSE AND NEED

This document is a joint environmental impact report/environmental impact statement (EIR/EIS) prepared for the SunCreek Specific Plan project (the “proposed project” for purposes of the California Environmental Quality Act [CEQA] and the “proposed action” for purposes of the National Environmental Policy Act [NEPA]). This EIR/EIS has been prepared by both the City of Rancho Cordova (City), as lead agency under CEQA, and the U.S. Army Corps of Engineers (USACE), Sacramento District, as Federal lead agency under NEPA. The EIR/EIS is a joint document intended to comply with both CEQA and NEPA. See California Code of Regulations (CCR), Title 14, Division 6, Chapter 3 (State CEQA Guidelines, as amended), Section 15222 (“Preparation of Joint Documents”); and Code of Federal Regulations (CFR), Title 40, Sections 1502.25, 1506.2, and 1506.4 (authority for combining Federal and state environmental documents). See also 33 CFR Part 230 (USACE NEPA regulations) and 33 CFR Part 325, Appendix B (“NEPA Implementation Procedures for the [USACE] Regulatory Program”).

In its initial form, an EIR/EIS is composed primarily of a draft document known as a draft EIR/EIS (DEIR/DEIS), and the lead agencies’ written responses to public and public-agency comments on the draft document. This DEIR/DEIS evaluates the potential adverse impacts on the human and natural environment resulting from implementation of the proposed SunCreek Specific Plan project (proposed project/proposed action), hereinafter referred to as “the project.” The DEIR/DEIS proposes mitigation measures and alternatives that may reduce or avoid the significance of such adverse impacts. Following public review of the DEIR/DEIS a final EIR/EIS (FEIR/FEIS) will be prepared, in which the joint lead agencies will provide responses to significant comments relating to the analysis provided in the DEIR/DEIS.

A specific plan is a legislative development plan prepared in accordance with California planning statutes found in California Government Code Section 65450 et seq. and the City’s Specific Plan Ordinance No. 11-2004. The goal of the specific plan is to establish a development framework for land use, resource protection, circulation, public utilities and services, implementation, and design. The project includes adoption of the specific plan itself and implementation of the associated development proposal. This DEIR/DEIS has been prepared under the direction of the City and USACE and in accordance with the requirements of CEQA and NEPA identified above.

This chapter of the DEIR/DEIS provides information on the following:

- ▶ the project requiring environmental analysis (i.e., a synopsis);
- ▶ project purpose and need and project objectives;
- ▶ history and planning context of the project;
- ▶ type, purpose, and intended uses of the DEIR/DEIS;
- ▶ scope and focus of the DEIR/DEIS;
- ▶ agency roles and responsibilities and required permits and approvals;
- ▶ organization of the DEIR/DEIS;
- ▶ documents relied on in the DEIR/DEIS; and
- ▶ standard terminology and acronyms.

1.1 PROJECT REQUIRING ENVIRONMENTAL ANALYSIS

The applicant group, which consists of Sierra Sunrise, Shalako, Investek, Luxori, Smith/Dunmore, and Grantline 220 hereinafter referred to as the “project applicants,” are requesting approval of various discretionary entitlements in support of a specific plan for a mixed-use development. (Some of the project applicants have changed since issuance of the Notice of Preparation and Notice of Intent were circulated for this project, and were initially comprised of Lennar Communities on behalf of Pardee Homes, Investek, Lennar Communities, Gerry N. Kamilos, and Grantline 220.) As discussed further in Section 1.6.1 below and in Chapter 2, “Alternatives,” certain requested entitlements apply only to the participating landowners. The specific plan supports a combination of

employment-generating uses, retail and supporting services, recreational uses, public/quasi-public uses, schools, and a broad range of residential uses and associated infrastructure and roads on an approximately 1,265-acre site in eastern Sacramento County (County), south of U.S. Highway 50 (U.S. 50), in the city limits of the city of Rancho Cordova. The property is located south of Douglas Road, north of Jackson Highway (i.e., State Route 16), west of Grant Line Road, and east of Sunrise Boulevard (see Exhibits 2-1 and 2-2 in Chapter 2, “Alternatives”).

The project includes a maximum of 4,697 residential units in five residential land use classifications at various densities; approximately 90 acres of employment-generating uses; approximately 13 acres of public/quasi public uses; three elementary schools and one combined high school/middle school complex on a total of approximately 111 acres; approximately 91 acres of parks; approximately 50 acres of stormwater detention basins and canals; approximately 100 acres of roads; approximately 45 acres of wetland buffer/bike path corridor; and a 203-acre wetland preserve.

1.2 PROJECT HISTORY AND PLANNING CONTEXT

1.2.1 PROJECT HISTORY AND PLANNING CONTEXT

The SunCreek Specific Plan is located within the former Sunrise Douglas Community Plan area, which was initiated in 1993, adopted by the County in 2002, and rescinded by the City in 2009 as a result of litigation. The Sunrise Douglas Community Plan played an important role in providing a location and planning guidelines for new housing to meet the demand generated by existing, planned, and approved employment-generating uses within and adjacent to the U.S. 50 corridor. The U.S. 50 corridor has experienced substantial growth in employment-generating land use since the 1970s. Since 1980, the cities of Folsom and Rancho Cordova, which were incorporated in 1946 and 2003, respectively, have experienced intense housing demand and rapid employment growth due to expansion of the high technology, electronics, and new services industries. A substantial amount of land along the U.S. 50 corridor between the Bradshaw Road and Hazel Avenue freeway interchanges has developed as either an industrial park or business park. As early as 1983, the County had initiated studies to address the growing imbalance between jobs and housing opportunities in the U.S. 50 corridor east of downtown Sacramento and extending to the Sacramento/El Dorado County line.

The Sunrise Douglas Community Plan established the policy framework and conceptual development plan for an estimated 6,042 acres in eastern Sacramento County. The City of Rancho Cordova’s General Plan now supersedes that document and has retained many of its features for the Community Plan area. The project site is identified in the City General Plan as part of the SunCreek/Preserve Planning Area.

1.2.2 ANATOLIA

In 1987, the Sammis Company applied to the County for approval of a proposed industrial development on a 1,225-acre site located southeast of the Sunrise Boulevard/Douglas Road intersection (now known as the Anatolia development). The County prepared an initial study and distributed a Notice of Preparation (NOP) for an EIR in February 1988. Shortly after environmental review of the industrial project began, the Federal government announced the possible closure of Mather Air Force Base, which made residential development in that area possible. Sammis then amended its development application from primarily industrial to primarily residential land uses. The property was later transferred from Sammis to the Sares-Regis company.

Because the project applicant was also applying for the necessary Federal Clean Water Act (CWA) Section 404 permit, which required NEPA compliance, the County and USACE agreed to work together on a joint NEPA/CEQA document. A new initial study on the residential project and a revised NOP were published in November 1989. Likewise, USACE published a Notice of Intent (NOI) to prepare an EIS in the Federal Register on December 22, 1989. Comments were received from various agencies on the revised NOP/NOI. On November 5, 1990, a public DEIS was circulated and the FEIS was certified in 1992. At the time the EIS was prepared, the

Anatolia project site was within the area covered by the Cosumnes Community Plan; however, it was subsequently included within the Sunrise Douglas Community Plan (discussed below).

On May 10, 1996, the Sares-Regis company was granted a CWA Section 404 permit for a revised development proposal that included filling 38.15 acres of jurisdictional wetlands, on-site preservation of 43.99 acres of wetlands in a 482-acre preserve, and creation of 41.08 acres of compensatory wetlands.

The property changed ownership multiple times and ultimately became known as Anatolia. The development application for Anatolia was incorporated by the County into the Sunridge Specific Plan and the Sunrise Douglas Community Plan (discussed below) and the project was approved by the County concurrently with those plans.

