

1.0 INTRODUCTION AND STATEMENT OF PURPOSE AND NEED

1.1 INTRODUCTION AND PROJECT REQUIRING ENVIRONMENTAL ANALYSIS

This document is an Environmental Impact Statement (EIS) prepared pursuant to the National Environmental Policy Act (NEPA) that analyzes and discloses the effects of the development of approximately 397 acres (161 hectares) in western Roseville under the Westbrook project for which Westpark SV 400, LLC (Applicant or Westpark) is seeking a permit from the U.S. Army Corps of Engineers (USACE) under Section 404 of the Clean Water Act (33 USC. §1344). The Westbrook project, as proposed, provides for a moderate-scale, mixed-use, mixed-density master-planned community that includes the following uses.

- 245 acres (99 hectares) of residential uses totaling 2,029 single- and multi-family residential units at buildout
- 43 acres (17 hectares) of commercial and office uses
- 11 acres (4.5 hectares) of public/quasi-public uses, such as schools
- 16 acres (6 hectares) of parks
- 36 acres (15 hectares) of open space
- 46 acres (18.6 hectares) of roadways

Development of the proposed Westbrook project, if authorized, would fill approximately 9.61 acres (3.89 hectares) of wetlands and other jurisdictional waters of the United States. This discharge of fill material 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 waters of the United States, including wetlands.

The USACE's regulations implementing Section 404 of the Clean Water Act are contained 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 Section 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 decision for the proposed Westbrook project constitutes a major federal action that may significantly affect the quality of the human environment. Therefore the preparation of an EIS is required.

The USACE's permit action under Section 404 of the Clean Water Act is the proposed federal action analyzed in this EIS. As implementation of the Westbrook project is a reasonably foreseeable outcome of federal permit approval, this EIS analyzes the environmental effects of full buildout of the project site under the proposed project, and for brevity, the development project as proposed by the Applicant is referred to as the Proposed Action throughout this EIS. The USACE is the federal lead agency under NEPA for the Proposed Action (see **Lead and Cooperating Agencies**, below).

Annexation of the project site to bring the Westbrook project site within Roseville City limits was approved by the Placer County Local Agency Formation Commission (LAFCO) in January 2012. The City of Roseville (City), the lead agency for the Westbrook project under the California Environmental Quality Act (CEQA), completed the state environmental review (an amendment to the Sierra Vista Specific Plan Environmental Impact Report [EIR]) and approved the Westbrook project in June 2012.

