

APPENDIX "A"

Initial Study
for an
Environmental Impact Report

**GENERAL PLAN UPDATE, SPHERE OF
INFLUENCE BOUNDARY CHANGES,
PRE-ZONING AND ANNEXATION**

**Prepared for the City of Isleton
and the
Sacramento County Local Agency Formation Commission**

by
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February 1998



SECTION J - REPORT PREPARATION
ORGANIZATIONS AND PERSONS CONSULTED

REPORT PREPARATION

This report was prepared by Robert E. Grunwald of Grunwald & Associates, City & Environmental Planning Consultants, 350 Rivergate Way, Sacramento, CA 95831; Telephone: (916) 429-6734 He has been assisted on matters concerning transportation and traffic, air quality, biological resources, infrastructure, and fiscal analysis by the Crane Transportation Group, Dr. Richard Pollack (Air Quality Analyst), Sycamore Environmental Consultants, Moldenhauer Engineering Company and John Cone, (Urban Economics and Planning Systems), respectively.

ORGANIZATIONS AND PERSONS CONSULTED

City of Isleton & Isleton School Districts

Linda Gonzalez City Clerk
Steve Sinnock, City Engineer
Brenda Galupski Principal
Isleton Elementary School

Carl Hendren, Building Official
Libbie Trimmer, Finance Director

Brannan/Andrus Levee District Gil Labrie, Manager

County and Regional Agencies

John O'Farrell, Executive Officer, LAFCO (and staff)
Tom Hutchinson (and staff), Sacramento County Community Development Director
Sacramento Housing and Redevelopment Agency
Sacramento Area Council of Governments (SACOG)

State of California

CalTrans, District 10 (prior to shift of jurisdiction to District 3) and District 3.
Governor's Office of Planning & Research
Department of Fish and Game
Department of Water Resources
Department of Conservation
Department of Boating and Waterways
Department of Finance, Population Division
State Lands Commission
Regional Water Quality Control Board, Central Valley Region

Federal Government

U.S. Army Corps of Engineers
U.S. Fish and Wildlife Service

City of Isleton
Environmental Checklist Form

Project Title: General Plan Update, Sphere of Influence Boundary Change, Pre-Zoning and Annexation

Lead Agency Name and Address: City of Isleton, City Hall, P.O. Box 716, Isleton, CA 95641

Agency Contact:	<u>Robert E. Grunwald, Planning Consultant</u>	<u>Phone: (916) 429-6734</u>
	<u>Rose Marie Moore, Planning Consultant</u>	<u>Phone: (916) 372-9496</u>
	<u>Linda Gonzalez, City Clerk</u>	<u>Phone: (916) 777-7770</u>

Project Description and Location:

The General Plan/Pre-Zoning/Annexation portion of the project involves adding an as yet undetermined amount of acreage for urban expansion, involving residential, commercial, open space/recreation, school, and other uses required for the additional population that may emerge. At this time, three growth alternatives are envisioned: 1) urban infill and expansion on undeveloped lands within the existing City limits; 2) the expansion envisioned under Scenario #1 along with approximately 150-200 acres of additional urban expansion south of the existing City limits; and 3) the expansion envisioned under Scenarios #'s 1 and 2, along with more than 200 acres of additional urban expansion south of the existing City limits.

Because of the uncertainties associated with Alternatives # 2 and #3, the City is considering the designation of areas for urban expansion as "Urban Reserve", with specific criteria and policies to be met before the City would consider approving any applications for development. Such criteria would include but not be limited to requirements for the preparation of a Specific Plan, supported by market analysis, fiscal impact analysis, environmental impact evaluation and a development agreement satisfactory to the City of Isleton. Urban Reserve status would not of itself constitute an entitlement for development.

The Sphere of Influence (SOI) boundary change proposals will match the growth alternatives discussed above. They will also include such additional land area as the City and Sacramento County LAFCO may deem appropriate as being within an area of legitimate City interest in what may develop under County jurisdiction in the future. The potential outer limits of the new SOI is shown on Figure 1, and encompasses about 2,700 acres. It should be understood by all parties having an interest in this project that the SOI shown is not necessarily intended for future urbanization. Such determination will be made only after careful analysis of the feasibility of various levels of urban growth for Isleton. It is anticipated that the SOI will encompass sufficient acreage beyond that required for future urbanization in order to protect the City's very long-range interests in what happens on surrounding lands, including the protection of water resources, agricultural lands, and biological resources. The City intends at this time that the eventual SOI boundaries selected will allow the City to exert appropriate influence over development within this predominantly agricultural area in response to proposals for development that may be filed with the County of Sacramento over a long-range period of time.

Project Sponsor: [name, address & phone]:

The project sponsor is the City of Isleton located at City Hall, 210 Jackson Blvd., Isleton, 95641, Phone: (916) 777-7770.

General Plan Designation and Zoning:

All of the land outside of the current City limits within the areas covered by growth scenarios #1 and #2 are designated Agriculture by the Sacramento County General Plan and mostly AG-80(F) by the County Zoning Ordinance.

