

1 INTRODUCTION

This chapter provides the reader with an overview of the project, background on the purpose, focus, and use of the environmental impact report (EIR), a discussion of previous EIRs that are relevant to the project, a summary of opportunities for public participation, and a description of the terminology used herein. A detailed description of the project is provided in Chapter 3, Project Description.

1.1 PROJECT UNDER REVIEW

The project under review in this Subsequent EIR (SEIR) is the adoption and implementation of the Sacramento Army Depot Redevelopment Plan Third Amendment (“Amendment”). The Redevelopment Agency of the City of Sacramento (“Redevelopment Agency”) proposes to amend the Sacramento Army Depot Redevelopment Plan (“Redevelopment Plan”) by adding approximately 1,527 acres (“Added Area”) to the Existing Redevelopment Project Area (“Existing Project Area”). The boundaries of the Added Area were selected from properties within the Amended Army Depot Redevelopment Survey Area, established by the City Council on September 30, 2003 by Resolution No. 2003-692.

The Existing Project Area and proposed Added Area are located in the southeastern portion of the City of Sacramento, Sacramento County, California (see Figure 3-1, Chapter 3). The proposed Added Area is adjacent to and immediately west and south of the Existing Project Area (see Figure 3-2, Chapter 3). The Added Area is generally bounded by 65th Street, 17th Avenue, Power Inn Road, Elder Creek Road, South Watt Avenue, and the southerly city limits.

The Redevelopment Plan was initially intended to both facilitate the reuse of the closed Sacramento Army Depot facility and catalyze economic development of the surrounding area. In addition, it was the intent of the Redevelopment Agency to employ housing set aside funds generated by the Existing Project Area into affordable housing projects in the adjacent neighborhoods. However, the redevelopment needs of the Existing Project Area exceed the financial and redevelopment capacity of what can be accomplished within adjacent areas without expansion, and the conditions within the surrounding community have not improved. Due to this lack of progress with the redevelopment program, the Redevelopment Agency seeks to reverse this trend by including additional blighted properties in the Project Area, thereby enabling a broader and more effective redevelopment program to be implemented in this area.

Over the life of the Amendment, redevelopment activities in the Added Area could include: removal or rehabilitation of buildings characterized by deterioration and dilapidation, faulty or inadequate utilities, defective design and character of physical construction; elimination of parcels of irregular form, shape or inadequate size which make development problematic; incompatible uses; improvements to the circulation system, streets, sidewalks, curbs, and gutters; upgrading the sewer, storm drain, and water distribution systems; construction of public facilities; rehabilitation, reconstruction and new development of residential, commercial and other structures and improvements.

The Amendment does not propose any changes to the existing or planned land uses in the Added Area, but provides authority and funding for general programs and actions to eliminate blight within

the Added Area over time within the context of adopted City plans and policies. Under the Amendment, permitted land uses in the Added Area mirror the land uses designated in the Sacramento City General Plan, South Sacramento Community Plan, or any specific plan that may be adopted by the City at any point in time. The Sacramento City General Plan governs development standards for the Added Area, both currently and as amended over time.

1.2 PURPOSE OF THE SUBSEQUENT ENVIRONMENTAL IMPACT REPORT

Adoption and implementation of the Amendment includes funding for facilitating infrastructure improvements for development and for the rehabilitation, reconstruction and new construction of buildings in the Added Area that would result in physical changes to the environment, and is thus considered a “project” as defined by Section 15378 of the State CEQA Guidelines. As such, completion of an environmental impact assessment is required to determine the Amendment’s potential for resulting in significant environmental impacts.

The Redevelopment Plan was originally adopted in 1995, and a Sacramento Army Depot Redevelopment Plan Final Environmental Impact Report was certified for the plan adoption. That EIR analyzed potential impacts in the Existing Project Area from implementation of the Redevelopment Plan. Additional analysis is now required to consider the effect of redevelopment activities in the Added Area. There are no changes proposed for the existing redevelopment program in the Existing Project Area. The environmental analysis of the Added Area is subsequent to the analysis performed for the original plan adoption, and only focuses on the potential impacts of including the Added Area in the Sacramento Army Depot Redevelopment Project Area, and implementing redevelopment programs and projects in the Added Area.

According to Public Resources Code Section 21090, “(a) An environmental impact report for a redevelopment plan may be a master environmental impact report, program environmental impact report, or a project environmental impact report. Any environmental impact report for a redevelopment plan shall specify the type of environmental impact report that is prepared for the redevelopment plan. (b) If the environmental impact report for a redevelopment plan is a project environmental impact report, all public and private activities or undertakings pursuant to, or in furtherance of, a redevelopment plan shall be deemed to be a single project. However, further environmental review of any public or private activity or undertaking pursuant to, or in furtherance of, a redevelopment plan for which a project environmental impact report has been certified shall be conducted if any of the events specified in Section 21166 have occurred.”