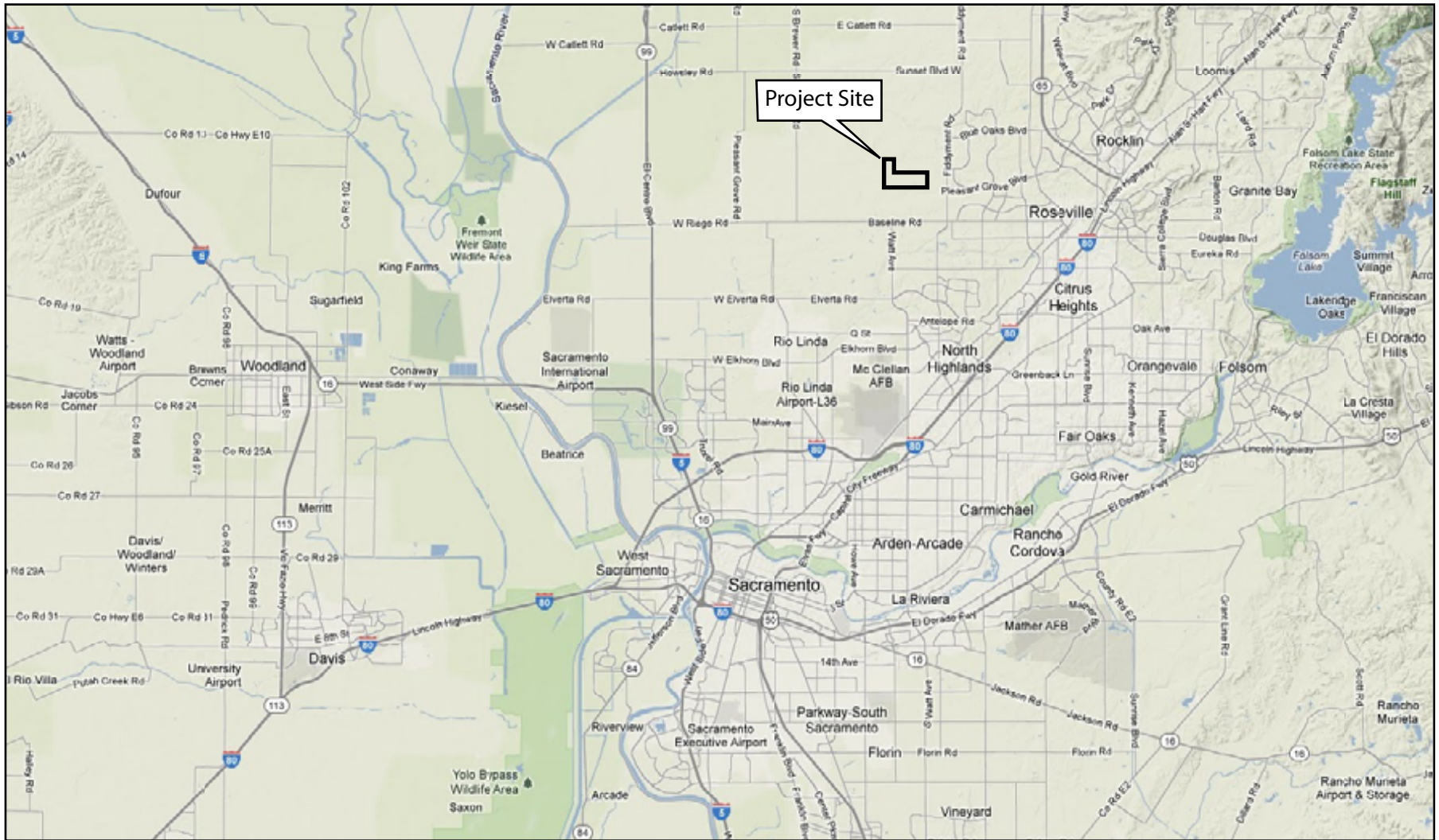
1.2 PROJECT LOCATION

The project site is located at 2801 Pleasant Grove Boulevard, approximately 1.2 miles north of Baseline Road and 1 mile west of Fiddymont Road in the northwestern portion of Roseville (**Figure 1.0-1, Regional Setting** and **Figure 1.0-2, Project Location**). The project site, which is composed of APN 017-150-002-000, 017-150-019-510, 017-150-023-510, and 017-150-025-510, is owned by Westpark SV 400, LLC.

1.3 HISTORY OF PROPOSED FEDERAL ACTION

The project site, formerly known as the Richland property, was previously a part of the Sierra Vista Specific Plan (SVSP) area. However, in 2008, the previous owner withdrew their application to the City for the development of the site under the SVSP and stopped processing their application to the USACE for a DA permit. In the absence of an active application, the City could not assign land uses to the project site under the SVSP. However, as development of the project site was considered foreseeable once the SVSP site developed, the City designated the Richland property "Urban Reserve" in the SVSP and included the development of the property both in its environmental review of the SVSP and in its application to LAFCO for the annexation of the SVSP site. The SVSP was approved by the City in May 2010 with the Richland property treated as Urban Reserve. In the absence of an active DA permit application, the USACE did not include the Westbrook project site as part of the Proposed Action evaluated in the SVSP EIS (SPK-2006-01050). The development of the Westbrook project site was, however, included in the cumulative analysis in the SVSP EIS.

