

This section summarizes the purpose of the Environmental Impact Report (EIR); describes the environmental review procedures that are to be followed according to State law; discusses the intended uses of the EIR; discusses the project's relationship to the City of Elk Grove's General Plan; describes the EIR scope and organization, contact person, impact terminology; and, provides definitions of commonly used terms and acronyms used throughout this EIR.

1.1 BACKGROUND AND PURPOSE

This EIR has been prepared, in conformance with the provisions of the California Environmental Quality Act (CEQA), to evaluate the environmental effects of the proposed Reynolds & Brown Plaza III project (Project), which includes a request for a General Plan Amendment (GPA), rezone and Tentative Parcel Map (TPM) for a 4.014 acre site located on East Stockton Boulevard east of State Route (SR) 99 and south of Elk Grove Boulevard. While no development is currently proposed in association with the requested entitlements, the applicant has prepared a conceptual site plan which identifies the type of uses envisioned for the site. The uses could include a hotel, restaurant, retail use with drive-thru and gas station/mini mart/car wash.

The City of Elk Grove (City), acting as the Lead Agency, has prepared this Draft EIR to provide the public and responsible and trustee agencies with information about the potential environmental effects of the proposed Reynolds & Brown Plaza III project. As described in CEQA Guidelines Section 15121(a), an EIR is a public informational document that assesses potential environmental effects of the proposed project and identifies mitigation measures and alternatives to the proposed project that could reduce or avoid its adverse environmental impacts. Public agencies are charged with the duty to consider and minimize environmental impacts of proposed development where feasible, and obligated to balance a variety of public objectives including economic, environmental, and social factors.

CEQA requires the preparation of an EIR prior to approving any project which may have a significant effect on the environment. For the purposes of CEQA, the term "project" refers to the whole of an action, which has the potential for resulting in a direct physical change or a reasonably foreseeable indirect physical change in the environment (CEQA Guidelines Section 15378[a]). With respect to the Reynolds & Brown Plaza III project, the City has determined that the proposed development is a "project" within the definition of CEQA.

1.2 TYPE OF DOCUMENT

The CEQA Guidelines identify several types of EIRs, each applicable to different project circumstances. This EIR has been prepared as a Project EIR pursuant to CEQA Guidelines Section 15161. The analysis associated with a Project EIR focuses primarily on the changes in the environment that would occur as a result of project implementation and examines all phases of the project (i.e., planning, construction, and operation). The project-level analysis addresses impacts resulting from the development and operation of the hotel, restaurant, retail with coffee drive-thru, gas station/mini mart/car wash, and the provision of infrastructure and services for the project.

Ultimately, the EIR is used by the City as a tool in evaluating a proposed project's environmental impacts and can be further used to modify, approve, or deny approval of a proposed project based on the analysis provided in the EIR.

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1.3 INTENDED USES OF THE EIR

This EIR is intended to evaluate the environmental impacts of the project to the greatest extent possible. This EIR, in accordance with CEQA Guidelines Section 15126, should be used as the primary environmental document to evaluate all subsequent planning and permitting actions associated with the project. Subsequent actions include, but are not limited to, the following:

- Approval of a General Plan Amendment (GPA);
- Approval a rezone;
- Approval of a tentative parcel map;
- Approval of a Design Review and Conditional Use Permit;
- California Regional Water Quality Control Board – 401 Water Quality Certification
- United States Army Corps of Engineers – Section 404 Permit;
- Approval of improvement plans;
- Approval of grading plans;
- Issuance of grading permits
- Issuance of building permits.

1.4 RELATIONSHIP TO THE CITY OF ELK GROVE GENERAL PLAN

The City adopted the City of Elk Grove General Plan (General Plan) in November 2003. The General Plan is the City's overall guide for the use of the City's resources, expresses the development goals of the community, and is the foundation upon which all land use decisions are made.

The City's General Plan currently designates the project site as Public/Quasi Public. The site is zoned RD-5. The project would require a GPA and Rezone to accommodate the proposed use.