This Subsequent Environmental Impact Report (SEIR) has been prepared by the Redevelopment Agency, as the Lead Agency under the California Environmental Quality Act (“CEQA”). This SEIR is a Program EIR, prepared to analyze the public and private activities or undertakings pursuant to or in furtherance of the Amendment and to evaluate the potentially significant effects of public improvements and development that may be funded by or encouraged by the elimination of barriers to development by the Amendment. Use of a Program EIR allows the Redevelopment Agency, as lead agency, to evaluate the impacts of redevelopment activities at a comprehensive level of detail, focusing on area-wide and cumulative impacts and programmatic mitigation measures. Potential direct impacts that could result in the Added Area from public improvements and facilities projects proposed as part of the Amendment are also considered.

This Program SEIR serves as the environmental baseline for subsequent approvals pursuant to adoption and implementation of the Amendment. As individual activities pursuant to the Amendment are proposed, the Redevelopment Agency will examine the individual activities to determine whether their effects have been fully evaluated in this Program SEIR, and if not, what additional steps should be taken. Additional environmental review for the public and private activities or undertakings pursuant to or in furtherance of the Amendment would be required if any of the conditions outlined in State CEQA Guidelines Sections 15162 or 15163 were to occur. This includes identification of significant impacts from detailed site and design information that were not identified in this programmatic level SEIR. Additional steps may include preparation of an Addendum or Supplement to this EIR, Negative Declaration, or a Subsequent EIR.

An EIR is the public document used to analyze the adverse environmental effects of a proposed project, to indicate ways to reduce or avoid possible environmental degradation, and to identify alternatives to the project that would reduce or avoid the significant adverse effects of the proposed project. The EIR must also disclose significant adverse environmental impacts that cannot be avoided; growth-inducing impacts; effects found not to be significant; and significant cumulative impacts of past, present and reasonably anticipated future projects. An EIR is an informational document used in the local planning and decision-making process. It is not the purpose of an EIR to recommend either approval or denial of a project.

1.3 ENVIRONMENTAL REVIEW PROCESS

As part of the environmental review process, a Notice of Preparation (NOP) was circulated by the Redevelopment Agency on December 22, 2003, in accordance with State CEQA Guidelines Section 15082, to inform responsible agencies and the public that the proposed project could have a significant effect on the environment, and to solicit their comments and input. This SEIR addresses substantial environmental issues raised during the NOP process, and is based on existing data and maps available for the area, a preliminary environmental evaluation, field inspection, and coordination with affected agencies and interested parties. The NOP is attached to this SEIR as Appendix A. The NOP was circulated to interested agencies, groups, and individuals for a 30-day review period; comments received on the NOP are included in this SEIR as Appendix B.

The SEIR will initially be published as a Draft SEIR on March 5, 2004, and will be subject to review and comment by the public as well as by all responsible and other interested regulatory agencies and organizations during a period of 45 days. The Sacramento Housing and Redevelopment Commission will also hold a public hearing on this Draft SEIR during the 45-day review period. Written responses to timely comments on the Draft SEIR will be prepared and may specify changes to the Draft SEIR. Responses to comments, together with the Draft SEIR and any changes to the Draft SEIR therein specified will become the Final SEIR, which will be presented to the Redevelopment Agency for certification as to its adequacy under CEQA prior to adoption of the Amendment by the City Council.

1.4 DOCUMENTS INCORPORATED BY REFERENCE

Section 15150 of the State CEQA Guidelines allows incorporation by reference of "...all or portions of another document which is a matter of public record or is generally available to the public." Incorporation by reference is used principally as a means of reducing the size of EIRs. This SEIR

relies, in part, on data, environmental evaluations, mitigation measures and other components of EIRs recently prepared by either the Redevelopment Agency or Sacramento City for areas located within the Project Area or in its vicinity. This SEIR is based on the same land use assumptions as the General Plan Update EIR, certified in 1988 and, therefore, relies upon that document for much of the existing conditions and conclusions for the Added Area. The documents incorporated by reference are available for review either at the Sacramento Housing and Redevelopment Agency, Office of the Agency Clerk, 630 I Street 3rd Floor, or the City of Sacramento, Neighborhoods, Planning and Development Services Division, 1231 I Street, Suite 300, Sacramento, California 95814. The documents incorporated by reference are also available for review online either at <http://www.shra.org> or <http://www.cityofsacramento.org/>.