Other Agencies whose approval is required (and permits needed):

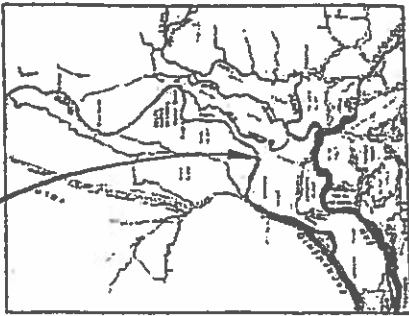
Agencies having various levels of authority in approving the project are shown on Table 1 (attached)

Environmental Factors Potentially Affected:

The environmental factors checked below would potentially be affected by this project. As indicated by the Checklist and Explanation provided on the following pages, all of the anticipated impacts are expected to qualify the project for an Environmental Impact Report (EIR).

- | | | |
|--|--|--|
| <input checked="" type="checkbox"/> Land Use & Planning | <input checked="" type="checkbox"/> Transportation/Traffic | <input checked="" type="checkbox"/> Public Services |
| <input checked="" type="checkbox"/> Population & Housing | <input checked="" type="checkbox"/> Biological Resources | <input checked="" type="checkbox"/> Utilities & Services |
| <input checked="" type="checkbox"/> Geophysical | <input type="checkbox"/> Energy & Mineral Resources | <input checked="" type="checkbox"/> Aesthetics |
| <input checked="" type="checkbox"/> Water | <input checked="" type="checkbox"/> Hazards | <input type="checkbox"/> Cultural Resources |
| <input checked="" type="checkbox"/> Air Quality | <input checked="" type="checkbox"/> Noise | <input checked="" type="checkbox"/> Recreation |
| | <input checked="" type="checkbox"/> Mandatory Findings of Significance | |

City of Isleton



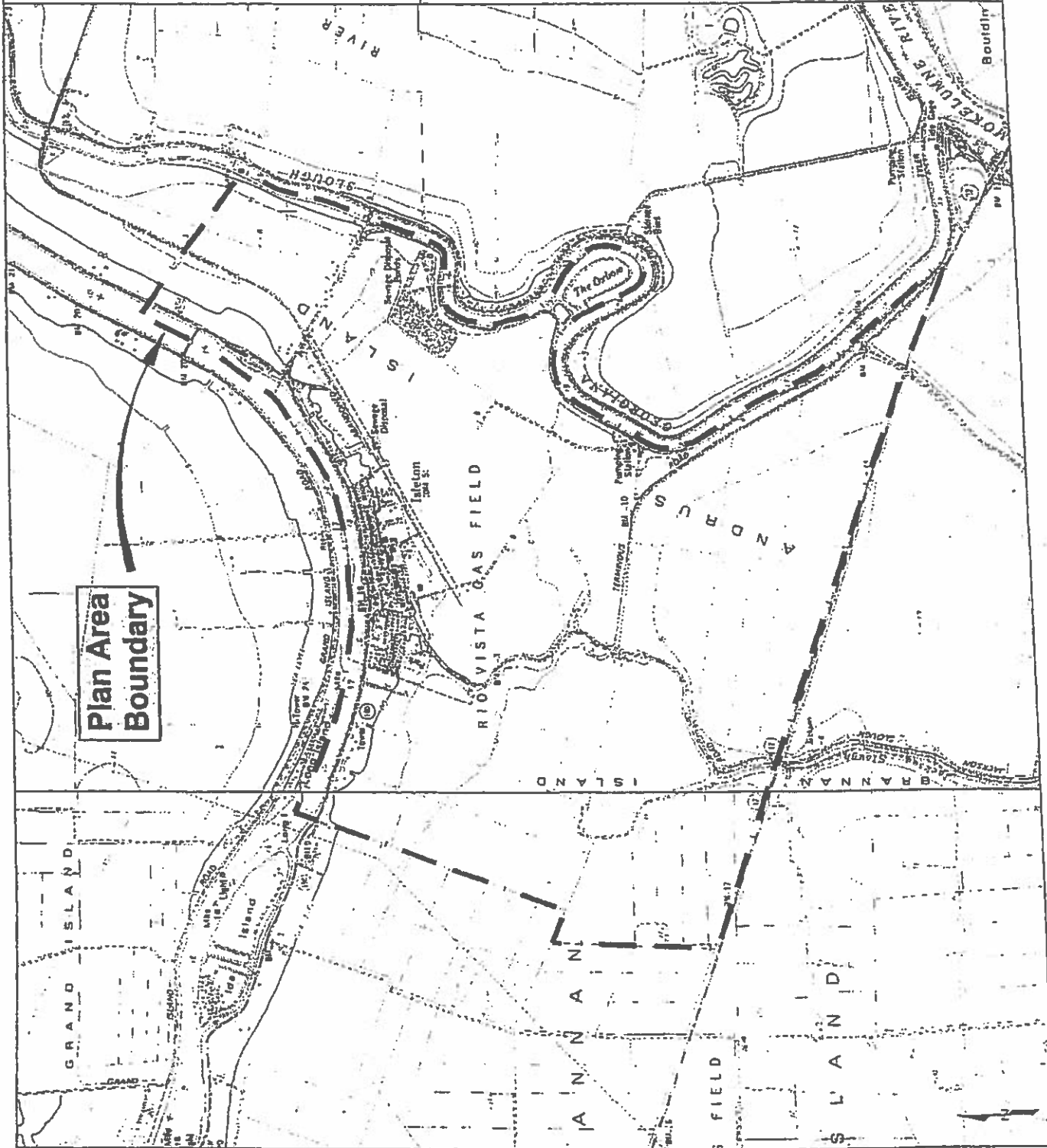
N.T.S.