1.2.3 SUNRISE DOUGLAS COMMUNITY PLAN/SUNRIDGE SPECIFIC PLAN

On July 28, 1993, the Sacramento County Board of Supervisors initiated a specific plan process for the Sunrise Douglas area (encompassing over 5,000 acres of land). Staff began working with applicants and consultants to develop a land use plan, and a Citizen's Advisory Committee (CAC) was created to draft guiding principles and policies to direct the planning process. The CAC concluded deliberations in December, 1994 with a favorable recommendation for land plan concepts and guiding principles. These are incorporated in the Sunrise Douglas Community Plan goals and policies.

Following a series of workshops and meetings, it was decided that a different planning approach to the area would be more beneficial, and on July 12, 1995, the Board of Supervisors initiated a community plan for the entire Sunrise Douglas area within the General Plan Urban Policy Area (approximately 6,042 acres), and amended the boundaries of the specific plan (Sunridge) to a smaller area of approximately 2,200 acres. On January 24, 1996, the County Board of Supervisors increased the specific plan (Sunridge) boundaries by approximately 400 acres.

The CAC was reconvened to consider a revised land use plan, patterned after the plan formerly considered by the CAC, but amended to accommodate the concept of smaller specific plan areas. The CAC met on August 20, 1996, finding the revised plan to be substantially consistent with the December 1994 plan.

As ultimately approved by the County in 2002, the Sunrise Douglas Community Plan consisted of 6,042 acres of land, including 2,632 acres within the former Sunridge Specific Plan area. The Sunridge Specific Plan was evaluated at a project level and the remainder of the Sunrise Douglas Community Plan was evaluated at a program level in a *Final Environmental Impact Report* dated November 2001, prepared by the Sacramento County Department of Environmental Review and Assessment.

The Sunrise Douglas Community Plan/Sunridge Specific Plan EIR concluded that development within the Sunridge Specific Plan Area could affect up to 99 acres of existing wetlands outside the Anatolia preserve, and development of the remainder of the community plan area (the remaining area outside of the Sunridge Specific Plan) could affect an additional 104 acres of existing wetlands. The EIR stated:

While preservation of all wetlands within the [community plan] area would not be compatible with its designation [by Sacramento County] as an Urban Growth Area, opportunities for expanded preservation do exist and should be seriously examined...Attention should be paid to providing interconnecting habitat corridors through the area to allow for wildlife movement. Areas with dense concentrations of wetlands should be considered candidates for preservation. Preservation should be planned in relatively large contiguous blocks. Where wetland acreage is diffuse and preservation is impractical, impacts should be mitigated by a combination of on-site construction to the extent appropriate and off-site/bank preservation and construction. (See Section 14, "Biological Resources".)

These ideas were carried forward into Sunrise Douglas Community Plan/Sunridge Specific Plan EIR Mitigation Measures BR-1 through BR-4, which required consideration of a comprehensive wetland avoidance/mitigation strategy, wetland delineations, the use of alternative wetland mitigation strategies (if applicable), and the procurement of Section 404 and other regulatory agency permits. The mitigation measures in the Sunrise Douglas Community Plan/Sunridge Specific Plan EIR remain enforceable through conditions of approval on the various projects that were approved under those plans.

1.2.4 FEDERAL GUIDANCE REGARDING AVOIDANCE AND MINIMIZATION

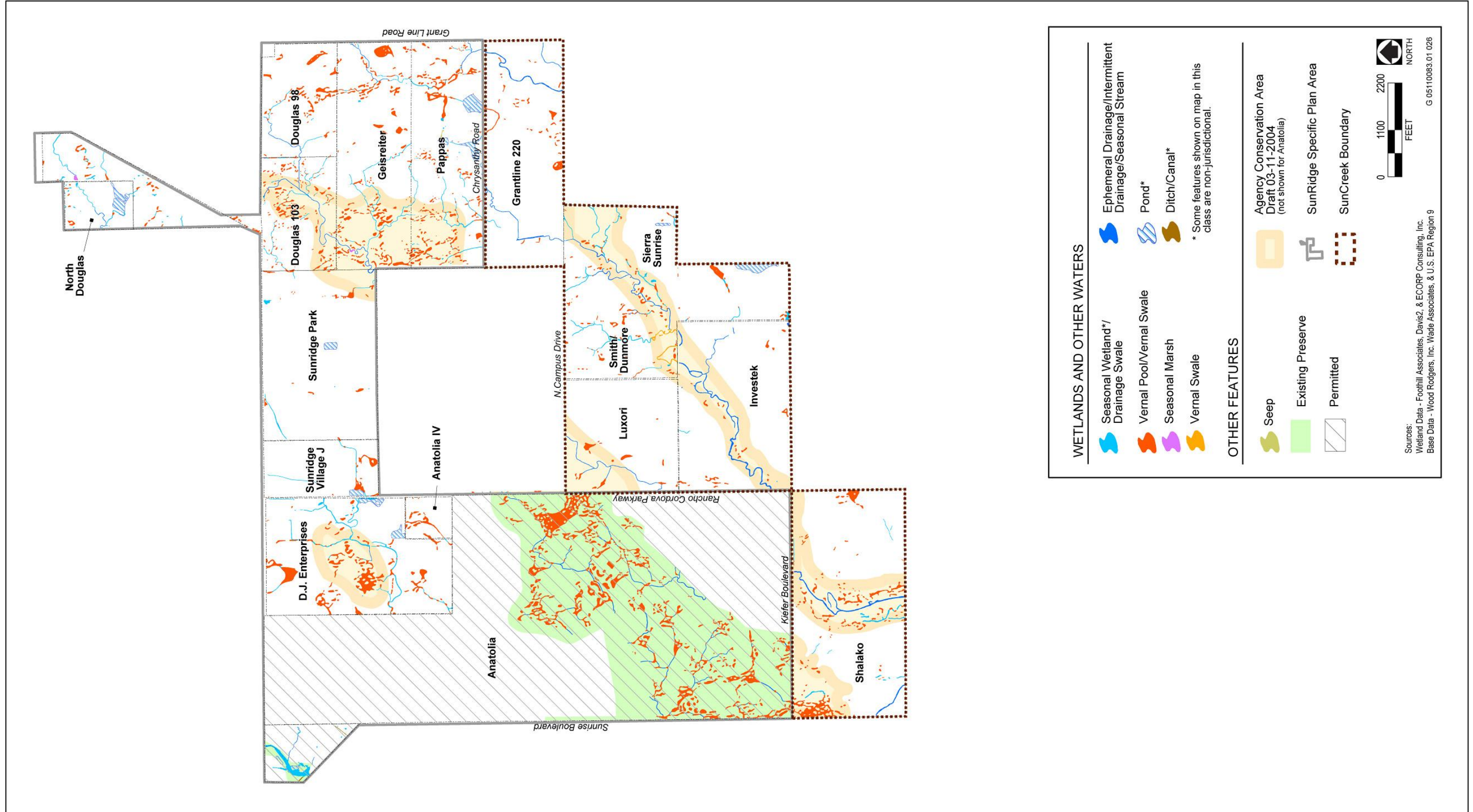
The Anatolia and Mather West properties received Federal CWA 404 permits prior to the adoption of the Sunridge Specific Plan and Sunrise Douglas Community Plan by the County. Beginning May 10, 2002, the County initiated a series of meetings regarding potential CWA and endangered species permitting strategies for the remainder of the Sunrise Douglas Community Planning Area. The meetings were attended by the County, a majority of the landowners and their representatives, as well as various Federal agencies (i.e., U.S. Environmental Protection Agency [EPA], USACE, and U.S. Fish and Wildlife Service [USFWS]). The intent of the meetings was to address and attempt to reconcile overlapping and potentially conflicting interests and regulations between agencies with jurisdiction over development of the area. Although progress was made, these initial discussions did not result in any guidance.