The Richland property was subsequently acquired by Westpark and the Applicant proceeded with the specific plan revisions and approval process for the development of the property, now known as the Westbrook project. Westpark submitted revised permit drawings to the USACE for the Westbrook project on June 9, 2011. In June 2012, the City of Roseville approved the rezoning of the property from Urban Reserve to the mix of land uses outlined above in **Section 1.1**.

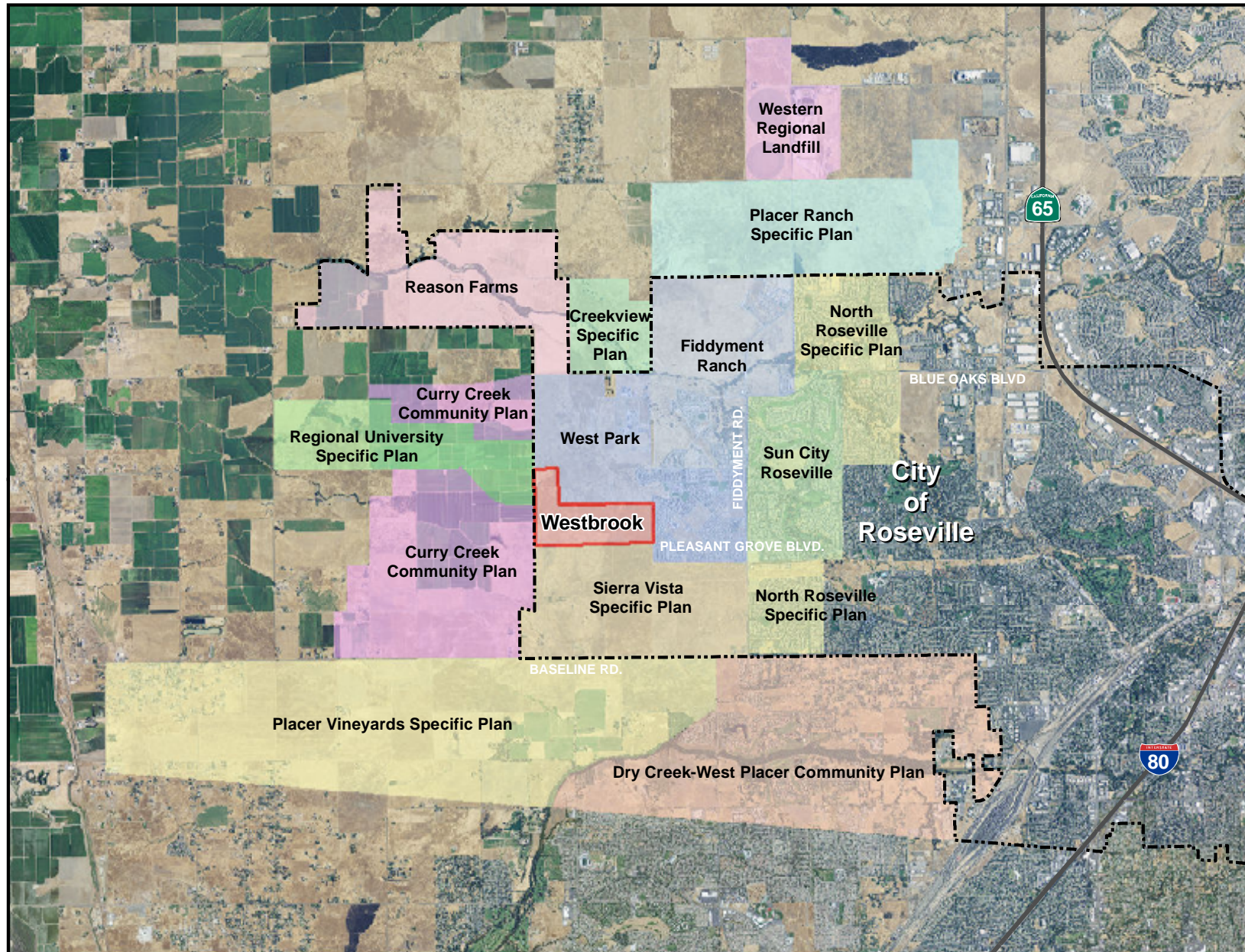


NOT TO SCALE

SOURCE: Google Maps – 2012

FIGURE 1.0-1

Regional Setting



NOT TO SCALE

SOURCE: MacKay & Soms, May 2013

FIGURE 1.0-2

Project Location

1.4 PROJECT PURPOSE AND NEED

The USACE has determined that the project purpose for the Proposed Action is to implement a moderate-scale, mixed-use, mixed-density master-planned community within or contiguous to the City.

For purposes of the EIS, the USACE defined the term “contiguous” as referring to all lands within 1 mile of the City’s Sphere of Influence (SOI) boundary (the City’s SOI is coterminous with the City limits except in the areas around the Creekview Specific Plan area and Amoruso Ranch).

The Proposed Action is defined as a “moderate scale” master-planned community project because it would develop approximately 360 acres (146 hectares) of land. The USACE does not consider it a large project based on a review of development projects proposed in western Placer County between 1990 and the present.¹ The USACE has determined that projects that develop more than 1,000 acres are large projects.

The Proposed Action is proposed as a “mixed-use” community as it comprises not only residential but also commercial uses, public and quasi-public uses, parks, and open space. The residential component of the project, which includes a range of housing types and residential densities, is proposed to help meet the foreseeable regional housing demand based on Sacramento Area Council of Government’s (SACOG’s) projections in the April 2012 Sustainable Communities Strategy (SCS) that the region will add 871,000 people by 2035, serve the diverse housing needs of the region, and assist the City of Roseville in planning for its share of housing needed in the region. The State of California mandates that communities plan for adequate undeveloped sites to meet their “regional housing needs allocation” or (RHNA). An important component of the City’s General Plan Housing Element is the identification of sites for future housing development and an evaluation of the adequacy of these sites in fulfilling the City’s share of the RHNA, which is determined by the Sacramento Area Council of Governments (SACOG). The intent of the