

# 1.0 INTRODUCTION AND STATEMENT OF PURPOSE AND NEED

---

## 1.1 INTRODUCTION

This document is an Environmental Impact Statement (EIS) prepared pursuant to the National Environmental Policy Act (NEPA) that analyzes and discloses the effects of construction of a large-scale regional mixed use residential community project in unincorporated western Placer County under the Placer Vineyards Specific Plan (PVSP) for which a number of individual project proponents are seeking permits under Section 404 of the Clean Water Act (33 USC §1344). The PVSP area includes approximately 5,230 acres (2,116 hectares). Of this area, there are active permit applications for development on 3,781 acres (1,530 hectares). The remaining 1,449 acres (586 hectares) comprising 505 acres [204 hectares] within the PVSP site outside of the Special Planning Area [SPA] and 979 acres [396 hectares] within the SPA) are not the subject of permit applications, although it is anticipated that those lands outside of the SPA would also eventually be developed consistent with the PVSP.

Two scenarios that represent the potential low-end and high-end of the range of densities that could be developed within the PVSP area are evaluated in this EIS: the “Base Plan” and “Blueprint.” The Base Plan scenario, which is the specific plan that was approved by Placer County in 2007, would allow for the development of approximately 14,132 residential units on the project site. The Blueprint scenario, which was also considered by the County but was not eventually adopted, would develop the project site at a higher density consistent with the Sacramento Area Council of Governments (SACOG) Blueprint and provide for up to 21,631 residential units. The development footprint of these scenarios would be the same, although the land use designations, acreages, and density of development would differ. This EIS evaluates the environmental effects from development under both scenarios in order to provide the range of likely effects.

The proposed federal action is a decision by the U.S. Army Corps of Engineers (USACE) whether or not to issue Department of the Army (DA) permits to authorize the placement of fill in jurisdictional waters of the United States in conjunction with the proposed development. The discharge of fill material into jurisdictional waters requires approval from the USACE pursuant to Section 404 of the federal Clean Water Act, under which the USACE issues or denies Department of the Army (DA) permits for activities involving a discharge of dredged or fill materials into the water of the United States, including wetlands.

The 3,781-acre (1,530-hectare) area subject to current USACE applications is made up of 3,746 acres (1,516 hectares) on 22 individual properties, each property with its own Section 404 permit application. In addition, the property owners have jointly applied for a permit to fill wetlands in conjunction with the development of backbone infrastructure, including approximately 35 acres (14 hectares) of roadways on non-participating properties internal to the PVSP area. If the USACE approves the 22 individual permits and a Regional General Permit for the infrastructure improvements, the Applicants would be allowed to fill approximately 103.8 acres (42.0 hectares) of wetlands and other jurisdictional waters of the United States within the 3,781-acre (1,530-hectare) area, and development of urban uses in the area would be a

reasonably foreseeable outcome of the approvals. In addition, development of the remaining area within the PVSP area would also be reasonably foreseeable (see **Section 1.6** below). Therefore, for brevity, the “Proposed Action” in this document refers to development of the entire 5,230-acre (2,116-hectare) PVSP site.

The USACE’s general regulatory policies and approach are defined in 33 CFR Parts 320-325 and 332. In its regulatory capacity, the USACE is neither a proponent nor an opponent of projects seeking federal approvals; rather, as identified in 33 CFR § 320.1[a][1], USACE conducts a “public interest review” that seeks to balance a proposed action’s favorable impacts against its detrimental impacts. Additionally, as identified in 33 CFR § 325.2[a][6], the USACE is also required to review actions in accordance with guidelines developed by the U.S. Environmental Protection Agency (USEPA) under § 404(b)(1) of the Clean Water Act (33 USC § 1344(b)(1)) [hereinafter “404(b)(1) Guidelines”]. The USACE’s permit review and decision making triggers a requirement for environmental review under NEPA. The USACE has determined that the DA permit decisions for the Proposed Action constitute a “major federal action significantly affecting the quality of the human environment” requiring the preparation of an EIS. The USACE is the federal lead agency under NEPA for the Proposed Action (see **Subsection 1.7, Lead, Cooperating Agencies, and Other Agencies with Jurisdiction over the Proposed Action**, below).

Placer County, the lead agency for the PVSP under the California Environmental Quality Act (CEQA), completed the state environmental review for the PVSP in July 2007.

## 1.2 PROJECT LOCATION

The 5,230-acre (2,117-hectare) PVSP area (project site) is located in the southwest portion of unincorporated Placer County, approximately 15 miles (24 kilometers) north of Sacramento, and southwest of the City of Roseville (see **Figure 1.0-1, Regional Location**). As shown in **Figure 1.0-2, Project Site Location**, the project site is bounded by Baseline Road on the north, the Sacramento and Placer County line on the south, Dry Creek and Walerga Road on the east, and the Sutter and Placer County line on the west. The individual properties that comprise the PVSP, including properties that are proposed for development at this time and properties not currently proposed for development, are shown in **Figure 1.0-3, Site Ownership**.

## 1.3 BACKGROUND AND HISTORY OF THE PROPOSED ACTION

Placer County first identified development of the project site in 1990. Following the adoption of the West Placer Community Plan in 1990, Placer County identified the remaining area to the west of the West Placer Community Plan as appropriate for urban development. In its 1994 General Plan, the County noted that this area could develop following adoption and implementation of a comprehensive Specific Plan, and the County amended the boundaries of the Dry Creek/West Placer Community Plan to include this land.