In July 2003, the City incorporated and replaced the County as the local land use authority for the Sunrise Douglas Community Plan Area. In February 2004, USACE issued a public notice for five separate applications for CWA Section 404 permits, for projects within the Sunridge Specific Plan. In March 2004, Congressman Doug Ose initiated a new series of meetings with EPA, USACE, USFWS, the City, and the landowners/property representatives to help reconcile differences that remained from the initial phase of meetings. These discussions included the SunCreek properties as well as the pending applications for the Sunridge properties. Congressman Ose encouraged EPA, USACE, and USFWS to develop a conceptual strategy both for the conservation of on-site wetland and aquatic resources in the planning area and to address general issues regarding the appropriate mitigation of those resources that could not feasibly and practicably be preserved on-site. The parties worked cooperatively to follow the mandates of Federal law, the need to preserve ecosystem integrity and the habitat of endangered species, the need to acknowledge the planning policies and objectives of the City, and the need to account for the economic realities facing private sector developers. These meetings continued through June 2004.

In June 2004, EPA, USACE, and USFWS developed an advisory document known as the Conceptual Level Strategy for Avoiding, Minimizing, and Preserving On-Site Aquatic Resource Habitat in the Sunrise Douglas Community Plan area (“Conceptual Level On-Site Avoidance Strategy, herein after referred to as “Conceptual Level Strategy”). The Conceptual Level Strategy laid out general planning, ecological, and biological principles based on the best available information at the time. The EPA, USACE, and USFWS also developed an accompanying map to provide general guidance on a development /preservation footprint that could potentially be permitted subject to appropriate review (see Exhibit 1-1).

After EPA, USACE, and USFWS released the Conceptual Level Strategy map, individual property owners and representatives held additional discussions with the City and EPA, USACE, and USFWS on the Conceptual Level Strategy map, based upon more detailed, project-level information. In response to comments, the landowners revised the map in September 2004 to reflect the more detailed analysis and to incorporate what they understood to be acceptable modifications based upon the guidance provided in the meetings.

The revised map was provided to the City, EPA, USACE, and USFWS and was reflected in the CWA 404 permit applications for the Sunridge properties. In addition, a regional alternatives analysis was prepared to support project-level CWA Section 404(b)(1) alternatives analyses for individual CWA Section 404 permit applications. The revised map also became the basis for the City’s revised land plan for the Sunridge Specific Plan and (with minor modifications discussed below) the proposed SunCreek Specific Plan.



Source: Foothill Associates 2004

Federal Agency (Conceptual Level Strategy) Map

Exhibit 1-1

1.3 SUNCREEK PLANNING HISTORY

The proposed SunCreek Specific Plan includes approximately 1,253 acres within the former Sunrise Douglas Community Plan area and is located south of the area covered by the Sunridge Specific Plan. The property was identified as a future growth area in the 1993 Sacramento County General Plan and included within the County's Urban Policy Area, which was intended to provide a 20-year supply of developable land.

The property was subsequently included in the Sunrise Douglas Community Plan adopted by the County in 2002 and now superseded by the City's General Plan. The Sunrise Douglas Community Plan provided a policy framework for development of the area and the associated EIR provided programmatic environmental review under CEQA for the SunCreek Specific Plan Area (SPA). The proposed SunCreek Specific Plan (then known as the Sunrise Douglas II Specific Plan) was being processed by the County at the time the Sunrise Douglas Community Plan was adopted and was specifically identified in the Community Plan.

The land use plan then under consideration by the County for the SunCreek Specific Plan (then known as Sunrise Douglas II) reflected the County's vision of concentrating natural resource protection offsite in areas outside of the Sacramento County General Plan's Urban Services Boundary where the County believed it would be easier to separate and protect resources from the effect of surrounding development over the long term. This approach was consistent with the general conservation strategy then being considered by the County for the proposed South Sacramento County Habitat Conservation Plan, which included the SPA. Accordingly, the land use plan under consideration at the time by the County included very little on-site avoidance of wetland features. This plan envisioned preservation of only a small area of open space immediately adjacent to the upper reach of Laguna Creek generally known as Sun Creek (or Kite Creek) and another small area adjacent to the drainage through the eastern portion of the Grantline 220 property.

Following incorporation of the City in July 2003, the proposed SunCreek Specific Plan was revised and resubmitted to the new City. The land use plan proposed to the City in December 2003 contained a somewhat larger open space area adjacent to Sun Creek (also known as Kite Creek) and the unnamed drainage at Grantline 220. It also proposed small open space preserves in the northwestern portion of the Luxori property and the northwestern portion of the Shalako property (this plan is analyzed in this DEIR/DEIS as the "Increased Development Alternative"). This plan avoided approximately 12% of the project's wetlands.

Two important processes that were underway in 2004 led to a fundamental redesign of the proposed SunCreek Specific Plan. The first was development of the Conceptual Level Strategy as described in Section 1.2.4 above, which provided planning level guidance for on-site avoidance and minimization. The second was the visioning process for the new City. The visioning process included a series of community meetings and workshops, which led to the adoption of a "Vision Book" to help guide future development in the City. Both the City's Vision Book and the Conceptual Level Strategy represented a substantial departure from previous planning for the SPA and required major revisions.

To implement its new vision and the guidance provided by the Conceptual Level Strategy, the City coordinated a design charrette process in 2005, which led to a new land plan for the SPA. The process was facilitated by an outside planning consultant and included all relevant City departments as well as other local agencies such as the Elk Grove Unified School District (EGUSD) and the Cordova Recreation & Park District (CRPD). In preparation for the charrette, the proposed alignment of Americanos Boulevard through the SPA was revised at the direction of the City to coordinate with the planning for Sunridge East and the guidance in the Conceptual Level Strategy prepared by EPA, USACE, and USFWS. The revised alignment of Americanos Boulevard required minor modification of the proposed wetlands preserve for the SPA. The City's vision also required the project to ensure connectivity between neighborhoods as well as pedestrian linkages to schools, parks, and other community facilities.

The charrette process formed the basis for a revised SunCreek Specific Plan application that was submitted in 2005 and is the subject of this EIR/EIS. Since that time, some internal land use changes have been made to the proposed project, but the proposed development footprint has remained constant. As currently designed, the SunCreek Specific Plan area contains 43.68 acres of jurisdictional waters of the U.S. and wetlands, 19.51 acres of which would be preserved (approximately 46%). The plan includes 203.7 acres designated as wetland preserve. An additional 45.2 acres located along the edge of the proposed wetland preserve would be used as a separation buffer between the wetland preserve and the adjacent urban uses. The buffer may include a pedestrian/bike path corridor. The main part of the preserve area generally follows Sun Creek (also known as Kite Creek) in a southwesterly direction, beginning in the northeastern portion of the Sierra Sunrise property, through the Investek property, and terminating at the southern end of the Shalako property. This area is considerably larger than the area proposed by the project applicants in 2003, and is several times larger than the area proposed in 1999. The two additional preserve areas are approximately twice the size of the area proposed in 2003, as follows: (1) the northwestern portion of the Luxori property, which has a large concentration of vernal pools and, (2) the northwestern portion of the Shalako property, which has a large concentration of non-vernal pool wetlands. Both of these two areas would provide connectivity with the wetland preserve in the Sunridge Specific Plan.

1.4 STATEMENT OF PROJECT PURPOSE AND NEED

The proposed action has been formulated to achieve the purpose, objectives, and needs of the project, as summarized below. State CEQA Guidelines Section 15124(b) requires that the project description contain a clear statement of the project objectives, including the underlying purpose of the project. The statement of objectives is important under CEQA in helping the lead agency (the City) to develop a reasonable range of alternatives to the project/action for evaluation in the EIR/EIS. These objectives also define the underlying need for the project to which USACE is responding, in conformance with the requirements of NEPA (40 CFR 1502.13 and 33 CFR Part 325, Appendix B).