The General Plan EIR analyzed the environmental impacts associated with buildout of the City under the land uses and densities allowed by the General Plan. Where feasible, the City has adopted mitigation measures to reduce impacts to a level of insignificance. In addition, significant and unavoidable impacts associated with implementation of the General Plan were addressed by the City in the General Plan EIR and findings of fact and statement of overriding considerations were adopted with the approval of the General Plan EIR in November 2003.

Sections 4.1 through 4.7 of this EIR provide an integrated presentation of the setting, environmental impacts, and mitigation measures for each of the environmental issue areas addressed. Potential effects of implementing the proposed project are identified, including cumulative effects, along with mitigation measures recommended to lessen or reduce significant or potentially significant impacts. In cases where no mitigation is available, this fact is noted. This EIR provides an analysis of environmental effects specifically associated with the proposed project, as well as an evaluation of project impacts in light of the environmental analysis provided in the General Plan EIR. Consistent with CEQA Guidelines Section 15183, this EIR addresses environmental effects that are peculiar to the project and utilizes mitigation measures that are based on adopted City development policies and standards, where applicable, to mitigate anticipated impacts.

Cumulative environmental effects of the proposed project are generally based on information provided in the General Plan and General Plan EIR with identification of the project's contribution to the cumulative condition and updated information on the cumulative setting based on currently approved and reasonably foreseeable proposed development projects in the City.

1.5 ORGANIZATION AND SCOPE OF THE DRAFT EIR

Sections 15122 through 15132 of the CEQA Guidelines identify the content requirements for Draft and Final EIRs. An EIR must include a description of the environmental setting, an environmental impact analysis, mitigation measures, alternatives, significant irreversible environmental changes, growth-inducing impacts, and cumulative impacts. The environmental issues addressed in the Draft EIR were established through review of environmental documentation developed for the site, environmental documentation for nearby projects, and public agency responses to the Notice of Preparation (NOP). Based upon these comments, agency consultation and review of the project application, the City determined the scope for this EIR.

This Draft EIR is organized in the following manner:

SECTION 1.0 - INTRODUCTION

Section 1.0 provides an introduction and overview describing the intended use of the Project EIR and the review and certification process.

SECTION 2.0 - EXECUTIVE SUMMARY

Section 2.0 summarizes the characteristics of the proposed project and provides a concise summary matrix of the project's environmental impacts and associated mitigation measures.

SECTION 3.0 - PROJECT DESCRIPTION

Section 3.0 provides a detailed description of the proposed project, including intended objectives, background information, and physical and technical characteristics.

SECTION 4.0 - ENVIRONMENTAL SETTING, IMPACTS AND MITIGATION MEASURES

Section 4.0 contains an analysis of environmental topic areas as identified below. Each subsection contains a description of the existing setting of the project area, identifies standards of significance, identifies project-related impacts, and recommends mitigation measures.

The following major environmental topics are addressed in this section:

- **Visual Resources/Light and Glare:** This section assesses the overall increase in nighttime illumination produced by the project as well as visual changes associated with the change in land use on the project site.
- **Air Quality:** This section discusses local and regional air quality impacts associated with project implementation. Short-term construction impacts as well as long-term operational impacts will be discussed.

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- **Biological Resources:** This section describes the project's impacts on biological resources on the site addressed, emphasizing the potential degradation or elimination of habitat (trees), and the impacts on listed, proposed and candidate threatened and endangered species.
- **Human Health/Risk of Upset:** This section describes the likelihood for the presence of hazardous materials or conditions on the project site and in the project area. In addition, past clean up efforts are identified as well as impacts associated with any remaining hazardous materials.
- **Noise:** This section examines noise impacts during construction and at project buildout, as related to potential noise generation from mobile and stationary sources. This section also addresses the impact of car wash related noise generation on proposed hotel uses onsite.
- **Public Services and Utilities:** This section discusses the impacts the project may have on the need for additional public services and utilities including fire, police, water, wastewater and solid waste.
- **Traffic and Circulation:** This section addresses the impacts on the local and regional road system resulting from implementation of the proposed project. Transit, bicycle, and pedestrian facilities are also discussed.