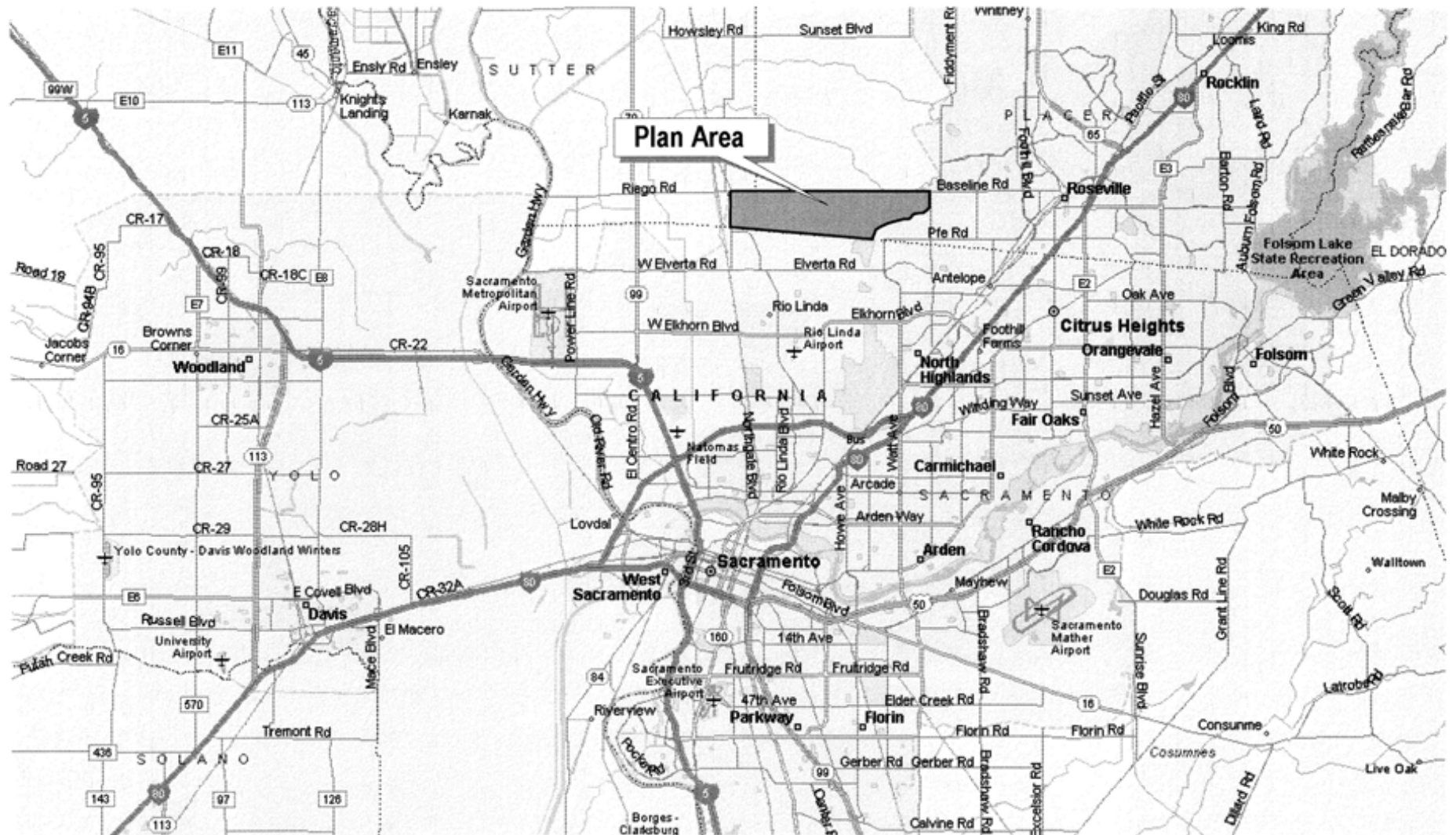


NOT TO SCALE

SOURCE: Google Maps – 2012

FIGURE 1.0-1

Regional Location

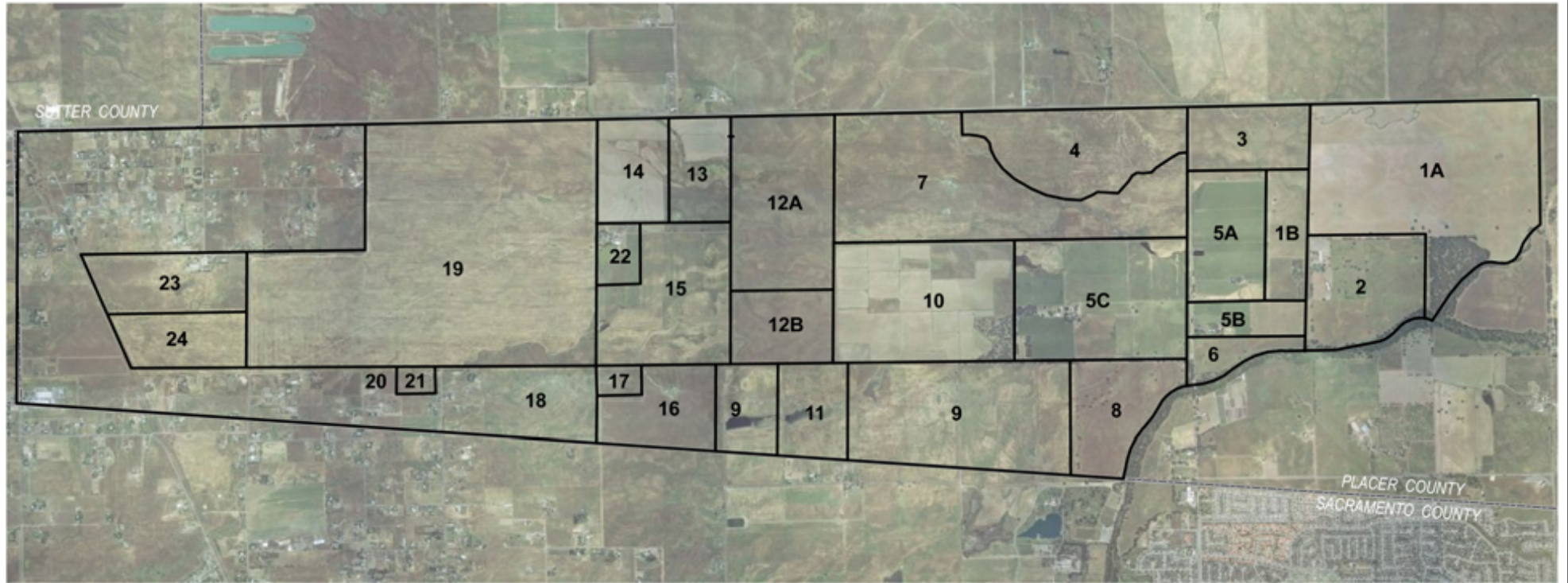


NOT TO SCALE

SOURCE: Microsoft Streets & Trips – 2001 / Quad Knopf, Inc. – 2002

FIGURE 1.0-2

Project Site Location



NOT TO SCALE

SOURCE: Quad Knopf – 2005

FIGURE 1.0-3

Site Ownership

Consistent with the direction provided by the Placer County 1994 General Plan, the Applicants sponsored preparation of the PVSP for this 5,230-acre (2,117-hectare) area. The purpose of the PVSP was to comprehensively plan the development of the remaining unplanned area in southwestern Placer County for the establishment of a new self-sufficient community that not only included residential and commercial uses but also other public uses, including a mixed-use Town Center that provides for civic and community activities. In July 2007, the County Board of Supervisors approved the PVSP.

In May 2006, property owners within the plan area (Applicants) submitted 24 applications to the USACE under Section 404 of the Clean Water Act for the development of backbone infrastructure and individual properties within the PVSP area (participating properties). Since then, one application has become inactive and there are now a total of 22 applications for the development of individual projects and one application covers the construction of the proposed infrastructure needed to support the development of the proposed mixed-use residential community (see **Figure 1.0-4, Participating Properties**).

#### 1.4 PROJECT PURPOSE AND NEED

The USACE has determined that the project purpose is:

*to construct a large-scale, regional mixed-use residential project in western Placer County.*

The Applicants' stated need for the Proposed Action is described as follows.

*The project is proposed as a large scale residential community because the primary purpose of the Project is to accommodate projected population growth in Placer County and provide a coordinated development envelope consisting of residential, commercial, recreational, public/quasi-public land uses, required infrastructure and open space to accommodate a population range of approximately 30,000 to 50,000 persons. The project is intended to assist in meeting the region's future needs for residential opportunities through comprehensive planning.*

A distinguishing component of the Proposed Action is the Town Center. The USACE examined other projects proposed in the Central Valley with town centers (see **Table 1.0-1, Central Valley New Town Projects**, below). Of the three such projects that were identified, the smallest of the new town proposals with town centers and urban amenities was a community of 2,766 acres (1,119 hectares). Based on that number, the USACE conservatively determined that a reasonable minimum size for such proposals was 2,400 acres (971 hectares).