1.3.1 PROJECT PURPOSE

The City and USACE each view the project purpose from the purview of their responsibilities. The City is interested in the orderly development of lands within its planning boundaries. USACE's interest extends to its permit authority with respect to regulation of waters of the U.S., including wetlands.

PROJECT PURPOSE: CITY OF RANCHO CORDOVA CONSIDERATIONS

The purpose of the SunCreek project is to provide a mixed-use, mixed-density residential development in the City of Rancho Cordova. In accordance with local and regional plans, including Sacramento Area Council of Governments (SACOG) Blueprint and Smart Growth Principles, the City's General Plan, including the 2005 Circulation Plan, the proposed SunCreek project would provide a high school and middle school, a community park, significant open space and a recreational parkway, a key link to the citywide trail network, transportation facilities, neighborhood-serving retail areas, and would contribute to the planned Regional Preserve with development that is consistent with the September 2004 Conceptual Level Strategy for the conservation of wetlands within the Community Plan area. The project would provide housing to balance the high employment concentrations currently existing in and around the City and would generate a positive fiscal impact for the City.

PROJECT PURPOSE: U.S. ARMY CORPS OF ENGINEERS

The project purpose, as considered by USACE, is to provide a large-scale mixed-use community within eastern Sacramento County, in the Urban Services Boundary.

1.4.1 PROJECT NEEDS AND OBJECTIVES

Outlined below are the main project needs and objectives defined by the project applicants for the proposed SunCreek development. These objectives are important for the selection and consideration of CEQA alternatives.

- ▶ Implement SACOG's Blueprint and Smart Growth Principles, and the City of Rancho Cordova's General Plan.
- ▶ Provide a mixed-use and mixed-density residential housing development within the City of Rancho Cordova.
- ▶ Develop several distinct neighborhoods within the SPA, linked by a significant open space and recreational parkway, to create development with neighborhood connectivity.
- ▶ Provide neighborhood-serving retail areas within the SPA.
- ▶ Provide additional new jobs/housing to balance the high employment concentrations currently existing in and around the City of Rancho Cordova.
- ▶ Provide a mix of housing types within the SPA to diversify the City of Rancho Cordova's housing stock.
- ▶ Provide transportation facilities within the SPA that are consistent with the City of Rancho Cordova's Circulation Plan.
- ▶ Provide an appropriate site for a high school and middle school that would serve the SPA and surrounding neighborhoods.
- ▶ Provide an appropriate site for a community park that would serve the SPA and surrounding neighborhoods.
- ▶ Provide a key link in the citywide trail network that connects the Folsom South Canal bike and pedestrian trail to corridors along the Laguna Creek and Cosumnes River tributaries.
- ▶ Contribute to the planned Regional Preserve with development that is consistent with the September 2004 Conceptual Level Strategy for the conservation of wetlands within the Sunrise Douglas Community Plan area.
- ▶ Generate positive fiscal impacts for the City through development within the SPA.

1.5 INTENDED USES AND TYPE OF ENVIRONMENTAL IMPACT REPORT/ ENVIRONMENTAL IMPACT STATEMENT

1.5.1 CALIFORNIA ENVIRONMENTAL QUALITY ACT

According to the State CEQA Guidelines (14 CCR Section 15064[f][1]), preparation of an EIR is required whenever a project may result in a significant environmental impact. An EIR is an informational document used to inform public agency decision makers and the general public of the significant environmental effects of a project, identify possible ways to minimize the significant effects, and describe reasonable alternatives to the project that could feasibly attain most of the basic objectives of the project while substantially lessening or avoiding any of the significant environmental impacts. Public agencies are required to consider the information presented in the EIR when determining whether to approve a project.

CEQA requires that state, regional, and local government agencies consider the environmental effects of projects over which they have discretionary authority before taking action on those projects (California Public Resources Code [PRC]Section 21000 et seq.). CEQA also requires that each public agency avoid or reduce to less-than-

significant levels, wherever feasible, the significant environmental effects of projects it approves or implements. If a project would result in significant and unavoidable environmental impacts that cannot be fully and feasibly reduced to less-than-significant levels, the project can still be approved, but the lead agency’s decision makers must issue a “statement of overriding considerations” explaining in writing the specific economic, social, or other considerations that they believe make those significant effects acceptable.

1.5.2 NATIONAL ENVIRONMENTAL POLICY ACT

NEPA provides an interdisciplinary framework for Federal agencies to develop information that will help them to take environmental factors into account in their decision-making (42 United States Code [USC] 4321, 40 CFR 1500.1). According to NEPA, an EIS is required whenever a proposed major Federal action (e.g., a proposal for legislation or an activity financed, assisted, conducted, or approved by a Federal agency) would result in significant effects on the quality of the human environment.

Much of the development contemplated by the proposed specific plan is dependent upon Federal action because such development would require Federal permits for one or more of the following activities: (i) discharges of fill into waters of the United States, and (ii) activities affecting endangered species protected by the Federal Endangered Species Act (16 USC 1531 et seq.). An EIS is an informational document used by Federal agencies in making decisions. An EIS is intended to provide full and open disclosure of environmental consequences prior to agency action; an interdisciplinary approach to project evaluation; objective consideration of all reasonable alternatives; application of measures to avoid or reduce adverse impacts; and an avenue for public and agency participation in decision-making (40 CFR 1502.1). NEPA defines mitigation as avoiding, minimizing, rectifying, reducing, or compensating for significant effects of the proposed action (40 CFR 1508.20).

NEPA requires that a lead agency “include (in an EIS) appropriate mitigation measures not already included in the proposed action or alternatives” (40 CFR 1502.14[f]). An EIS shall also include discussions of “means to mitigate adverse environmental impacts (if not fully covered under Section 1502.14[f]).” In preparing a Record of Decision under 40 CFR 1505.2, a lead agency is required to “[s]tate *whether* all practicable means to avoid or minimize environmental harm from the alternative selected have been adopted, and if not, why they were not. A monitoring and enforcement program shall be adopted and summarized where applicable for *any* mitigation.” (Italics added.)

The proposed action consists of several individual project components that are related closely enough to be considered a single course of action.

1.5.3 TYPE OF ENVIRONMENTAL IMPACT REPORT/ENVIRONMENTAL IMPACT STATEMENT

The development proposal for the specific plan contains enough specificity for a site-specific, project-level environmental review under both CEQA and NEPA, and will allow the consideration of discretionary approvals, such as tentative subdivision maps and use permits for this project. The City’s intention in evaluating the project at a project-level of detail is that no further EIRs or negative declarations will be required for additional regulatory approvals following adoption of the specific plan, barring the occurrence of any of the circumstances described in PRC Section 21166, for those parcels that are owned by the landowners participating in this EIR/EIS. USACE similarly intends this document to provide sufficient formal NEPA analysis for project development. The participating landowners are Sierra Sunrise, Shalako, Investek, and Smith/Dunmore.

For the non-participating landowners—Grantline 220 and Luxori—it is anticipated that at some point in the future, those property owners would come forth with detailed land use plans, at which time the City and USACE would determine whether or not the CEQA/NEPA analysis provided in this document is sufficient, or whether additional environmental analyses will be necessary for those parcels.

USACE anticipates that Section 404 permit decisions can be made for this project without additional NEPA analysis beyond this EIR/EIS for the participating landowners listed above, as long as there are no substantial deviations from proposed uses or the condition of these uses.

1.6 SCOPE AND FOCUS OF THE ENVIRONMENTAL IMPACT REPORT/ENVIRONMENTAL IMPACT STATEMENT

Pursuant to CEQA, the State CEQA Guidelines, and NEPA, the discussion of potential effects on the environment in this EIR/EIS is focused on those impacts that the City and USACE have determined may be potentially significant.