The NOP and Initial Study for the Reynolds & Brown Plaza III identified that the project would not result in any significant impacts relative to Agricultural Resources, Cultural Resources, Geology/Soils, Hydrology/Water Quality, Land Use/Planning, Mineral Resources, Population/Housing and Recreation. The rationale for why these topics are not discussed further in this EIR is provided below.

Agricultural Resources

The project site has been developed and contains a former Caltrans maintenance yard and park and ride facility. The site is not under a Williamson Act contract and is surrounded by urban development. As a result, the proposed project would not result in development pressure to further convert agricultural lands to non-agricultural uses. Therefore, Agricultural Resources were eliminated from the environmental analysis for this project.

Cultural Resources

Archaeological and historical resources investigations were conducted for the project area in November and December 2005. The records search and other archival research did not identify any previously recorded prehistoric sites, historic sites, features, or isolated artifacts within the project area. The project would be conditioned to comply with General Plan Archaeological and Paleontological Policy HR-6-Action 2 which requires that the Planning Division be notified immediately if any prehistoric, archaeological, or paleontological artifact is uncovered during construction. All construction will be required to stop and an archaeologist that meets the Secretary of the Interior's Professional Qualifications Standards in prehistoric or historical archaeology shall be retained to evaluate the finds and recommend appropriate action. In addition, all construction would be required to stop if any human remains are uncovered. The County Coroner must be notified according to Section 7050.5 of California's Health and Safety Code. If the remains are determined to be Native American, the procedures outlined in CEQA Section 15064.5 (d) and (e) shall be followed. Therefore, impacts to cultural resources are

considered less than significant and were eliminated from the environmental analysis for this project.

Geology/Soils

No known earthquake faults or Alquist-Priolo earthquake hazards zones are located within the City limits. The effects resulting from earthquakes related to ground shaking would be reduced to a minimum by application of the Uniform Building Code (UBC) as well as General Plan Safety Element Policy SA-23 and associated action item SA-23-Action 1. The City of Elk Grove General Plan EIR indicates that based upon known soil types, groundwater and ground shaking conditions throughout the City, the potential for liquefaction is considered low. The ground at the project site is level and there are no features present which would expose people or structures to potential landslides. Future development of the project site would be subject to the standards described above. Therefore, impacts related to soil erosion and the potential loss of topsoil are considered less than significant and will not be discussed further in the EIR. The project site is located in an area with existing sewer service and is anticipated to be developed under the General Plan. Therefore, no impacts are expected in terms of the ability of the soil to support use of septic systems because septic tanks or alternative wastewater disposal systems are not proposed. Therefore, impacts to geology and soils are considered less than significant.

Hydrology/Water Quality

The hydrology of the site would not be substantially changed in association with future development because the site has been previously developed, currently contains impervious surfaces and is served by storm drainage infrastructure in the area (an 18-inch storm drain crosses East Stockton Boulevard and connects to the project site; another 30-inch diameter storm drain is located in the right-of-way of East Stockton Boulevard and extends north towards the intersection within Elk Grove Boulevard). Potential impacts associated with erosion during future construction would be addressed through compliance with the City's Land Grading and Erosion Control Ordinance as well as compliance with the existing National Pollution Discharge Elimination System (NPDES) permit requirements and preparation of a Storm Water Pollution Prevention Plan (SWPPP). Operational water quality issues would be similar to the existing conditions in that urban pollutants would be generated on the project site which would be addressed through the City's NPDES, SWPPP, and BMPs. The project site is not located in a 100- or 500-year floodplain and is outside the Folsom Dam Failure Flood Area. No threat of seiche, tsunami or mudflow is present. Therefore, impacts related to hydrology and water quality are considered less than significant and will not be discussed further in the EIR.