RHNA is to ensure that local jurisdictions address their fair share of the housing needs for the entire region. Additionally, a major goal of the RHNA is to assure that every community provides an opportunity for a mix of affordable housing to all economic segments of its population. The 2013–2021 RHNA Plan, adopted in September 2012 by SACOG, mandates Roseville’s share of the region’s housing needs for all income categories as 8,478 additional units. The SVSP area, including the Westbrook project site, is the City’s primary vehicle for providing the required units during the next planning period. Without SVSP (including the Westbrook project) the City would not be in compliance with state law.

¹ Data regarding large-scale master-planned communities that were approved in Placer County (jurisdictions of Roseville, Lincoln, Rocklin, and unincorporated Placer County) between 1990 and 2007 were documented in a memo dated August 15, 2007 prepared by the law offices of Sandberg, Lo Duca & Aland, LLP. Of the 12 projects that were approved, the largest was 5,230 acres in size while the smallest was 909 acres. Development projects proposed in western Placer County since 2007 include Creekview SP which involves a site of 748 acres; Regional University and Community Plan which involves a site of 1,157 acres; and Brookfield SP which involves a site of 1,350 acres. Based on these data, the USACE determined that a large-scale development project is at least 1,000 acres.

The commercial component is proposed because the commercial land uses would ensure that the City will collect sufficient tax revenue from the proposed community to provide necessary public services. The types of commercial uses included in the Proposed Action range from neighborhood commercial uses such as grocery stores to community shopping centers.²

According to the City of Roseville, the project site is in an area identified by SACOG as appropriate for growth. The mix of land uses and the densities and intensities of the Westbrook project meet the densities identified in SACOG's 2004 "Preferred Blueprint Scenario" for this site. The SACOG Preferred Blueprint Scenario advocates densities and intensities higher than those traditionally seen in the Sacramento region as a means of reducing the severity of long-term environmental impacts. By making a more efficient use of land and facilitating pedestrian travel, bicycle use, and transit use, the combination of mixed uses and more compact development patterns would likely reduce per capita resource consumption (e.g., land, water, electricity, vehicle fuel, energy) and per capita pollution generation (e.g., traditional air pollutants and greenhouse gases).