The City prepared and circulated an NOP on the project concept on July 14, 2006 (Appendix A). The NOP concluded that the project may have significant impacts related to air quality, biological resources, cultural and paleontological resources, hazards and hazardous materials, hydrology/water quality, noise, public services, and utilities. The NOP informed agencies and the general public that a joint EIR/EIS was being prepared, and invited comments on the scope and content of the document and participation at a public scoping meeting. The NOP was published in the State Clearinghouse and was mailed to agencies and members of the public. It was also posted on the City's website. The NOP was circulated for 30 days as mandated by CEQA. The public-comment period for the NOP closed on August 14, 2006.

On July 13, 2006, USACE issued an NOI (Appendix A) to inform agencies and the general public that a joint EIR/EIS was being prepared and invited comments on the scope and content of the document. At that time USACE announced that it had developed a public-involvement program allowing opportunities for public participation and involvement in the NEPA process. The NOI also provided information on the date and time of public scoping meeting. The NOI was published in the *Federal Register*, Vol. 71, No. 134, on July 13, 2006. The NOI was also posted on the City's website. There is no mandated time limit to receive written comments in response to the NOI under NEPA.

The City and USACE jointly held one public scoping meeting to solicit input from the community and public agencies to be considered in project design, alternatives selection, and on the scope and content of the EIR/EIS. The meeting was held on July 26, 2006 at the City of Rancho Cordova City Hall in Rancho Cordova, California.

Appendix B of this DEIR/DEIS contains copies of the comments that were received on the NOP and NOI.

This DEIR/DEIS includes an evaluation of 17 environmental issue areas and other NEPA- and CEQA-mandated issues (e.g., cumulative impacts, growth-inducing impacts). The 17 environmental issue areas are as follows:

- ▶ Aesthetics
- ▶ Air Quality
- ▶ Biological Resources
- ▶ Climate Change
- ▶ Cultural Resources
- ▶ Environmental Justice
- ▶ Geology, Soils, and Mineral Resources
- ▶ Hazards and Hazardous Materials
- ▶ Hydrology and Water Quality
- ▶ Land Use and Agricultural Resources
- ▶ Noise
- ▶ Parks and Recreation
- ▶ Population, Employment, and Housing (socioeconomics under NEPA)
- ▶ Public Services
- ▶ Traffic and Transportation

- ▶ Utilities and Service Systems
- ▶ Water Supply

1.7 AGENCY ROLES AND RESPONSIBILITIES

1.7.1 LEAD AGENCIES

The City of Rancho Cordova is the lead agency for the project under CEQA, and USACE, Sacramento District, is the Federal lead agency under NEPA. The City has the principal responsibility for approving and carrying out the project and for ensuring that the requirements of CEQA have been met. USACE has the principal responsibility for issuing Clean Water Act Section 404 permits and ensuring that the requirements of NEPA have been met. The following are the entitlements requested from the City for the project:

- ▶ certification of the EIR/EIS and Mitigation Monitoring and Reporting Program,
- ▶ approval of a General Plan amendment,
- ▶ approval of pre-zoning (for the participating landowners)
- ▶ approval of large-lot tentative maps (for the participating landowners),
- ▶ adoption and implementation of the SunCreek Specific Plan;
- ▶ adoption of a Public Facilities Financing Plan;
- ▶ adoption of a Public Facilities Infrastructure/Phasing Plan;
- ▶ possible approval of development agreements (between the City and the participating landowners).

The participating landowners (Shalako, Investek, Smith/Dunmore, and Sierra Sunrise) are requesting these approvals to accommodate proposed development on lands they control (i.e., lands owned). Details about the entitlements and which parcels they apply to are provided in Chapter 2, “Alternatives.” It is anticipated that the City will also rely on this EIR/EIS without further environmental review for approval of other future discretionary entitlements and permits (e.g., small-lot tentative subdivision maps, design review approvals, use permits) for the participating landowners. Further environmental review may be required for the nonparticipating landowners (Grantline 220 and Luxori), to be determined by the City. The City will rely on this document to the degree that it adequately addresses the impacts of development on the site. The proposed action represents a Federal action because it would require one or more of the following Federal permits and authorizations:

- ▶ Department of the Army permit under Section 404 of the Clean Water Act for discharges into waters of the United States, and
- ▶ Endangered Species Act Section 7 consultation leading to issuance of a Biological Opinion and possible incidental-take statement for activities affecting endangered species.

1.7.2 TRUSTEE, RESPONSIBLE, AND COOPERATING AGENCIES

Under CEQA, a trustee agency is a state agency that has jurisdiction by law over natural resources that are held in trust for the people of the State of California. One trustee agency, the California Department of Fish and Game, meets that definition with respect to resources potentially affected by the project.

Under CEQA, a responsible agency is an agency other than the lead agency that has legal responsibility for carrying out or approving a project or elements of a project (PRC Section 21069).

Under NEPA, a cooperating agency is any Federal agency other than the lead agency that has jurisdiction by law or special expertise with respect to any environmental impact involved in an action requiring an EIS.

Responsible and cooperating agencies are encouraged to actively participate in the CEQA and NEPA processes of the lead agencies, review the CEQA and NEPA documents of the lead agencies, and use the documents when

making decisions on the project. The USACE sent letters seeking cooperating agency interest to the EPA and USFWS on July 11, 2011. On August 22, 2011, EPA provided a letter to USACE accepting the request to serve as a cooperating agency under NEPA. Several agencies other than the City and USACE have jurisdiction over the implementation of the elements of the project, as identified below.

FEDERAL AGENCIES

- ▶ U.S. Environmental Protection Agency
- ▶ U.S. Fish and Wildlife Service

STATE AGENCIES

- ▶ California Air Resources Board
- ▶ California Department of Education
- ▶ California Department of Fish and Game
- ▶ California Department of Transportation
- ▶ State Water Resources Control Board
- ▶ Central Valley Regional Water Quality Control Board
- ▶ Native American Heritage Commission
- ▶ State Historic Preservation Office

REGIONAL AND LOCAL AGENCIES

- ▶ Zone 41 Water District
- ▶ Elk Grove Unified School District
- ▶ County of Sacramento
- ▶ Sacramento County Water Agency
- ▶ Sacramento Metropolitan Air Quality Management District
- ▶ Sacramento Metropolitan Fire District
- ▶ Sacramento County Municipal Services Agency

1.7.3 REGULATORY REQUIREMENTS, PERMITS, AUTHORIZATIONS, AND APPROVALS

The following list identifies permits and other approval actions from Federal, state, regional, and local agencies for which this EIR/EIS may be used during these agencies' decision-making processes. The following may be under the purview of regulatory agencies other than the lead agencies.

FEDERAL ACTIONS/PERMITS

- ▶ **U.S. Army Corps of Engineers:** Department of the Army permit under Section 404 of the CWA for discharges of dredge or fill material into waters of the U.S. Consultation for impacts on cultural resources pursuant to Section 106 of the National Historic Preservation Act (NHPA). Consultation for impacts on Federally listed species pursuant to Section 7 of the ESA.
- ▶ **U.S. Environmental Protection Agency:** reviewing the EIS, filing, and noticing; concurrence with Section 404 Clean Water Act permit.
- ▶ **U.S. Fish and Wildlife Service:** Federal Endangered Species Act consultation and issuance of incidental-take authorization for the take of Federally-listed endangered and threatened species.

STATE ACTIONS/PERMITS

- ▶ **California Department of Education:** approval of new school sites for which state funding is sought.
- ▶ **California Department of Fish and Game, Sacramento Valley—Central Sierra Region:** potential California Endangered Species Act consultation and issuance of take authorization (California Fish and Game Code Section 2081), streambed alteration agreement (California Fish and Game Code Section 1602), and protection of raptors (California Fish and Game Code Section 3503.5).
- ▶ **Central Valley Regional Water Quality Control Board (Region 5):** National Pollutant Discharge Elimination System (NPDES) construction stormwater permit (Notice of Intent to proceed under General Construction Permit) for disturbance of more than 1 acre, discharge permit for stormwater, general order for dewatering, and Section 401 Clean Water Act certification or waste discharge requirements.
- ▶ **Section 106 of the National Historic Preservation Act:** Memorandum of Understanding for Section 106 compliance with the NHPA.