Land Use/Planning

The project would not divide an established community, but is a continuation of suburban land uses, such as the commercial land uses north, east and west of the project site. In addition, the project will continue to use a portion of the site as a park and ride parking lot by including 25 parking spaces. The GPA proposes to change the land use designation from Public/Quasi Public to Commercial; the rezoning application proposes to rezone the site from RD-5 (low density residential – 5 du/acre) to SC (Shopping Center) to allow a service station. Environmental effects resulting from the proposed project, such as increased air pollution, noise, traffic, etc., are addressed in the applicable sections (Sections 4.1 to 4.7) of this EIR. The City of Elk Grove Planning Commission and the City Council must approve the GPA, Rezone, and TPM application for the project to proceed. The project may be conditioned in order to be consistent with all land use plans, policies or regulations of agencies with jurisdiction over the project. The City of Elk Grove does not have an adopted Habitat Conservation Plan, Natural Community

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Conservation Plan, or other approved local, regional, or state habitat conservation plan. Therefore, the project would have no impact on these types of plans. For all of these reasons, the project was determined to have a less than significant impact on land use and planning and will not be discussed further in the EIR.

Mineral Resources

The project site was previously developed with a Caltrans maintenance yard. According to Surface Mining and Reclamation Act (SMARA) Special Report 156, the project area is located in the MRZ-3 classification (defined as areas "containing aggregate deposits, the significance of which cannot be evaluated from available data.") The Elk Grove General Plan EIR did not identify any mineral resources in the planning area, including the proposed project site. Therefore, no impacts to mineral resources were identified and this issue will not be discussed in the EIR.

Population/Housing

While no development is proposed as part of the GPA, rezone and TPM, the applicant conceptually envisions a hotel, restaurant, retail with drive-thru and gas station/mini mart/car wash on the project site. Development of these uses would serve the existing residential population in the vicinity of the project site, those visiting Elk Grove, and those traveling along SR 99. No residential development is proposed by the project nor would any existing housing be displaced by the project. The project would allow for future infill development and would not induce population growth. Therefore, no impacts to population and housing would occur and this issue will not be addressed further in the EIR.

Public Services

Parks and Schools. Impacts to parks and schools are not discussed because the project is limited to a GPA, rezone, and TPM and does not have a residential component. A student generation rate does exist for non-residential projects. However, the incremental increase in students associated with conceptual future uses envisioned for the project site is not anticipated to result in a substantial increase in student population which would adversely affect schools in the City of Elk Grove. Similarly, non-residential projects may result in the use of park and recreation facilities. However, any increase in population associated with future development is not anticipated to result in a dramatic increase in use of facilities such that an adverse affect to existing park and recreational facilities would occur. Thus, no impacts to schools or parks would occur as a result of the project.

Recreation

Development conceptually envisioned for the project site includes a hotel, restaurant, retail with drive-thru and gas station/mini mart/car wash and does not propose any housing. The proposed GPA, rezone and TPM does not include recreational facilities nor would it increase the use of existing parks, or require the construction or expansion of existing recreation facilities. Therefore implementation of the project will not result in adverse impacts to recreational resources and this issue will not be discussed in the EIR.

SECTION 5.0 - CUMULATIVE IMPACTS SUMMARY

This section discusses the cumulative impacts associated with the proposed project. As required by CEQA Section 15130, the EIR discusses cumulative impacts of a project when the project's incremental effect is cumulatively considerable.

SECTION 6.0 - ALTERNATIVES TO THE PROJECT

CEQA Guidelines Section 15126.6 requires that an EIR describe a range of reasonable alternatives to the project, which could feasibly attain the basic objectives of the project and avoid and/or lessen the environmental effects of the project.

SECTION 7.0 - LONG-TERM IMPLICATIONS OF THE PROJECT

This section contains discussions and analysis of various topical issues mandated by CEQA not addressed in other sections of the EIR. These include significant environmental effects that cannot be avoided if the project is implemented and growth-inducing impacts.