In April 2012, in compliance with SB 375, SACOG adopted an SCS in connection with its Metropolitan Transportation Plan (MTP) for a 2035 time frame. The Preferred Blueprint Scenario was used as the starting point in the development of the SCS. The SCS included land use maps identifying areas that SACOG considered appropriate for development. The Westbrook property was included in these maps as a "developing community."

A primary purpose of SB 375 was to align regional transportation planning efforts, regional greenhouse gas (GHG) reduction targets, and land use and housing allocations with one another. Each SCS should include land uses consistent with regional GHG reduction targets determined by the California Air Resources Board based on statewide GHG targets mandated under the California Global Warming Solutions Act of 2006, commonly known as AB 32 (Chapter 488, Statutes of 2006). The development of land identified for development in an SCS is therefore considered consistent with achieving AB 32 GHG targets.

Notably, in adopting its SCS in 2012, SACOG used population and market demand projections updated since 2004, when SACOG created its "Blueprint Plan," the pre-SB 375 predecessor to the SCS. As SACOG explained,

[t]he 2035 growth forecast indicates that population in the plan area is expected to grow by 871,000 people, an increase of about 39 percent, between 2008 and 2035. ... [T]his forecast is lower than the 1.3 million people forecasted in the 2008 MTP, which had the same 2035 planning horizon, but used 2005 as the base year. As a result of the lower population forecast, the housing

² In addition to the convenience goods and personal services offered by the neighborhood center, a community shopping center provides a wider range of soft lines (wearing apparel for men, women, and children) and hard lines (hardware and appliances). Many centers are built around a junior department store, variety store, super drugstore, or discount department store as the major tenant, in addition to a supermarket. Its typical size is about 150,000 square feet of gross leasable area, but it can range from 100,000 to 500,000 or more square feet (Urban Land Institute 2004).

and employment forecast for the region is also lower than the forecast in the previous plan, resulting in the need to accommodate approximately 361,000 new employees and 303,000 new housing units between 2008 and 2035.

A decline in domestic in-migration is the principal cause of the declining population projections, although the recent recession also contributes to declining population growth in the early years. The U.S. economy is projected to grow at a slower rate, California is projected to get a smaller share of U.S. job and population growth, and the region's economy is expected to recover at a slower rate than some other areas of the state, with state budget deficits restraining job growth in the public sector over the next decade. Although the region is expected to have a smaller job growth advantage than was anticipated in the 2008 MTP, the SACOG region is still expected to outpace the state and nation in job growth in the latter part of the planning period.

SACOG characterized “developing communities” such as Westbrook as “typically, though not always, situated on vacant land at the edge of existing urban or suburban development; they are the next increment of urban expansion. Developing communities are identified in local plans as special plan areas, specific plans, or master plans and may be residential-only, employment-only, or a mix of residential and employment uses.” In contrast, “lands not identified for development in the MTP/SCS planning period” are described as areas of the region that are not expected to develop to urban levels during the MTP/SCS planning period.

In short, SACOG, in adopting its April 2012 SCS for a period extending to 2035, assumed that the development of Westbrook project was consistent with both 2035 market demand projections and regional and statewide GHG reduction targets.