**Table 1.0-1  
Central Valley New Town Projects**

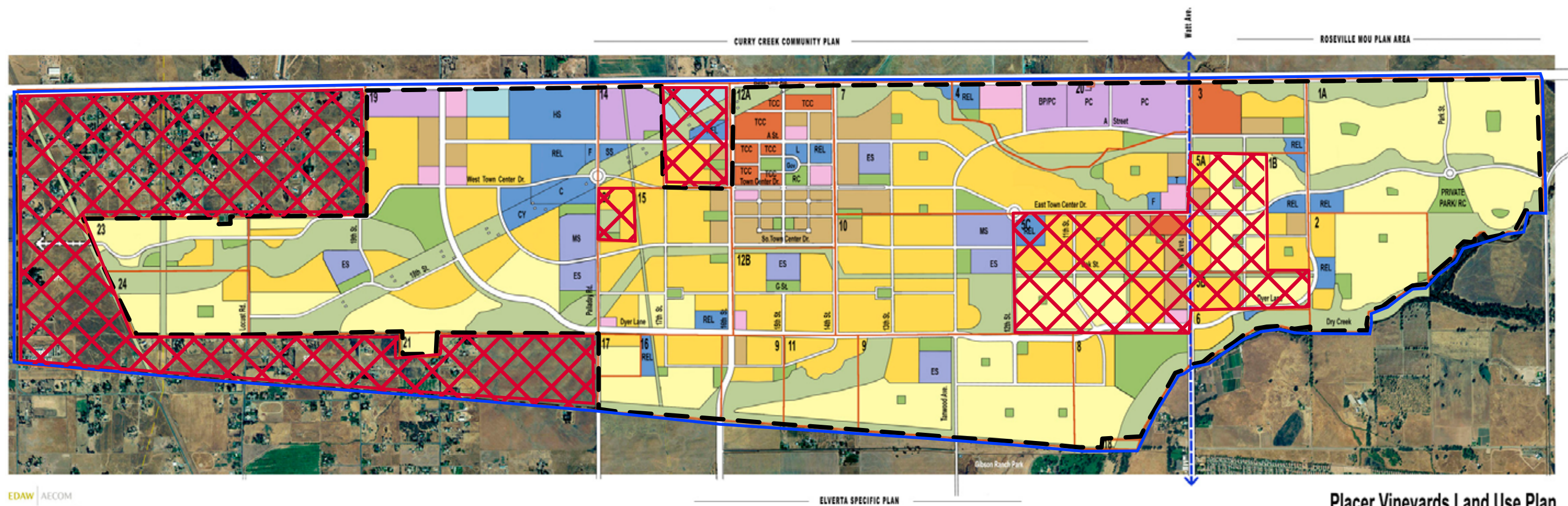
<b>Name</b>	<b>Acreage</b>	<b>Residential Population</b>	<b>Land Uses</b>
Sutter Pointe	7,528	43,000	A new town with a mix of land uses, including employment centers, many different housing types, retail shopping villages, recreation amenities, schools, community services, supporting on-and off-site infrastructure, roadway improvements, open space, and various public uses including a town center.
Mountain House	4,784	46,818	A self-sufficient community with a mixed-use Town Center that provides for civic and community activities, in addition to residential and commercial uses.
University Community	2,766	31,000	A residential community (including a town center, schools, and other amenities) to support UC Merced.

The project is proposed as a mixed-use community with adequate employment-generating non-residential uses in order to provide a balance of jobs, housing, and other amenities. The commercial component of this community is important and necessary so that the County has sufficient tax revenues to provide services to the project. A large-scale residential-only development would not be fiscally sustainable because the tax revenue from property taxes alone would be insufficient to provide the needed County services (Hausrath 2006). This is especially the case for the project site and its vicinity in western Placer County where a high proportion of the property tax revenues go to the local school district and the County share is relatively small. In addition, there are no nearby existing retail centers to serve the Placer Vineyards area, so early development of a commercial center is important from a service standpoint as well as for fiscal reasons.

Placer County identified this area for urban development (PVSP EIR 2007). This was based on a number of important planning factors, including that (1) the cities and areas surrounding the Plan area are experiencing rapid growth in jobs, creating the need for additional housing in southwestern Placer County; (2) the area is contiguous to existing urban development to the south (Sacramento County) and new development to the north (Roseville); and (3) the region is planning improvements to the transportation network that could accommodate the level of growth associated with the Specific Plan; and (4) the Plan area is better suited to concentrated new growth than other locations, as it would create less sprawl. For purposes of this EIS, western Placer County is defined as the portion of Placer County west of Interstate 80 (I-80) and State Route 65.

## **1.5 NEPA REQUIREMENTS AND PROCESS**

This EIS has been prepared in accordance with NEPA (42 USC § 4321), the Council on Environmental Quality's (CEQ's) NEPA Implementing Regulations (40 CFR Parts 1500–1508), and the USACE NEPA Implementation Procedures for the Regulatory Program (33 CFR Part 325, Appendix B).