1. *2010 Sacramento City/County Bikeway Master Plan*, Environmental Impact Report, County of Sacramento, September 1992.
2. *City of Sacramento General Plan*, City of Sacramento, January 19, 1988, <http://www.cityofsacramento.org/planning/longrange/pubs.html>
3. *City of Sacramento General Plan Update, Draft and Final Environmental Impact Report*, City of Sacramento, Draft EIR is dated March 2, 1987 and Final EIR is dated September 30, 1987.
4. *Sacramento Army Depot Redevelopment Plan Draft Environmental Impact Report*, Sacramento Housing and Redevelopment Agency, City of Sacramento, March 1995.
5. *Sacramento City Code*, <http://municipalcodes.lexisnexis.com/codes/sacramento/maintoc.htm>, current through Ordinance 2003-054 and the August, 2003 code update.

1.5 ENVIRONMENTAL IMPACT REPORT FOCUS

This SEIR uses information from the March 1995 EIR on the Sacramento Army Depot Redevelopment Plan and the 1988 EIR on the Sacramento General Plan Update, as well as the documents listed above, as appropriate. These environmental documents provide the base analysis for the approved land uses in the Added Area. A redevelopment plan is used to provide infrastructure improvements and eliminate blighting conditions that are barriers to the improvement or development of properties in the project area, thus the SEIR will focus on the impact of potential development that would occur with the elimination of existing physical and economic barriers to development in the Added Area.

The SEIR discusses the following issues:

- land use;
- traffic impacts related to potential buildout of adopted land uses;
- air quality, both construction and operational emissions;
- noise, both construction and operational noise;
- hazards and hazardous materials/waste management;
- biological resources;
- cultural/historic resources;
- stormwater/wastewater/flooding.

1.6 INTENDED USES OF THE ENVIRONMENTAL IMPACT REPORT

The SEIR will serve as the Redevelopment Agency CEQA compliance document for the adoption of the Army Depot Redevelopment Plan 3rd Amendment by the City Council and for subsequent actions by the Redevelopment Agency in furtherance of the Amendment that are determined to be within the scope of the EIR. Actions required to approve the Amendment include:

- Certification of the SEIR and adoption of findings of fact;
- Adoption of the 3rd Amendment to the Sacramento Army Depot Redevelopment Plan.

This SEIR will be used by the following responsible agencies, public agencies and boards in the approval of implementation activities under the Amendment:

- City Council of the City of Sacramento;
- Redevelopment Agency of the City of Sacramento;
- Housing Authority of the City of Sacramento;
- Sacramento Housing and Redevelopment Commission;
- Planning Commission of the City of Sacramento;
- County Sanitation District No. 1;
- All Departments of the City of Sacramento who must approve implementation activities undertaken in accordance with the Amendment;
- All other public agencies that may approve implementation activities undertaken in accordance with the Amendment.

This SEIR will be used in the adoption of and approval of any of the following redevelopment project implementation activities that may be necessary:

- Approval of Disposition and Development Agreements;
- Approval of Owner Participation Agreements;
- Approval and funding of public facilities and improvements projects;
- Sale of tax increment and/or other bonds, certificates of participation and other forms of indebtedness;
- Acquisition and demolition of property;
- Rehabilitation of property;
- Relocation of displaced occupants;
- Approval of certificates of conformance;
- Approval of development plans, including zoning and other variances and conditional use permits; including low- and moderate-income housing units;
- Issuance of permits and other approvals necessary for implementation of the Redevelopment Plan.

1.7 ENVIRONMENTAL IMPACT REPORT ORGANIZATION

This SEIR is structured in a manner to allow the reader to easily track information from the Summary (Chapter 2) through the Project Description (Chapter 3) and the Impact Analyses (Chapter 4). Impacts are numbered consecutively, and where appropriate, are associated with a mitigation measure that is correspondingly numbered. This numbering system is carried over into the summary to allow easy location of the document's conclusions regarding a particular impact.

The document can be read in a number of ways depending on the reader's available time or interest in a particular issue. The briefest approach to the document involves reading only the summary. A more detailed reading of the document involves reading of the full Project Description (Chapter 3) and Alternatives (Chapter 5), as well as the summary. For those with an interest in a particular issue, add to the above a specific chapter or set of chapters. For a detailed review of the EIR one can read all potential environmental effects of the project, and alternatives to the project.

1.8 LIST OF COMMON ACRONYMS AND ABBREVIATIONS

<u>ACRONYM / ABBREVIATION</u>	<u>DESCRIPTION</u>
AADT	Annual Average Daily Traffic is the total volume for the year divided by 365 days
ACM	asbestos containing materials
ADEIR	Administrative Draft Environmental Impact Report
ADT	Average Daily Traffic averaged over a period of less than a year
AFB	Air Force Base
APCD	Air Pollution Control District
APN	Assessor's Parcel Number
AAQS	ambient air quality (concentration) standards
AQMD	Air Quality Management District
ASTM	American Society of Testing and Materials
CAA	Clean Air Act
CAAA	CAA Amendments
CAAQS	California Ambient Air Quality Standards
CADA	Capitol Area Development Authority
CCAA	California Clean Air Act
Cal/EPA	California Environmental Protection Agency
Cal/OSHA	California Occupational Safety and Health Administration
Caltrans	California Department of Transportation
CARB	California Air Resources Board
CBD	Central Business District
CCCP	Central City Community Plan
CCR	California Code of Regulations
CDF	California Department of Forestry and Fire Protection
CDFG	California Department of Fish and Game
CDMG	California Department of Mines and Geology
CEQA	California Environmental Quality Act
CERCLA	Comprehensive Environmental Response, Compensation and Liability Act of 1980