SECTION 8.0 - REPORT PREPARERS AND REFERENCES

This section lists all authors and agencies that assisted in the preparation of the report by name, title, and company or agency affiliation.

APPENDICES

This section includes notices and other procedural documents pertinent to the EIR, as well as technical material prepared to support the analysis.

1.6 ENVIRONMENTAL REVIEW PROCESS

The review and certification process for the EIR will involve the following procedural steps:

NOTICE OF PREPARATION AND INITIAL STUDY

In accordance with Section 15082 of the CEQA Guidelines, the City prepared a Notice of Preparation (NOP) of an EIR for the project that was issued to the public and local, responsible and trustee agencies on April 20, 2007 and distributed to state agencies through the State Clearinghouse on the April 23, 2007. The comment period ended May 23, 2007. The City of Elk Grove was identified as the Lead Agency for the proposed project. This notice was circulated to the public, local, State, and federal agencies, and other interested parties to solicit comments on the proposed project. No scoping meeting was held for this project as such meetings are not mandatory for projects not meeting the criteria outlined in Section 15082 of the CEQA Guidelines. The NOP and responses by interested parties are presented in **Appendix A**. Also, an Initial Study for the project was prepared and released for public review along with the NOP. Its conclusions supported preparation of an EIR for the project. The Initial Study is also included in **Appendix A**.

DRAFT EIR

This document constitutes the Draft EIR. The Draft EIR contains a description of the project, description of the environmental setting, identification of project impacts, and mitigation

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measures for impacts found to be significant, as well as an analysis of project alternatives. Upon completion of the Draft EIR, the City will file the Notice of Completion (NOC) with the State Office of Planning and Research to begin the public review period (Public Resources Code Section 21161).

PUBLIC NOTICE/PUBLIC REVIEW

Concurrent with the NOC, the City will provide public notice of the availability of the Draft EIR for public review, and invite comment from the general public, agencies, organizations, and other interested parties. The public review and comment period should be no less than 45 days or no longer than 60 days. The review period in this case is 45 days. Public comment on the Draft EIR will be accepted both in written form and orally at public hearings. Although no public hearings to accept comments on the EIR are required by CEQA, the City expects to hold a public comment meeting during the 45-day review period prior to final action on the EIR. Notice of the time and location of the hearing will be published prior to the hearing. All comments or questions regarding the Draft EIR should be addressed to:

Taro Echiburu
City of Elk Grove Development Services, Planning
8401 Laguna Palms Way
Elk Grove, CA 95758

RESPONSE TO COMMENTS/FINAL EIR

Following the public review period, a Final EIR will be prepared. The Final EIR will respond to written and oral comments received during the public review period.

CERTIFICATION OF THE EIR/PROJECT CONSIDERATION

The Elk Grove Planning Commission will review and consider the Final EIR. If the Planning Commission finds that the Final EIR is "adequate and complete", the Commission may certify the Final EIR at a public hearing. The rule of adequacy generally holds that the EIR can be certified if it shows a good faith effort at full disclosure of environmental information, and provides sufficient analysis to allow decisions to be made regarding the project in contemplation of its environmental consequences.

Upon review and consideration of the Final EIR, the Planning Commission would make recommendations to the City Council regarding the GPA and rezone. Based on these recommendations, the City Council would take action to approve, revise or reject the project. A decision to approve the project would be accompanied by written findings in accordance with CEQA Guidelines Section 15091 (which requires that written findings be made for each significant effect) and Section 15093 (which requires that a Statement of Overriding Considerations be prepared when the benefits of a proposed project outweigh the unavoidable adverse environmental effects). A Mitigation Monitoring and Reporting Program (MMRP), as described below, would also be adopted for mitigation measures that have been incorporated into or imposed upon the project to reduce or avoid significant effects on the environment. This MMRP will be designed to ensure that these measures are carried out during project implementation.