EDAW | AECOM

### Placer Vineyards Land Use Plan



#### LEGEND

<span style="background-color: #FFC000; border: 1px solid black; padding: 2px;">C/MU</span> COMMERCIAL/ MIXED USE	<span style="background-color: #90EE90; border: 1px solid black; padding: 2px;">SPA</span> SPECIAL PLANNING AREA	<span style="background-color: #ADD8E6; border: 1px solid black; padding: 2px;">ES</span> ELEMENTARY SCHOOL	<span style="background-color: #ADD8E6; border: 1px solid black; padding: 2px;">REL</span> RELIGIOUS FACILITY	<span style="background-color: #ADD8E6; border: 1px solid black; padding: 2px;">CY</span> CORPORATE YARD	<span style="background-color: #90EE90; border: 1px solid black; padding: 2px;">OS</span> OPEN SPACE
<span style="background-color: #FFC000; border: 1px solid black; padding: 2px;">CON</span> COMMERCIAL	<span style="background-color: #FFD700; border: 1px solid black; padding: 2px;">LDR</span> LOW DENSITY RESIDENTIAL	<span style="background-color: #ADD8E6; border: 1px solid black; padding: 2px;">MS</span> MIDDLE SCHOOL	<span style="background-color: #ADD8E6; border: 1px solid black; padding: 2px;">F</span> FIRE	<span style="background-color: #ADD8E6; border: 1px solid black; padding: 2px;">SS</span> SUBSTATION	<span style="background-color: #90EE90; border: 1px solid black; padding: 2px;">P</span> PARK
<span style="background-color: #FFC000; border: 1px solid black; padding: 2px;">PC</span> POWER CENTER	<span style="background-color: #FFD700; border: 1px solid black; padding: 2px;">MDR</span> MEDIUM DENSITY RESIDENTIAL	<span style="background-color: #ADD8E6; border: 1px solid black; padding: 2px;">HS</span> HIGH SCHOOL	<span style="background-color: #ADD8E6; border: 1px solid black; padding: 2px;">Gov</span> GOVERNMENT	<span style="background-color: #ADD8E6; border: 1px solid black; padding: 2px;">T</span> TRANSIT	<span style="background-color: #90EE90; border: 1px solid black; padding: 2px;">RC</span> RECREATION CENTER
<span style="background-color: #FFC000; border: 1px solid black; padding: 2px;">BP</span> BUSINESS PARK	<span style="background-color: #FFD700; border: 1px solid black; padding: 2px;">HDR</span> HIGH DENSITY RESIDENTIAL		<span style="background-color: #ADD8E6; border: 1px solid black; padding: 2px;">L</span> LIBRARY	<span style="background-color: #ADD8E6; border: 1px solid black; padding: 2px;">C</span> CEMETERY	
<span style="background-color: #FFC000; border: 1px solid black; padding: 2px;">O</span> OFFICE			<span style="background-color: #ADD8E6; border: 1px solid black; padding: 2px;">Po</span> POLICE		<span style="color: blue;">↔</span> BRT LINE

<span style="border: 2px dashed black; width: 20px; height: 10px; display: inline-block;"></span> PARTICIPATING PROPERTIES
<span style="border: 2px solid red; width: 20px; height: 10px; display: inline-block;"></span> NON-PARTICIPATING PROPERTIES
<span style="border: 2px solid blue; width: 20px; height: 10px; display: inline-block;"></span> PLACER VINEYARDS SPECIFIC PLAN BOUNDARY

SOURCE: County of Placer – 2007

FIGURE 1.0-4

Participating Properties



Under CEQ's NEPA Implementing Regulations, the purpose of an EIS is to provide "full and fair" discussion of a proposed action's significant environmental effects and to inform decision makers and the public of reasonable alternatives that would avoid or minimize the proposed action's adverse effects, or would enhance the quality of the human environment (40 CFR § 1502.1). Although such disclosure is a key aim of CEQ's NEPA Implementing Regulations, agencies are cautioned that an EIS is more than a disclosure document—it is intended to be used in conjunction with other relevant materials as a planning and decision making tool (40 CFR § 1502.1).

The NEPA Implementing Regulations establish the following steps in the EIS process.

- Publication of a Notice of Intent in the *Federal Register*, announcing to interested individuals and agencies that an EIS is in preparation, and briefly describing the action it will analyze, as well as any alternatives that have been identified at that point in the planning process (40 CFR § 1508.22).
- A "scoping" period during which the lead agency gathers input from the public and other agencies regarding the significant environmental issues the EIS will address, alternatives or mitigation approaches to reduce or avoid significant adverse effects, and issues that are not significant and can be excluded from detailed analysis (40 CFR § 1501.7). The scoping period is generally initiated when the lead agency publishes its Notice of Intent.
- Development of the Draft EIS, consistent with content and format requirements of applicable portions of 40 CFR § 1502.
- Circulation of the Draft EIS for review and comment by interested parties, including agency decision makers, other agencies, and the public (40 CFR § 1502.19). Under 40 CFR § 1503.1, the lead agency is required to obtain comments from federal agencies with jurisdiction or special expertise relevant to the identified environmental effects, and must also request comments from state and local agencies, agencies that have requested information on actions of the type analyzed, the applicant, and the general public.
- Preparation and circulation of a Final EIS that includes responses to the comments received on the Draft EIS (40 CFR § 1503.4, 40 CFR § 1502.19[b]).
- Preparation of the Record of Decision (ROD), a public document that announces the agency's decision with regard to the proposed action, including the alternative selected for implementation. The ROD must describe the alternatives evaluated in the decision making process and must identify whether the agency has adopted all practicable means to avoid or minimize the adverse environmental effects of its chosen alternative (or, if not, must explain why not). Where applicable, agencies are required to adopt a monitoring and enforcement program to ensure that mitigation is implemented as identified in the EIS (40 CFR § 1502.2).

With certain exceptions, agencies may not take action to implement an approved action until 30 days after the ROD has been published (40 CFR § 1506.10[b]).

## 1.6 SCOPE AND FOCUS OF THIS ENVIRONMENTAL IMPACT STATEMENT

The USACE's permit actions under Section 404 of the Clean Water Act comprise the proposed federal action analyzed in this EIS. Although development of a regional mixed use residential community project under the PVSP would not be a federal undertaking, PVSP implementation, including both the active

permit applications and future development proposals, is a reasonably foreseeable outcome of federal permit approval. Accordingly, to provide thorough analysis of the effects of approving the applicants' 404 permit applications, this EIS analyzes the environmental effects of development on the project site, and for ease of reference, the development of the entire project site is referred to as the *Proposed Action* throughout this EIS. This should not be construed as an assumption that permits will be approved; that decision will be made by USACE following the completion of, and in consideration of, NEPA environmental review.

