

TABLE OF CONTENTS

<u>Chapter</u>		<u>Page No.</u>
1	INTRODUCTION AND SCOPE OF THE EIR	1-1
2	EXECUTIVE SUMMARY.....	2-1
3	PROJECT DESCRIPTION	3-1
4	ENVIRONMENTAL ANALYSIS	4-1
4.1	Air Quality	4.1-1
4.2	Biological Resources	4.2-1
4.3	Cultural Resources	4.3-1
4.4	Hydrology and Water Quality	4.4-1
4.5	Land Use and Planning.....	4.5-1
4.6	Public Utilities	4.6-1
4.7	Transportation and Circulation	4.7-1
5	CEQA CONSIDERATIONS.....	5-1
6	ALTERNATIVES TO THE PROPOSED PROJECT	6-1
7	EIR PREPARATION	7-1

APPENDICES

- A Notice of Preparation and Comments Received
- B Initial Study
- C AQ Modeling Data
- D Biological Reports
- E Cultural Resources Information
- F Hydrology Reports
- G Wastewater Technical Memorandum

FIGURES

- 3-1 Regional Location Map.....3-3
- 3-2 Project Location.....3-5
- 3-3 Land Use Plan.....3-11
- 3-4 On-site Roadway Network.....3-15
- 3-5 Water Master Utility Plan3-17
- 3-6 Sanitary Sewer Master Utility Plan.....3-19
- 3-7 Storm Drain Master Utility Plan.....3-21
- 3-8 Off-site Utility Connections3-23

TABLE OF CONTENTS

3-9	Illustrative Phasing Plan	3-31
4.2-1	Soil Map	4.2-9
4.2-2	Critical Habitat and Vernal Pool Core Recovery Areas	4.2-11
4.2-3	Biological and Wetland Resources	4.2-15
4.4-1	Regional Hydrology	4.4-3
4.5-1	Existing and Proposed Land Use.....	4.5-3
4.5-2	Proposed Zoning	4.5-5
4.5-3	Surrounding and Proposed Land Use.....	4.5-9
4.5-4	Surrounding and Proposed Zoning	4.5-11
4.6-1	Proposed Sewer Connection	4.6-17
4.7-1	Study Locations.....	4.7-3
4.7-2	Existing Intersection Traffic Volumes & Geometry	4.7-13
4.7-3	Existing Transit Service	4.7-19
4.7-4	Existing Bicycle Facilities.....	4.7-21
4.7-5	Project Vehicle Trip Distribution.....	4.7-33
4.7-6	Project Only Traffic Volumes & Geometry	4.7-35
4.7-7	Existing Plus Project Traffic Volumes & Geometry	4.7-45
4.7-8	Existing Plus Approved Intersection Traffic Volumes & Geometry	4.7-55
4.7-9	Existing Plus Approved Plus Project Intersection Traffic Volumes & Geometry	4.7-57
4.7-10	Cumulative Without Project Traffic Volumes & Geometry	4.7-65
4.7-11	Cumulative With Project Traffic Volumes & Geometry	4.7-67

TABLES

2-1	Summary of Impacts and Mitigation Measures	2-20
3-1	Proposed Project Land Use Summary.....	3-8
4.1-1	Sacramento Valley Air Basin Attainment Classification.....	4.1-7
4.1-2	Local Ambient Air Quality Data	4.1-8
4.1-3	Ambient Air Quality Standards.....	4.1-11
4.1-4	Estimated Construction Schedule	4.1-19
4.1-5	Estimated Daily and Annual Construction Emissions.....	4.1-20
4.1-6	Estimated Daily and Annual Operational Emissions - Unmitigated	4.1-22
4.1-7	Estimated Daily and Annual Operational Emissions - Mitigated.....	4.1-24
4.2-1	Species with Potential to Occur within the Project Site	4.2-5
4.3-1	Resources Identified by NWIC Records Search	4.3-3
4.3-2	Previous Cultural Resource Studies	4.3-4
4.5-1	Policy Consistency	4.5-23
4.6-1	Proposed Project Wastewater Generation.....	4.6-12
4.6-2	Proposed Project Solid Waste Generation.....	4.6-13
4.7-1	Level of Service Definition for Unsignalized Intersections	4.7-7

TABLE OF CONTENTS

4.7-2	Level of Service Definition for Signalized Intersections.....	4.7-7
4.7-3	Road Segment Level of Service Criteria.....	4.7-8
4.7-4	Freeway Mainline Segment Level of Service Criteria.....	4.7-9
4.7-5	Study Intersection Locations.....	4.7-10
4.7-6	Intersection Operations – Existing Conditions.....	4.7-11
4.7-7	Road Segment Level of Service – Existing Conditions	4.7-15
4.7-8	Freeway Mainline Segment Level of Service – Existing Conditions	4.7-16
4.7-9	Vehicle Trip Generation.....	4.7-30
4.7-10	Project Vehicle Trip Distribution.....	4.7-31
4.7-11	Intersection Operations –Existing plus Project.....	4.7-40
4.7-12	Road Segment Level of Service Thresholds –Existing plus Project	4.7-43
4.7-13	Freeway Mainline Segment Level of Service –Existing plus Project	4.7-48
4.7-14	Intersection Operations – Existing plus Approved.....	4.7-52
4.7-15	Intersection Operations – Cumulative.....	4.7-51
4.7-16	Road Segment Level of Service Thresholds – Existing plus Approved plus Project	4.7-70
4.7-17	Road Segment Level of Service Thresholds – Cumulative	4.7-73
4.7-18	Freeway Mainline Segment Level of Service – Existing plus Approved	4.7-75
4.7-19	Freeway Mainline Segment Level of Service – Cumulative.....	4.7-76
6-1	Evaluation of Alternatives by Impact Area	6-17

TABLE OF CONTENTS

INTENTIONALLY LEFT BLANK