MITIGATION MONITORING

CEQA Section 21081.6(a) requires lead agencies to adopt an MMRP to describe measures which have been adopted or made a condition of project approval in order to mitigate or avoid significant effects on the environment. The specific "reporting or monitoring" program required by CEQA is not required to be included in the EIR, however it will be presented to the Planning Commission for adoption. Throughout the EIR, however, mitigation measures have been clearly identified and presented in language that will facilitate establishment of an MMRP. Any mitigation measures adopted by the City as conditions for approval of the project will be included in an MMRP to verify compliance.

1.7 SUMMARY OF COMMENTS RECEIVED ON THE NOTICE OF PREPARATION

The City received several comment letters on the NOP for the Reynolds & Brown Plaza III Draft EIR. A copy of each letter is provided in **Appendix A** of this Draft EIR.

The following summarizes the concerns identified for the project through the NOP process.

Sacramento Metropolitan Air Quality Management District. The SMAQMD provided comments regarding the EIR's inclusion of a discussion of climate change. In addition the letter provided information regarding an updated SMAQMD screening table. Lastly, the letter noted that the project would be subject to all applicable SMAQMD rules and regulations in effect at the time of project construction. A discussion of the project's impacts on air quality is provided in Section 4.2, Air Quality.

California Department of Transportation. The California Department of Transportation (Caltrans) submitted a letter regarding the project's potential impacts to SR 99 and local roadways. The letter also requests that emergency access be addressed and that the square footage for each proposed use be provided. Caltrans identifies the scenarios that should be addressed in the EIR including existing conditions without and with the project and cumulative conditions without the project and with project buildout. Caltrans further requests that the traffic study provide Level of Service (LOS) analysis for the interchange at SR 99 and Elk Grove Boulevard, that future traffic impacts be based on a 20 year planning horizon, and that mitigation be provided where the project would have a significant impact. Traffic impacts are discussed in Section 4.7, Transportation and Circulation.

County Sanitation District 1 (CSD-1). CSD-1 (district name has changed to Sacramento Area Sewer District) and Sacramento Regional County Sanitation District (SRCSD) provided conditions and that must be satisfied by the project relative to provision of wastewater service. Solid waste is discussed in Section 4.6, Public Services and Utilities.

1.8 IMPACT TERMINOLOGY

This Draft EIR uses the following terminology to describe environmental effects of the proposed project:

- **Standards of Significance:** A set of criteria used by the lead agency to determine at what level or "threshold" an impact would be considered significant. Significance criteria used in this EIR include the CEQA Guidelines; factual or scientific information; regulatory performance standards of local, State, and federal agencies; and City goals, objectives, and policies.

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- **Less Than Significant Impact:** A less than significant impact would cause no substantial change in the environment. (No mitigation would be required for project effects found to be less than significant).
- **Significant Impact:** A significant impact would cause (or would potentially cause) a substantial adverse change in the physical conditions of the environment. Significant impacts are identified by the evaluation of project effects using specified standards of significance provided in each technical section of the EIR. Identified "significant" impacts are those where the project would result in an impact that can be measured or quantified, while identified "potentially significant" impacts are those impacts where an exact measurement of the project's effect cannot be made but substantial evidence indicates that the impact could exceed standards of significance. Feasible mitigation measures and/or project alternatives are identified to avoid or reduce the effects of the project on the environment to a less than significant level.
- **Potentially Significant.** A potentially significant impact is one that may or may not occur and where a definite determination cannot be made. Feasible mitigation measures and/or project alternatives are identified to avoid or reduce the project's effects on the environment to a less than significant level.
- **Significant and Unavoidable Impact:** A significant and unavoidable impact would result in a substantial change in the environment that cannot be avoided or mitigated to a less than significant level if the project is implemented.
- **Cumulatively Considerable:** A cumulatively considerable impact would result if the project would contribute considerably to a significant physical impact on the environment expected under cumulative conditions.