As identified above, at present, 23 DA permit applications are in process: one for the development of infrastructure proposed in the PVSP and one for development on each of the separate 22 properties with DA permit application within the project site. It is possible that the USACE could elect to issue none or only some of the permits. Separate analysis of the individual permits might result in piecemeal analysis or segmentation, which is prohibited under the CEQ NEPA Implementing Regulations (40 CFR § 1502.4[a]) because of the potential to underestimate environmental effects. Even though multiple permits are involved, the permit decisions are treated as a single evaluative process and all of the permits are included in the single federal action evaluated in this EIS.

The USACE has determined that even though there are several properties within the PVSP area for which no permit applications have yet been filed with the USACE, the future development of these properties within the PVSP area is a connected action. This is because the permit application for the backbone infrastructure includes portions of the properties for which DA permit applications have not been submitted, and if approved, the infrastructure would enable future development in those areas. In addition, if the DA permits are issued for the 22 properties, development of the other properties under the PVSP would be a reasonably foreseeable outcome. In addition, the properties with no DA permit applications have received the benefit of actions taken by Placer County amending the general plan designations for their properties and imposing new specific plan land use designations. In order to maintain its desire to evaluate the environmental effects of the Proposed Action "as a whole," and to give due consideration to cumulative impacts from foreseeable development within the overall project area, the USACE, in this EIS, has considered the environmental impacts of developing the entire PVSP area in a manner generally consistent with the County's approved PVSP, even though USACE will not take any federal action (i.e., approval of a DA permit) with respect to the properties not covered by current applications. If and when the owners of these properties file applications with the USACE seeking permission to fill some or all of the wetlands on their property, the USACE will consider each application separately, making whatever use is possible and appropriate of the analysis contained in this EIS.

In summary, this EIS evaluates the environmental effects of developing the entire PVSP area consistent with the footprint of the County-approved PVSP. For ease of reference, the "Proposed Action" in this EIS encompasses the development of the 3,781 acres (1,530 hectares) of land under the PVSP for which DA permit applications have been submitted to the USACE, and the 1,449 acres (586 hectares) of land for which there are no permit applications at this time.

Consistent with Section 1502.1 of the CEQ NEPA Implementing Regulations, the purpose of this EIS is to provide thorough, objective analysis of the Proposed Action's significant environmental effects, along

with mitigation measures and a range of reasonable alternatives that would avoid or minimize those effects. This EIS covers the following environmental resources: aesthetics (visual resources); agricultural resources; air quality; biological resources; climate change; cultural resources; environmental justice and socioeconomics; geology, soils, and mineral resources; hazards and hazardous materials; hydrology and water quality; land use and planning; noise; public services; transportation and traffic; and utilities and service systems. More information on EIS content and structure is provided below in **Subsection 1.11, Organization of this Environmental Impact Statement.**

## 1.7 LEAD, COOPERATING AGENCIES, AND OTHER AGENCIES WITH JURISDICTION OVER THE PROPOSED ACTION

The USACE is serving as the lead agency for NEPA compliance.

The USEPA is participating as a cooperating agency. The U.S. Fish & Wildlife Service (USFWS) was invited to participate as a cooperating agency but did not accept.

The following agencies and entities also have discretionary authority or legal jurisdiction over part or all of the Proposed Action, or special expertise relevant to the Proposed Action.

- USFWS
- California Department of Transportation
- California Department of Fish and Wildlife
- Central Valley Regional Water Quality Control Board
- Placer County

As state agencies subject to CEQA rather than federal agencies subject to NEPA, the California Department of Transportation, the California Department of Fish and Wildlife, the Central Valley Regional Water Quality Control Board, and Placer County will all rely, in making their respective decisions on the Proposed Action, on the Environmental Impact Report (EIR) certified by Placer County in July 2007 rather than on this EIS.

## 1.8 EIS SCOPING

As discussed in **Subsection 1.5**, above, scoping is the process through which the lead agency gathers input from the public and other agencies regarding EIS content, including potentially significant environmental issues; alternatives or mitigation approaches to address significant adverse effects; and issues that are not significant and can be excluded from the EIS (40 CFR § 1501.7).

NEPA scoping for the Proposed Action was initiated by publication of the USACE's *Notice of Intent to Prepare an Environmental Impact Statement for the Proposed Placer Vineyards Project, Corps Permit Application Number 199900737* on March 16, 2007, and closed on April 15, 2007. Two public meetings on March 28, 2007, were held jointly by USACE and the County to support scoping under both NEPA and CEQA. A description of the meeting is provided in the document titled *Scoping Summary Report* included in **Appendix 1.0** of this EIS. The scoping summary report also includes the text of all comments received during the scoping period.

## 1.9 AVAILABILITY OF ENVIRONMENTAL IMPACT STATEMENT

In accordance with the CEQ NEPA regulations (40 CFR Sec. 1506.10), this Draft EIS is being made available to agencies and the public for a 45-day review and comment period.

The Draft EIS can be reviewed at the following location.