1.5 PROJECT BACKGROUND

The project site has been identified by the City for potential development for a number of years. In 2004, the City annexed the West Roseville Specific Plan (WRSP) Area immediately north of the project site and adjusted the boundary of its Sphere of Influence (SOI) to align with that of the 5,500-acre (2,226-hectare) Transition Area between the City and Placer County, which had been defined in 1997 to foster cooperative land use planning under the terms of a Memorandum of Understanding (MOU) between the City and County. The WRSP designates a portion of the project site as one of two MOU Remainder Areas whose establishment was envisioned as “provid[ing] a platform for orderly and systematic future development consistent with General Plan Policies, the [City’s] Guiding Principles, and the natural features of the land.” Potential future development of a portion of the project site was analyzed at a program level in the City’s WRSP EIR (City of Roseville 2004); and subsequent approval of the expanded SOI boundary by Placer County LAFCO represented a wider recognition of likely future expansion of the City into the WRSP and Remainder Areas, including the project site. Then, as described above, in 2010, the City approved the development of the SVSP and in January 2012, LAFCO approved the annexation of the SVSP site, including the Westbrook project site, to the City of Roseville. In June 2012, the City approved the zoning for the Westbrook project.

1.6 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).

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. 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 alternative until 30 days after the ROD has been published (40 CFR § 1506.10[b]).

1.7 SCOPE AND FOCUS OF THIS ENVIRONMENTAL IMPACT STATEMENT

The USACE's permit action under Clean Water Act Section 404 is the federal action analyzed in this EIS. Although development under the Westbrook project would not be a federal undertaking, development of the site is a reasonably foreseeable outcome of federal permit approval; accordingly, to provide thorough analysis of the effects of approving the Applicant's 404 permit application, this EIS analyzes the environmental effects of buildout of the project site under the Westbrook project. This should not be construed as an assumption that the permit will be approved; that decision will be made by USACE following the completion and consideration of NEPA environmental review.

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; geology, soils, and mineral resources; hazards and hazardous materials; hydrology and water quality; land use and planning; noise; public services; traffic and transportation; and utilities and service systems. More information on EIS content and structure is provided below in **Subsection 1.12, Organization of this Document**.

1.8 LEAD AGENCY AND OTHER AGENCIES WITH JURISDICTION OVER THE PROJECT

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

The U.S. Environmental Protection Agency is participating as a cooperating agency. The U.S. Fish and 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 (Caltrans)
- California Department of Fish and Wildlife (CDFW)
- Central Valley Regional Water Quality Control Board (CVRWQCB)
- City of Roseville

It is anticipated that as state agencies subject to CEQA rather than federal agencies subject to NEPA, Caltrans, CDFW, and CVRWQCB will all rely on the Mitigated Negative Declaration adopted by the City of Roseville in June 2012 and the SVSP EIR adopted by the City of Roseville in May 2010 rather than on this EIS, in making their respective decisions on the Proposed Action.

1.9 EIS SCOPING

As discussed in **Section 1.7** 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 Westbrook Project, Corps Permit Application Number SPK-2005-00938* on Wednesday, July 25, 2012 (*Federal Register* Vol. 77, No. 143). One comment letter from the U.S. EPA was received on the Notice of Intent (NOI). The comment letter is presented in **Appendix 1.0** of this EIS.

1.10 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.

City of Roseville Permit Center
311 Vernon Street
Roseville, California 95678

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/Overview/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 SPK-2005-00938 in the subject line and be sent to the following contact.

U.S. Army Corps of Engineers, Sacramento District
Regulatory Division
Attn: Kathy Norton
1325 J Street, Room 1350
Sacramento, California 95814-2922

Email: Kathy.Norton@usace.army.mil

1.11 INTENDED USE OF THIS DOCUMENT

This document is designed to analyze the environmental effects of the Westbrook project. Specifically, the USACE intends to use this document to determine whether to issue or deny the DA permit for this project.