REGIONAL AND LOCAL ACTIONS/PERMITS

- ▶ **Sacramento Metropolitan Air Quality Management District:** authority to construct (for devices that emit air pollutants), health risk assessment, and Air Quality Management Plan consistency determination.
- ▶ **Sacramento County Water Agency and Zone 41:** approval for water supply.

1.8 PUBLIC PARTICIPATION AND ADDITIONAL STEPS IN THE CALIFORNIA ENVIRONMENTAL QUALITY ACT/NATIONAL ENVIRONMENTAL POLICY ACT REVIEW PROCESS

This DEIR/DEIS is being distributed to interested agencies, stakeholder organizations, and individuals. This distribution ensures that interested parties have an opportunity to express their views regarding the environmental effects of the project, and to ensure that information pertinent to permits and approvals is provided to decision makers for the lead agencies, CEQA responsible and trustee agencies, and NEPA cooperating agencies. This document is available for review by the public during normal business hours at Rancho Cordova City Hall, 2729 Prospect Park Drive, Rancho Cordova, CA 95670 and USACE, Sacramento District offices, 1325 J Street, Sacramento, CA 95814. The DEIR/DEIS is also available online at the City of Rancho Cordova's website, <http://www.cityofranhocordova.org>, and USACE's website, <http://www.usace.army.mil>. The DEIR is being distributed for a 45-day period that will end on November 19, 2012.

Under CEQA, written comments on the DEIR must be postmarked no later than November 19, 2012. The review period under NEPA will end on November 19, 2012; however, the USACE will continue to accept comments on the DEIS until the ROD is issued. Comments should be sent to the following addresses:

Bret Sampson
City of Rancho Cordova
2729 Prospect Park Drive
Rancho Cordova, CA 95670
E-mail: bsampson@cityofranhocordova.org

Lisa Gibson
U.S. Army Corps of Engineers, Sacramento District, Regulatory Branch
1325 J Street, Room 1350
Sacramento, CA 95814-2922
E-mail: Lisa.M.Gibson2@usace.army.mil

If comments are provided via e-mail, please include the project title in the subject line, attach comments in MS Word format, and include the commenter's U.S. Postal Service mailing address.

A joint public meeting/hearing on the DEIR/DEIS will be conducted by the City and USACE on October 23, 2012 from 5 to 7 p.m. at the Rancho Cordova City Hall, at 2729 Prospect Park Drive. Comments on the DEIR/DEIS may be provided during the public meeting/hearing, and written comments may also be provided at any time during the comment period as described above.

Once all comments have been assembled and reviewed, responses will be prepared to address significant environmental issues that have been raised in the comments. The responses will be included in a FEIR/FEIS.

1.9 ORGANIZATION OF THIS ENVIRONMENTAL IMPACT REPORT/ENVIRONMENTAL IMPACT STATEMENT

The content and format of this EIR/EIS are designed to meet the requirements of CEQA, the State CEQA Guidelines, as amended, the requirements of NEPA, the NEPA regulations issued by the Council on Environmental Quality (CEQ), and USACE NEPA regulations, as well as Appendix B to those regulations (NEPA implementation). The EIR/EIS is organized into the following chapters so that the reader can easily obtain information about the project and its specific environmental issues.

- ▶ The **cover sheet** identifies lead and any cooperating agencies, contact information for the lead agency contact person, the title of the project and its location, a brief abstract, and comment submission information.
- ▶ The **Executive Summary** presents a summary of the requested entitlements; a brief overview of the project and alternatives; a discussion of the environmentally superior alternative; a summary of known areas of controversy and issues to be resolved; a discussion of opportunities for public participation in the CEQA/NEPA process; and a table listing the environmental impacts, mitigation measures, and the significance after implementation of mitigation (including significant and unavoidable impacts).
- ▶ Chapter 1, “**Introduction and Statement of Purpose and Need,**” provides a brief history of the project and the planning context; explains the CEQA and NEPA processes; lists the lead, cooperating, responsible, and trustee agencies that may have discretionary authority over the project; specifies the underlying purpose and need to which the lead agencies are responding in considering the Proposed Project and project alternatives; outlines the organization of the document; and provides information on public participation.
- ▶ Chapter 2, “**Alternatives,**” presents the Proposed Project Alternative and the alternatives to the Proposed Project. This chapter constitutes the project description and describes the project characteristics and components, supporting on- and off-site infrastructure, and required entitlements for each alternative. This chapter also describes the proposed SunCreek Specific Plan and identifies the performance standards that will be incorporated into the specific plan to which tentative maps and improvement plans would be required to adhere to. This chapter provides a description of each alternative in comparison with the Proposed Project Alternative, and describes alternatives considered but eliminated from further consideration.
- ▶ Chapter 3, “**Affected Environment, Environmental Consequences, and Mitigation Measures,**” is divided into 18 sections. Section 3.0 explains the approach to the affected environment (i.e., environmental setting), presents the assumptions used in the environmental analysis, and provides definitions of the types of

environmental effects. Section 3.0 also introduces the analysis of cumulative impacts, and includes the cumulative impact methodology, contributing projects, list of related projects, and cumulative context. Each of the remaining sections in Chapter 3 is devoted to a particular environmental issue area and describes the baseline, or existing conditions, and the regulatory setting, then provides an analysis of impacts at an equal level of detail for all project alternatives and mitigation measures that would avoid or eliminate significant impacts or reduce them to a less-than-significant level, where available and feasible. Each environmental issue area in this chapter also identifies the cumulative impacts of implementing the project against a backdrop of past, present, and reasonably foreseeable future projects.

- ▶ Chapter 4, “**Other Statutory Requirements,**” includes the analysis of growth-inducing impacts, irreversible or irretrievable commitment of resources, relationship between short-term uses of the environment and maintenance and enhancement of long-term productivity, and significant and unavoidable adverse environmental impacts of the project.
- ▶ Chapter 5, “**References and Organizations and Persons Consulted,**” provides a bibliography of sources cited in the EIR/EIS and identifies the names and affiliations of persons who provided information used in preparing the document.
- ▶ Chapter 6, “**Report Preparers,**” lists individuals who were involved in preparing this EIR/EIS.
- ▶ Chapter 7, “**Index,**” contains the NEPA-required index for easy reference of topics and issues.
- ▶ **Technical appendices** contain the background information that supports the EIR/EIS.

1.10 STANDARD TERMINOLOGY, ACRONYMS, AND ABBREVIATIONS

1.10.1 STANDARD TERMINOLOGY

The following standard terminology to refer to elements of the projects are used in this DEIR/DEIS.

- ▶ **specific plan** refers to the SunCreek Specific Plan.
- ▶ **Specific plan area** refers to the SunCreek Specific Plan area, also known as “the SPA.”
- ▶ **project** refers generally to construction of proposed improvements within the SPA and off-site roadway and infrastructure improvement areas, under any of the alternatives evaluated at a similar level of detail in this DEIR/DEIS.