1.9 COMMONLY USED TERMS

Identified below are common terms used throughout this document. A complete list of acronyms is also provided.

TERMS

- **Applicant:** Any person or other legal entity who applies to the City to develop or improve any portion of the real property within the project boundaries. The term "Applicant" shall include all successors in interest.
- **Developer:** Any person or other legal entity who performs actual construction activities that convert the project site to urban uses. Such activities include, but are not limited to, grading, building construction, and installation of infrastructure.
- **Draft EIR (DEIR):** Draft Environmental Impact Report.
- **Elk Grove Planning Area:** As described in Policy LU-9, this land area consists of land outside the current incorporation boundaries of Elk Grove for which the City has identified a long-term vision for land uses.
- **Final EIR (FEIR):** Final Environmental Impact Report.

- **General Plan:** The General Plan of the City of Elk Grove, as adopted in 2003, and amended in 2007.
- **Project:** The development or improvement of the project site, as defined by the project application.
- **Project Applicant:** Any person or other legal entity who is an "Applicant" as defined herein.
- **Project Site:** The real property described by the project application.

ACRONYMS

AB	Assembly Bill
ACM	asbestos containing material
ACOE	U.S. Army Corps of Engineers
af/yr	acre feet per year
ANSI	American National Standards Institute
APCD	Air Pollution Control District
BACT	Best Available Control Technology
BMP	Best Management Practices
BOD	Biological Oxygen Demand
CAAA	Clean Air Act Amendments
Caltrans	California Department of Transportation
CARB	California Air Resources Board
CCAA	California Clean Air Act
CC&R	Conditions, covenants and restrictions
CDFG	California Department of Fish and Game
CEQA	California Environmental Quality Act
CESA	California Endangered Species Act

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CFR	Code of Federal Regulations
cfs	cubic feet per second
CNDDB	California Natural Diversity Database
CNEL	Community Noise Equivalent Level
CNPS	California Native Plant Society
CO	carbon monoxide
CSD	Community Services District
CWA	Clean Water Act
dB	decibel
dBA	A-weighted decibel
DHHS	Department of Health and Human Services
DTSC	Department of Toxic Substances Control
DWR	Department of Water Resources
EPA	United States Environmental Protection Agency
ERP	Emergency Response Plan
FEMA	Federal Emergency Management Act
FESA	Federal Endangered Species Act
gpd	gallons per day
GPA	General Plan Amendment
gpm	gallons per minute
LAFCo	Local Agency Formation Commission

Leq	24-hour day weighted noise level
lbs/day	pounds per day
L _{max}	maximum noise level
LOS	Level of Service
LUST	Leaking Underground Storage Tank
MCLs	Maximum Containment Levels
mgd	million gallons per day
MMRP	Mitigation Monitoring and Reporting Program
NAAQS	National Ambient Air Quality Standards
NO ₂	nitrogen dioxide
NOC	Notice of Completion
NOP	Notice of Preparation
No _x	nitrogen oxides
O ₃	ozone
OES	State Office of Emergency Services
OSHA	Occupational Safety and Health Administration
Pb	lead
PCB	polychlorinated biphenyl
PG&E	Pacific Gas and Electric
PM _{2.5}	fine particulate matter
PM ₁₀	particulate matter ≤10 microns
ppm	parts per million

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RCRA	Resource Conservation and Recovery Act of 1976
RMPP	Risk Management Prevention Program
ROG	reactive organic gases
RTIP	Regional Transportation Improvement Program
SAA	Streambed Alteration Agreement
SAAQS	State Ambient Air Quality Standards
SACOG	Sacramento Area Council of Governments
SMAQMD	Sacramento Metropolitan Air Quality Management District
SO ₂	sulfur dioxide
SWPPP	Stormwater Pollution Prevention Plan
SWRCB	State Water Resources Control Board
TACS	toxic air contaminants
USFWS	United States Fish and Wildlife Service
V/C	volume/capacity