1.12 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. **Chapter 2.0** 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; one Off-Site Alternative that would entail developing a comparable community at another location; and a No Action Alternative that would develop the proposed site but avoid the need for a DA permit.
- **Chapter 3.0, Affected Environment and Environmental Consequences** – describes the existing environmental resources and conditions of the project site and alternate site, and analyzes the direct, indirect, and cumulative effects of the Proposed Action and alternatives on those resources. The chapter 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, population and housing; geology, soils, and minerals; hazards and hazardous materials; hydrology and water quality; land use and planning; noise; public services; traffic and transportation; and utilities and service systems. Resource topics are organized alphabetically in **Chapter 3.0**.
- **Chapter 4.0, Other Statutory Requirements** – presents other analysis required by NEPA, including assessment of growth-related impacts.
- **Chapter 5.0, Consultation and Coordination** – identifies the agencies and persons contacted for information during the preparation of this EIS.
- **Chapter 6.0, List of Preparers** – identifies the USACE and consultant staff involved in the preparation of this EIS.
- **Chapter 7.0, Index** – provides an index to specific topics within the EIS.

1.13 STANDARD TERMINOLOGY, ACRONYMS, AND ABBREVIATIONS

AADT	Annual Average Daily Traffic	CERCLIS	Comprehensive Environmental Response, Compensation, and Liability Information System
ADWF	average dry weather flow		
af	acre-feet		
afy	acre-feet per year	CESA	California Endangered Species Act
AM	ante meridiem (morning)	CEQ	Council on Environmental Quality
APE	Area of Potential Effects	CEQA	California Environmental Quality Act
AQAP	Air Quality Attainment Plan		
ASPEN	Assessment System for Population Exposure Nationwide	CFR	Code of Federal Regulations
ASTM	American Society for Testing and Materials	CGS	California Geological Survey
		CHP	California Highway Patrol
BAT	Best Available Technology	CIWMB	California Integrated Waste Management Board
BMPs	best management practices		
BoR	(U.S.) Bureau of Reclamation	CKH	Cortese-Knox Hertzberg Local Government Reorganization
C	Celsius		
CAA	Clean Air Act	CNDDDB	California Natural Diversity Database
Caltrans	California Department of Transportation	CNPS	California Native Plant Society
CAPCOA	California Air Pollution Control Officers Association	CNPPA	California Native Plant Protection Act
CARB	California Air Resources Board	CO	carbon monoxide
CBSC	California Building Standards Code	CRHR	California Register of Historical Resources
CCAA	California Clean Air Act	CRLF	California red-legged frog
CCR	California Code of Regulations	CSHP	California Scenic Highway Program
CD	Compact Disk		
CDF	California Department of Forestry and Fire Protection	CTS	California tiger salamander
		CUPA	Certified Unified Program Agency
CDFW	California Department of Fish and Wildlife	CVP	Central Valley Project
CDHS	California Department of Health Services	CVRWQCB	Central Valley Regional Water Quality Control Board
CEC	California Energy Commission	CWA	Clean Water Act
CERCLA	Comprehensive Environmental Response, Compensation, and Liability Act	DA	Department of the Army
		Delta	Sacramento Delta
		DHS	Department of Health Services

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DOC	California Department of Conservation	LEDPA	least environmentally damaging practicable alternative
DOE	U.S. Department of Energy	LEED	Leadership in Energy and Environmental Design
DOF	Department of Finance		
DOT	Department of Transportation	LESA	Land Evaluation and Site Assessment
DSOD	Division of Safety of Dams	LID	low impact development
DTSC	Department of Toxic Substances Control	LOMR	Letter of Map Revision
DWR	Department of Water Resources	LOS	level of service
EC	electromagnetic conductivity	maf	million acre-feet
EIR	Environmental Impact Report	MCE	maximum credible earthquake
EIS	Environmental Impact Statement	MCLs	maximum concentration levels
EMF	electromagnetic field	mg/L	milligram per liter
ESA	Federal Endangered Species Act	mgd	million gallons per day
F	Fahrenheit	MMBtu/hr	million British thermal units per hour
FAA	Federal Aviation Administration		
FEMA	Federal Emergency Management Agency	MMRP	Mitigation Monitoring and Reporting Plan
FHWA	Federal Highway Administration	MOU	Memorandum of Understanding
FIRM	Flood Insurance Rate Maps	MRZ	mineral resource zone
FMMP	Farmland Mapping and Monitoring Program	MS4	Municipal Separate Storm Sewer System
FPPA	Farmland Protection Policy Act	msl	mean sea level
GHG	greenhouse gases	MTP	Metropolitan Transportation Plan
gpm	gallons per minute	NAHC	Native American Heritage Commission
GWP	Global Warming Potential	NEMCD	Natomas East Main Drainage Canal
HCP	habitat conservation plan	NEPA	National Environmental Policy Act
HRA	Health Risk Assessment	NFIP	National Flood Insurance Program
hp	horsepower pump	NHPA	National Historic Preservation
HWCA	Hazardous Waste Control Act	NHTSA	National Highway Traffic Safety Administration
ILS	instrument landing system	NISC	National Invasive Species Council
ISAC	Invasive Species Advisory Committee	NOAA	National Oceanic and Atmospheric Administration
ISO	Insurance Services Office		
kV	kilovolt		
kW	kilowatt		
LAFCO	Local Agency Formation Commission		