**Table 1-1
Acronyms and Other Abbreviations**

Term	Definition
µg/m ³	micrograms per cubic meter
1,1,1-TCA	1,1,1-trichloroethane
1,2-DCE	1,2-dichloroethylene
AASF	Army Aviation Support Facility
AB	Assembly Bill
ACHP	Advisory Council on Historic Preservation
ACM	asbestos-containing material
ADA	Americans with Disabilities Act
ADT	average daily traffic, average daily trips
AEP	annual exceedance probability
AFB	Air Force Base
af	acre-feet
afy	acre-feet per year
Alquist-Priolo Act	Alquist-Priolo Earthquake Fault Zoning Act
ALUC	Airport Land Use Commission
ALUCP	Airport Land Use Compatibility Plan
APE	Area of Potential Effects
APN	Assessor's Parcel No.
APS	Alternative Planning Strategy
AQAP	Air Quality Attainment Plan
AQI	Air Quality Index
AQMD	air quality management district
AQMP	Air Quality Mitigation Plan
ARB	California Air Resources Board
ASTM	American Society of Testing and Materials
ATCM	airborne toxics control measure
ATV	all-terrain vehicle
BAAQMD	Bay Area Air Quality Management District
BACT	best available control technology
BAT	Best Available Technology Economically Achievable
BCT	Best Conventional Pollutant Control Technology
BGM	Bay Area Air Quality Management District Greenhouse Gas Model
bgs	below ground surface
BIM	Biological Impact Minimization Alternative

**Table 1-1
Acronyms and Other Abbreviations**

Term	Definition
BMP	best management practice
BO	biological opinion
B.P.	Before Present
BRT	Bus Rapid Transit
Bti	<i>Bacillus thuringiensis israelensis</i>
CAA	Federal Clean Air Act
CAAA	Federal Clean Air Act Amendments
CAAQS	California ambient air quality standards
CAC	Citizen's Advisory Committee
CAFE	corporate average fuel economy
Cal-Am	California-American Water Company
CalEPA	California Environmental Protection Agency
CAL FIRE	California Department of Forestry and Fire Protection
CalGreen	2010 California Green Building Standards Code
Cal-OSHA	California Occupational Safety and Health Administration
Caltrans	California Department of Transportation
CALVENO	California vehicle noise
CALVIN	California Value Integrated Network
CAP	Criteria Air Pollutant
CAPCOA	California Air Pollution Control Officer's Association
CBC	California Building Standards Code
CCAA	California Clean Air Act
CCAT	California Climate Action Team
CCCC	California Climate Change Center
CCR	California Code of Regulations
CDE	California Department of Education
CDMG	California Division of Mines and Geology
CDPH	California Department of Public Health
CEC	California Energy Commission
CEQ	Council on Environmental Quality
CEQA	California Environmental Quality Act
CESA	California Endangered Species Act
CFC	chlorofluorocarbon
CFR	Code of Federal Regulations

**Table 1-1
Acronyms and Other Abbreviations**

Term	Definition
cfs	cubic feet per second
CGS	California Geological Survey
CH ₄	methane
CHABA	Committee of Hearing, Bio Acoustics, and Bio Mechanics
CHP	California Highway Patrol
CIP	capital improvement plan
City	City of Rancho Cordova
City General Plan	<i>Rancho Cordova General Plan</i>
CIWMA	California Integrated Waste Management Act
CIWMB	California Integrated Waste Management Board
CLOMR	Conditional Letters of Map Revision
CLUP	Comprehensive Land Use Plan
CMU	Commercial Mixed Use
CNDDDB	California Natural Diversity Database
CNEL	community noise equivalent level
CNPS	California Native Plant Society
CNRA	California Natural Resources Agency
CO	carbon monoxide
CO ₂	carbon dioxide
CO ₂ e	carbon dioxide equivalent
County	County of Sacramento
CPP	Cosumnes Power Plant
CPUC	California Public Utilities Commission
CRHR	California Register of Historical Resources
CRPD	Cordova Recreation & Park District
CRPR	California Rare Plant Rank
CS	Conceptual Strategy Alternative
CSA	Central Service Area
CSP	California State Parks
CSCGF	Central Sacramento County Groundwater Forum
CSCGMP	Central Sacramento County Groundwater Management Plan
CSU	California State University
CTR	California Toxics Rule
CVP	Central Valley Project

**Table 1-1
Acronyms and Other Abbreviations**

Term	Definition
CWA	Clean Water Act
dB	decibel
dBA	A-weighted sound level
DEIR	draft environmental impact report
DEIS	draft environmental impact statement
Delta	Sacramento–San Joaquin Delta
DERA	Sacramento County Department of Environmental Review and Assessment
DFG	California Department of Fish and Game
District	Sacramento-Yolo Mosquito and Vector Control District
DOC	California Department of Conservation
DOF	Department of Finance
DPM	diesel PM or diesel exhaust
DSOD	Division of Safety of Dams
DTSC	California Department of Toxic Substances Control
du/ac	dwelling units per acre
DWR	California Department of Water Resources
EBMUD	East Bay Municipal Utility District
ECORP	ECORP Consulting, Inc.
EGUSD	Elk Grove Unified School District
EIR	environmental impact report
EIR/EIS	environmental impact report/environmental impact statement
EIS	environmental impact statement
EISA	Energy and Independence Security Act of 2007
EMD	Sacramento County Environmental Management Department
Endangerment Finding	Proposed Endangerment and Cause or Contribute Findings for Greenhouse Gases under the CAA
EPA	U.S. Environmental Protection Agency
EPCA	Energy Policy and Conservation Act
ESA	Federal Endangered Species Act
FAA	Federal Aviation Administration
FEIR	final environmental impact report
FEIS	final environmental impact statement
FEMA	Federal Emergency Management Agency
FHWA	Federal Highway Administration
FICON	Federal Interagency Committee on Noise

**Table 1-1
Acronyms and Other Abbreviations**

Term	Definition
FIP	Federal Implementation Plan
FIRM	Flood Insurance Rate Maps
FIS	Flood Insurance Study
FMMP	Farmland Mapping and Monitoring Program
FOIA	Freedom of Information Act
FR	Federal Register
FRWP	Freeport Regional Water Project
FTA	Federal Transit Administration
<i>g</i>	percentage of gravity
GCM	general circulation model
GenCorp	GenCorp Realty Investments
GET	groundwater extraction and treatment
GHG	greenhouse gas
GIS	Geographic Information System
gpm	gallons per minute
GVW	gross vehicle weight
GWh	gigawatt hours
GWh/y	giga-watt hour per year
GWP	global warming potential
HAP	Hazardous Air Pollutant
HCD	California Department of Housing and Community Development
HCFC	hydrochlorofluorocarbon
HCM	<i>Highway Capacity Manual</i>
HCP	habitat conservation plan
HFC	hydrofluorocarbon
HI	Hazard Index
HMP	Hydromodification Management Plan
HOV	high-occupancy vehicle
hp	horsepower
HRA	Hazardous Risk Assessment
HSWA	Hazardous and Solid Waste Amendments of 1984
HVAC	heating, ventilation, and air conditioning
Hz	hertz
ICTA	International Center for Technology Assessment

**Table 1-1
Acronyms and Other Abbreviations**

Term	Definition
ID	Increased Development Alternative
IGSM	Integrated Groundwater Surface Water Model
in/sec	inches per second
IPCC	Intergovernmental Panel on Climate Change
IRCTS	Inactive Rancho Cordova Test Site
IRT	Interagency Review Team
ISO	Insurance Services Office
ITE	Institute of Transportation Engineers
JPA	joint powers authority
kV	kilovolt
kW	kilowatt
kWh	kilowatt-hour
lb/day	pounds per day
LCFS	Low Carbon Fuel Standard
LCI	Laguna Creek Interceptor
L_{dn}	day-night average noise level
L_{eq}	energy-equivalent noise level
LID	low impact development
LiDAR	Light Detection and Ranging
LIM	Land Inventory and Monitoring
L_{max}	maximum noise level (the maximum instantaneous noise level during a specific period)
L_{min}	minimum noise level (the minimum instantaneous noise level during a specific period)
LOMR	Letters of Map Revision
LOS	level of service
LRT	light-rail transit
LUP	Linear Underground/Overhead Project
LVW	loaded vehicle weight
L_x	statistical descriptor (noise level exceeded X% of a specific period of time)
maf	million acre-feet
MACT	maximum available control technology
MAPA	Mather Airport Policy Area
MBTA	Migratory Bird Treaty Act
MCL	maximum contaminant level
MEI	Maximally Exposed Individual