Auburn-Placer County Library  
350 Nevada Street  
Auburn, California 95603

Members of the public can request a printed copy of this Draft EIS or a compact disc (CD) that contains the full text of the Draft EIS by contacting the USACE Sacramento District at 916-557-5250. The Draft EIS is also available on the USACE website at <http://www.spk.usace.army.mil/Missions/Regulatory/Permitting/EnvironmentalImpactStatements.aspx>.

Please provide your comments at the earliest date possible within 45 days of publication of the Notice of Availability. All comments should reference USACE ID SPK-1999-00737 in the subject line and be sent to the following contact.

U.S. Army Corps of Engineers, Sacramento District  
Regulatory Division  
Attn: Will Ness  
1325 J Street, Room 1350  
Sacramento, California 95814-2922  
  
Email: DLL-CESPK-RD-EIS-Comments@usace.army.mil

## 1.10 INTENDED USE OF THIS DOCUMENT

This document is designed to analyze the projects comprising Placer Vineyards and its infrastructure. Specifically, the USACE intends to use this document to make one or more of the following decisions:

- Issue 22 separate standard permit decisions to each individual applicant and a Regional General Permit establishing a flexible yet efficient permitting mechanism dealing with the uncertain timing of infrastructure needs and construction (see the document titled Draft Regional General Permit in **Appendix 1.0**); and
- To support subsequent DA permit decisions.

## 1.11 ORGANIZATION OF THIS ENVIRONMENTAL IMPACT STATEMENT

This EIS has been organized in the following manner:

- **Cover Sheet** – provides lead agency and contact information, an abstract of the EIS, and comment submission information.
- **Executive Summary** – presents an overview of the project and alternatives, environmental impacts, mitigation measures, and conclusions about the net effects.
- **Chapter 1.0** – introduces the Proposed Action, presents the purpose and need statement, and provides the background for the preparation of this EIS.

- **Chapter 2.0 – Proposed Action and Alternatives** – describes the development that would occur under the Proposed Action if it is implemented as proposed, as well as potential development under alternatives to the Proposed Action. The chapter also describes the process through which alternatives were developed and the rationale for selecting the alternatives to be analyzed in this EIS, which include several on-site alternatives and a No Action Alternative that would develop the proposed site but avoid the need for DA permits.
- **Chapter 3.0 – Affected Environment and Environmental Consequences** – describes the existing environmental resources and conditions of the project site, and analyzes the effects of the Proposed Action and alternatives on those resources. **Chapter 3.0** begins with a section that defines key terms used in the analysis and identifies the resource topics that would not be significantly affected by the Proposed Action. It then presents information on the following resources: aesthetics; agricultural resources; air quality; biological resources; climate change; cultural resources; environmental justice and socioeconomics; geology, soils, and minerals; hazards and hazardous materials; hydrology and water quality; land use and planning; noise; public services; transportation and traffic; and utilities and service systems. Resource topics are organized alphabetically in **Chapter 3.0**.
- **Chapter 4.0 – Cumulative Impacts** – analyzes the effects of the Proposed Action and alternatives in the context of other past, present, and reasonably foreseeable future projects in the area.
- **Chapter 5.0 – Other Statutory Requirements** – presents other analysis required by NEPA, including assessment of growth-related impacts.
- **Chapter 6.0 – Consultation and Coordination** – identifies the agencies and persons contacted for information during the preparation of this EIS.
- **Chapter 7.0 – List of Preparers** – identifies the USACE and consultant staff involved in the preparation of this EIS.
- **Chapter 8.0 – Index** – provides an index to specific topics within the EIS.

## 1.12 STANDARD TERMINOLOGY, ACRONYMS, AND ABBREVIATIONS

AADT	Annual Average Daily Traffic	C	degrees Celsius
ADWF	average dry weather flow	CAA	Clean Air Act
af	acre-feet	Caltrans	California Department of Transportation
afy	acre-feet per year	CAPCOA	California Air Pollution Control Officers Association
AM	weekday morning	CARB	California Air Resources Board
APE	Area of Potential Effects	CBSC	California Building Standards Code
AQAP	Air Quality Attainment Plan	CCAA	California Clean Air Act
ASPEN	Assessment System for Population Exposure Nationwide	CCR	California Code of Regulations
ASTM	American Society for Testing and Materials	CD	Compact Disk
BAT	Best Available Technology	CDF	California Department of Forestry and Fire Protection
BMPs	best management practices		
BoR	U.S. Bureau of Reclamation		