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NOI	Notice of Intent	SARA	Superfund Amendments and Reauthorization Act
NO _x	nitrogen oxides		
NPDES	National Pollutant Discharge Elimination System	SCS	Sustainable Communities Strategy
NPL	National Priorities List	SB	Senate Bill
NPPA	California Native Plant Protection Act	SIP	State Implementation Plan
		SLC	State Lands Commission
NRCS	Natural Resources Conservation Service	SMAQMD	Sacramento Metropolitan Air Quality Management District
NRHP	National Register of Historic Places	SMUD	Sacramento Municipal Utility District
OPS	Office of Pipeline Safety	SOI	Sphere of Influence
OSHA	Occupational Safety and Health Administration	SP	Specific Plan
		SPCCP	spill prevention, control, and countermeasure program
PCAPCD	Placer County Air Pollution Control District	SSC	Species of Special Concern in California
PCB	polychlorinated biphenyl		
PCFCD	Placer County Flood Control and Water Conservation District	SUDP	Specific Urban Development Plan
		SVSP	Sierra Vista Specific Plan
PG&E	Pacific Gas & Electric	SWDA	Solid Waste Disposal Act
PGWWTP	Pleasant Grove Wastewater Treatment Plant	SWMM	Stormwater Management Manual
		SWP	State Water Project
PHMSA	Pipeline and Hazardous Materials Safety Administration	SWPPP	Stormwater Pollution Prevention Plan
PM	post meridiem (evening)		
PM ₁₀	particulate matter 10 microns or less in diameter	SWRCB	State Water Resources Control Board
PM _{2.5}	particulate matter 2.5 microns or less in diameter	TAC	toxic air contaminant
		TAC/ALC	Technical Advisory Committee for Agricultural Land Conservation
RCRA	Resource Conservation and Recovery Act		
		TDM	transportation demand management
RM	River Mile		
ROD	Record of Decision	TDS	total dissolved solids
ROG	reactive organic gases	TES	thermal energy storage
ROW	right of way	TMDL	Total Maximum Daily Load
RWQCB	Regional Water Quality Control Board	TSCA	Toxic Substances Control Act
		TZC	triple zero commitment
SACOG	Sacramento Area Council of Governments	ICC	International Code Council 1997

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UBC	Uniform Building Code	USFWS	U.S. Fish & Wildlife Service
umhos/cm	microsiemens per centimeter	USGS	United States Geological Survey
UNEP	United Nations Environmental Program	UWMP	Urban Water Management Plan
U.S. DOT	U.S. Department of Transportation	VELB	valley elderberry longhorn beetle
USEPA	U.S. Environmental Protection Agency	VOC	volatile organic compound
U.S.	United States	WAPA	Western Area Power Administration
USACE	U.S. Army Corps of Engineers	WPCGMP	Western Placer Groundwater Management Plan
USDA	U.S. Department of Agriculture	WWTP	wastewater treatment plant