**Table 1-1
Acronyms and Other Abbreviations**

Term	Definition
MEP	maximum extent practicable
mgd	million gallons per day
mg/L	milligrams per liter
MLD	Most Likely Descendant
MMP	Mitigation and Monitoring Plan
MMRP	Mitigation Monitoring and Reporting Program
MMT	million metric tons
MM therms	million therms
MOA	Memorandum of Agreement
mpg	miles per gallon
mph	miles per hour
MPO	Metropolitan Planning Organization
MRP	monitoring and reporting program
MRZ	mineral resource zone
MS4s	Municipal Separate Storm Sewer Systems
msl	mean sea level
MT	metric ton
MTBE	methyl tertiary butyl ether
MTP	SACOG's Metropolitan Transportation Plan
MW	megawatt
MY	model year
N ₂ O	nitrous oxide
NAAQS	national ambient air quality standards
NAHC	Native American Heritage Commission
NAL	Numeric Action Levels
NCDC	National Climatic Data Center
NCIC	North Central Information Center
NCP	No USACE Permit Alternative
NEHRP	National Earthquake Hazards Reduction Program
NEHRPA	National Earthquake Hazards Reduction Program Act
NEL	Numeric Effluent Limitations
NEPA	National Environmental Quality Act
NESHAP	national emissions standards for hazardous air pollutants
NHPA	National Historic Preservation Act

**Table 1-1
Acronyms and Other Abbreviations**

Term	Definition
NHTSA	National Highway Traffic Safety Administration
NMFS	National Marine Fisheries Service
NO	nitric oxide
NO ₂	nitrogen dioxide
NO ₃	nitrate
NOAA	National Oceanic and Atmospheric Administration
NOI	Notice of Intent
NOP	notice of preparation
NO _x	oxides of nitrogen
NP	No Project Alternative
NPDES	National Pollutant Discharge Elimination System
NPS	National Park Service
NRCS	Natural Resources Conservation Service
NRDC	Natural Resources Defense Council
NRHP	National Register of Historic Places
NRPA	National Recreation and Park Association
NSA	North Service Area
NSAP	North Service Area Pipeline
NSAPP	North Service Area Pipeline Project
NTR	National Toxics Rule
NVWF	North Vineyard Well Field
OAP	Ozone Attainment Plan
ODS	ozone depleting substances
OEHHA	Office of Environmental Health Hazard Assessment
OES	Office of Emergency Services
O&M plan	operations and management plan
OPR	California Governor's Office of Planning and Research
OSHA	U.S. Department of Labor, Occupational Safety and Health Administration
PA	Programmatic Agreement
PCB	polychlorinated biphenyl
PCE	perchloroethylene
PCEs	passenger car equivalents
PCM	parallel climate model
PCP	pentachlorophenol

**Table 1-1
Acronyms and Other Abbreviations**

Term	Definition
PFC	perfluorocarbons
PG&E	Pacific Gas and Electric Company
PIER	Public Interest Energy Research
PM	particulate matter
PM ₁₀	particulate matter less than or equal to 10 microns in diameter; respirable particulate matter
PM _{2.5}	particulate matter less than or equal to 2.5 microns in diameter; fine particulate matter
POU	Place of Use
PP	Proposed Project Alternative
PPA	Power Purchase Agreement
ppm	parts per million
PPV	peak particle velocity
PRC	California Public Resources Code
Protocol	<i>Recommended Protocol for Evaluating the Location of Sensitive Land Uses Adjacent to Major Roadways</i>
RCRA	Resource Conservation and Recovery Act
REAP	Rain Event Action Plan
REC	recognized environmental condition
Reclamation	U.S. Bureau of Reclamation
RHNA	Regional Housing Needs Allocation
RHNP	Regional Housing Needs Plan
RIBITS	Regional Internet Banking Information Tracking System
RMDS	Regional Master Drainage Study
RMS	root-mean-square
RNHA	Regional Housing Needs Allocation
ROD	Record of Decision
ROG	reactive organic gases
ROP	Rate of Progress
RPS	Renewables Portfolio Standard
RPW	relatively permanent water
RT	Sacramento Regional Transit
RTP	Regional Transportation Plan
R value	erosivity value
RWD	report of waste discharge
RWQCB	Regional Water Quality Control Board
SacCalc	Sacramento Hydrological Calculator

**Table 1-1
Acronyms and Other Abbreviations**

Term	Definition
SACOG	Sacramento Area Council of Governments
SASD	Sacramento Area Sewer District
SB	Senate Bill
SCH	State Clearinghouse
Scoping Plan	<i>Climate Change Scoping Plan</i>
SCRPP	Sacramento County Regional Parks
SCS	Sustainable Communities Strategy
SCSD	Sacramento County Sheriff's Department
SCVURPPP	Santa Clara Valley Urban Runoff Pollution Prevention Program
SCWA	Sacramento County Water Agency
SDCP/SRSP	<i>Sunrise Douglas Community Plan and Sunridge Specific Plan</i>
SEL	sound exposure level
SF ₆	sulfur hexafluoride
SFNA	Sacramento Federal Nonattainment Area
SFPD	School Facilities Planning Division
SGSA	Southern Groundwater Study Area
SIP	State Implementation Plan
SMAQMD	Sacramento Metropolitan Air Quality Management District
SMARA	Surface Mining and Reclamation Act
SMFD	Sacramento Metropolitan Fire District
SMUD	Sacramento Municipal Utility District
SO ₂	sulfur dioxide
sp.	species (singular)
SPA	SunCreek Specific Plan Area
spp.	species (plural)
SR	State Route
SRA	State Responsible Area
SRCSD	Sacramento Regional County Sanitation District
SRWTP	Sacramento Regional Wastewater Treatment Plant
SSCHCP	South Sacramento County Habitat Conservation Plan
SSHCP	<i>South Sacramento Habitat Conservation Plan</i>
ssp.	subspecies
SQIP	Stormwater Quality Improvement Plan
SSA	South Service Area

**Table 1-1
Acronyms and Other Abbreviations**

Term	Definition
SSQP	Sacramento Stormwater Quality Partnership
STC	Sound Transmission Class
SVAB	Sacramento Valley Air Basin
SVRA	State Vehicular Recreation Area
SWP	State Water Project
SWPPP	storm water pollution prevention plan
SWRCB	State Water Resources Control Board
TAC	toxic air contaminants
TAZ	traffic analysis zone
T-BACT	Toxic Best Available Control Technology
TCE	trichloroethylene
TCR	Transportation Concept Report
TDF	travel demand forecasting
TDS	total dissolved solids
TIA	transportation impact analysis
TMDL	total maximum daily load
TNM	Traffic Noise Model
TNWs	traditional navigable waters of the U.S.
tpd	tons per day
tpy	tons per year
TRU	trailer refrigeration unit
UBC	Uniform Building Code
UPA	Urban Policy Area
U.S. 50	U.S. Highway 50
U.S.	United States
USACE	U.S. Army Corps of Engineers
USB	Urban Services Boundary
USC	United States Code
USDOT	U.S. Department of Transportation
USFS	U.S. Forest Service
USFWS	U.S. Fish and Wildlife Service
USGS	U.S. Geological Survey
UST	underground storage tank
UWMP	Urban Water Management Plan

**Table 1-1
Acronyms and Other Abbreviations**

Term	Definition
V/C	volume-to-capacity
VC	Village Commercial
VdB	vibration decibels
VELB	valley elderberry longhorn beetle
VMT	vehicle miles traveled
VOC	volatile organic compound
WDR	waste discharge requirement
WFA	Water Forum Agreement
WKA	Wallace Kuhl & Associates, Inc.
WRCC	Western Regional Climate Center
WSA	water supply assessment
WSIP	Water System Infrastructure Plan
WSMP	Water Supply Master Plan
WSR	National Wild & Scenic Rivers
WTP	Water Treatment Plant