CDFW	California Department of Fish and Wildlife	DA	Department of the Army
CDHS	California Department of Health Services	Delta	Sacramento Delta
CEC	California Energy Commission	DHS	Department of Health Services
CERCLA	Comprehensive Environmental Response, Compensation, and Liability Act	DOC	California Department of Conservation
CERCLIS	Comprehensive Environmental Response, Compensation, and Liability Information System	DOE	U.S. Department of Energy
CEQA	California Environmental Quality Act	DOF	Department of Finance
CFR	Code of Federal Regulations	DOT	Department of Transportation
CGS	California Geological Survey	DSOD	Division of Safety of Dams
CHP	California Highway Patrol	DTSC	Department of Toxic Substances Control
CIWMB	California Integrated Waste Management Board	DWR	Department of Water Resources
CKH	Cortese-Knox Hertzberg Local Government Reorganization	EC	electromagnetic conductivity
CNDDDB	California Natural Diversity Database	EIR	Environmental Impact Report
CNPS	California Native Plant Society	EIS	Environmental Impact Statement
CNPPA	California Native Plant Protection Act	EMF	electromagnetic field
CO	carbon monoxide	EMF-RAPID	Electric and Magnetic Fields Research and Public Information Dissemination
CRHR	California Register of Historical Resources	ESA	Federal Endangered Species Act
CRLF	California red-legged frog	F	degrees Fahrenheit
CSHP	California Scenic Highway Program	FAA	Federal Aviation Administration
CTS	California tiger salamander	FEMA	Federal Emergency Management Agency
CUPA	Certified Unified Program Agency	FHWA	Federal Highway Administration
CVP	Central Valley Project	FIRM	Flood Insurance Rate Maps
CVRWQCB	Central Valley Regional Water Quality Control Board	FMMP	Farmland Mapping and Monitoring Program
CWA	Clean Water Act	FPPA	Farmland Protection Policy Act
		GHG	greenhouse gases
		gpm	gallons per minute
		GWP	Global Warming Potential
		HCP	habitat conservation plan
		HRA	Health Risk Assessment
		hp	horsepower pump
		HWCA	Hazardous Waste Control Act
		ILS	instrument landing system
		ISAC	Invasive Species Advisory Committee
		ISO	Insurance Services Office

kV	kilovolt	NISC	National Invasive Species Council
kW	Kilowatt		
LAFCO	Local Agency Formation Commission	NOAA	National Oceanic and Atmospheric Administration
LEDPA	least environmentally damaging practicable alternative	NOI	Notice of Intent
		NOx	nitrogen oxides
LEED	Leadership in Energy and Environmental Design	NPDES	National Pollutant Discharge Elimination System
LESA	Land Evaluation and Site Assessment	NPL	National Priorities List
LID	low impact development	NPPA	California Native Plant Protection Act
LOMR	Letter of Map Revision	NRCS	Natural Resources Conservation Service
LOS	level of service		
maf	million acre-feet	NRHP	National Register of Historic Places
MCE	maximum credible earthquake	OPS	Office of Pipeline Safety
MCLs	maximum concentration levels	OSHA	Occupational Safety and Health Administration
mg/L	milligram per liter		
mgd	million gallons per day	PCAPCD	Placer County Air Pollution Control District
MMBtu/hr	million British thermal units per hour	PCB	polychlorinated biphenyl
MMRP	Mitigation Monitoring and Reporting Plan	PCFCD	Placer County Flood Control and Water Conservation District
MOU	Memorandum of Understanding	PG&E	Pacific Gas & Electric
MRZ	mineral resource zone	PGWWTP	Pleasant Grove Wastewater Treatment Plant
MS4	Municipal Separate Storm Sewer System	PHMSA	Pipeline and Hazardous Materials Safety Administration
msl	mean sea level		
MTP	Metropolitan Transportation Plan	PM	weekday evening
NAHC	Native American Heritage Commission	PM10	particulate matter 10 microns or less in diameter
NCCP	natural community conservation plan	PM2.5	particulate matter 2.5 microns or less in diameter
NEMCD	Natomas East Main Drainage Canal	RCRA	Resource Conservation and Recovery Act
NEPA	National Environmental Policy Act	RM	River Mile
NFIP	National Flood Insurance Program	ROD	Record of Decision
NHPA	National Historic Preservation	ROG	reactive organic gases
NHTSA	National Highway Traffic Safety Administration	ROW	right of way
		RWQCB	Regional Water Quality Control Board

SACOG	Sacramento Area Council of Governments	TDM	transportation demand management
SARA	Superfund Amendments and Reauthorization Act	TDS	total dissolved solids
SB	Senate Bill	TES	thermal energy storage
SCS	Sustainable Communities Strategy	TMDL	Total Maximum Daily Load
SIP	State Implementation Plan	TSCA	Toxic Substances Control Act
SLC	State Lands Commission	TZC	triple zero commitment
SMAQMD	Sacramento Metropolitan Air Quality Management District	ICC	International Code Council 1997
SOI	Sphere of Influence	UBC	Uniform Building Code
SP	Specific Plan	umhos/cm	microsiemens per centimeter
SPCCP	spill prevention, control, and countermeasure program	UNEP	United Nations Environmental Program
SSC	Species of Special Concern in California	U.S.	United States
SUDP	Specific Urban Development Plan	U.S. DOT	U.S. Department of Transportation
SMUD	Sacramento Municipal Utility District	USEPA	U.S. Environmental Protection Agency
SWDA	Solid Waste Disposal Act	USACE	U.S. Army Corps of Engineers
SWMM	Stormwater Management Manual	USDA	United States Department of Agriculture
SWP	State Water Project	USFWS	U.S. Fish & Wildlife Service
SWPPP	Stormwater Pollution Prevention Plan	USGS	U.S. Geological Survey
SWRCB	State Water Resources Control Board	UWMP	Urban Water Management Plan
TAC	toxic air contaminant	VELB	valley elderberry longhorn beetle
TAC/ALC	Technical Advisory Committee for Agricultural Land Conservation	VOC	volatile organic compound
TC	Town Center	WAPA	Western Area Power Administration
		WPCGMP	Western Placer Groundwater Management Plan
		WWTP	wastewater treatment plant