<u>ACRONYM / ABBREVIATION</u>	<u>DESCRIPTION</u>
CERCLIS	Comprehensive Environmental Response, Compensation, and Liability Information System (CERCLIS)
CIP	Capital Improvement Program
CNEL	Community Noise Equivalent Level. The average equivalent sound level during a 24-hour day, obtained after addition of approximately 5 decibels to sound levels in the evening from 7:00 p.m. to 10:00 p.m. and 10 decibels to sound levels in the night before 7:00 a.m. and after 10:00 p.m. to account for people's increased sensitivity to nighttime noise.
CO	carbon monoxide
COE	U.S. Army Corps of Engineers
CRWQCB	California Regional Water Quality Control Board
CSS	Combined Sewer System
DBA	A-Weighted Decibels
Decibel, dB	A unit for describing the amplitude of sound, equal to 20 times the logarithm to the base 10 of the ratio of the pressure of the sound measured to the reference pressure, which is 20 micropascals (20 micronewtons per square meter).
DEIR or Draft EIR	Draft Environmental Impact Report
DU	Dwelling Unit
EIR	Environmental Impact Report
EPA	U.S. Environmental Protection Agency
ESD	Equivalent Single-family Dwelling Unit
FCAA	Federal Clean Air Act
Fed/OSHA	Federal Occupational Safety and Health Administration
FEIR or Final EIR	Final Environmental Impact Report
FEMA	Federal Emergency Management Agency
FIRM	Flood Insurance Rate Map
GPA	General Plan Amendment
gpd	gallons per day
gsf	gross square feet
HABS	Historic American Building Survey
HS	hydrogen sulfide
HVAC	heating, ventilation, and air conditioning
L50	The A-weighted noise level that is equaled or exceeded 50 percent of the stated time period.
L _{dn}	Day-Night Average Sound Level. The average equivalent sound level during a 24-hour day, obtained after addition of ten decibels to sound levels in the night after 10:00 p.m. and before 7:00 a.m.
L _{eq}	Equivalent Sound Level. The sound level containing the same total energy as a time varying signal over a given sample period. L _{eq} is typically computed over 1-hour, 8-hour and 24-hour sample periods.
L _{max}	The A-weighted maximum noise level for a given period of time.
LOS	Level of Service
mgd	million gallons per day
mph	miles per hour
MSL	mean sea level
MTP	Metropolitan Transportation Plan
µg/m ³	micrograms per cubic meter

ACRONYM / ABBREVIATION**DESCRIPTION**

NAAQS	National Ambient Air Quality Standards
NCIC	North Central Information Center, Sacramento State University
NDDDB	Natural Diversity Data Base
NEPA	National Environmental Policy Act
NHPA	National Historic Preservation Act
NO ₂	nitrogen dioxide
NOP	Notice of Preparation
NO _x	nitrogen oxides
O ₃	Ozone
Pb	lead
PEIS	Programmatic Environmental Impact Statement
PM ₁₀	suspended particulate matter under 10 microns
PM _{2.5}	suspended particulate matter under 2.5 microns
ppm	parts per million
PS	Public Safety
RACT	reasonably available control technology
RCRA	Resource Conservation and Recovery Act of 1976
ROG	reactive organic gases
RT	Sacramento Regional Transit
RWQCB	Regional Water Quality Control Board
SAAQS	State Ambient Air Quality Standards
SACOG	Sacramento Area Council of Governments
SEIR	Subsequent Environmental Impact Report
s.f.	square foot
SGPU	Sacramento General Plan Update
SIP	State Implementation Plan
SMAQMD	Sacramento Metropolitan Air Quality Maintenance District
SO ₄	Sulfates
SPA	Special Planning Area
SPD	Special Planning District
Sound Level	The sound pressure level in decibels as measured on a sound level meter using the A-weighting filter network. The A-weighting filter de-emphasizes the very low and very high frequency components of the sound in a manner similar to the response of the human ear and gives good correlation with subjective reactions to noise.
SVAB	Sacramento Valley Air Basin
SO ₂	sulfur dioxide
TAC	toxic air contaminants
UDP	urban design plan
v/c	volume to capacity ratio
VOCs	volatile organic compounds