City of Isleton
General Plan Update
and EIR.
Sacramento County
27 January 1998

Figure 1.
General Plan Area.



Sycamore Environmental
Consultants, Inc.
Basemap:
USGS Isleton and
Rio Vista Quads.



Determination:

On the basis of this initial evaluation:

I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.

Signature

Linda Gonzalez, City Clerk
Print Name

City of Isleton
For

Date

**TABLE 1
REQUIRED APPROVALS**

AGENCY	APPROVAL	TIMING
Local Agencies		
Isleton Planning Commission	Recommend new General Plan, zoning ord. And pre-zoning; approve development applications	At conclusion of General Plan update program
Isleton City Council	Certify General Plan EIR and findings; adopt General Plan and zoning ordinance; approve development applications	At conclusion of General Plan update program
Local reclamation district(s)	Approve proposals for levee construction & reconstruction; later approval of engineering plans	Prior to General Plan adoption When engr. plans are prepared
Isleton City Engr.	Engr. & construction plans specs for development permits	
SacV Unif. Air Poll. Cont. Dist.	Authority to construct	Building permit stage
Sacramento County LAFCO	Sphere of Influence; annexations	After general plan/pre-zone adopt.
Sacramento Co. Public Wks & Community Develop,	Miscellaneous permits for facilities that may be located outside City	Building permit stage
State Agencies:		
Reclamation Board	Encroachment permit for work on or adjacent to levees	Building permit stage
Regional Water Quality Control Board, Central Valley Region	NPDES permit; waste discharge requirements; permit for land disposal and storage of effluent	Building permit stage
State Lands Commission	Lease for use of state lands	Building permit stage
Department of Fish & Game	Streambed alteration permit; agreement on Habitat Management Plan	Prior to building permit
Department of Transportation	Approve State Rt. 160 relocation; Encroachment permits	Prior to General Plan adoption Building permit stage
Depart. of Water Resources	Permit for wastewater disposal	Prior to treatment plant expansion
Federal Agencies		
U.S. Army Corps of Engrs.	Section 404 permit; Section 10 permit	Prior to working in Sacramento River or Georgiana Slough
Federal Emergency Management Agency (FEMA)	Removal of flood hazard designation on low-lying lands\	At conclusion of levee works
Fish & Wildlife Service	Incidental take permit/habitat management plan approval	Prior to building permit stage
U.S. Coast Guard	Permit for navigational constraints	Prior to any modifications

Responsible Agencies:

Under the California Environmental Quality Act, a Responsible Agency is a public agency other than a Lead Agency that has discretionary approval of the project. Prior to acting on or approving a project, a Responsible Agency must consider the Lead Agency EIR. The Notice of Preparation (NOP) and the Draft and Final EIRs are reviewed by all Responsible Agencies, which may include all of the following agencies:

Local Agencies and Special Districts

Sacramento County LAFCO
Sacramento County Public Works Department
Sacramento County Planning Department
Sacramento Valley Unified Air Pollution Control District

State Agencies

Department of Transportation, Caltrans District 6, Sacramento
Regional Water Quality Control Board, Central Valley Region

CHECKLIST OF ENVIRONMENTAL FACTORS

A checklist follows listing all environmental factors that may have significance for inclusion in a project EIR.

Evaluation of Environmental Impacts:

1. A brief explanation is provided for all answers except "no impact" answers that are adequately supported by the information sources cited in the parentheses following each question. The "no impact" answer is supported adequately either because referenced sources show that the impact simply does not apply in this case, or because "No impact" answers are explained adequately following the Checklist.
2. All answers take account of the whole action involved, including off-site as well as on-site, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.
3. Where one or more "potentially significant impacts" are checked, discussion in an EIR is required.
4. The last three categories of "potentially significant unless mitigated", "less than significant" and "no impact" are discussed as appropriate in the Explanation that follows the Checklist. For "potentially significant impacts" that can be mitigated, they are placed in the "potentially significant unless mitigated" category. Mitigation measures may be briefly described in the Explanation to indicate how "potentially significant impacts" are reduced to "less than significant" impacts. [Note: where appropriate, mitigation measures from Section XVII of the Checklist pertaining to "Earlier Analyses" may be cross-referenced. If there is no cross-referencing, it is because other environmental documents have not been cited in support of any conclusion of the Checklist.] If answers fall into one or more of the last three categories, a finding for a Negative Declaration is indicated.
5. Earlier analyses (Section XVII) are referenced where, pursuant to CEQA, an effect has been analyzed adequately in an earlier EIR or Negative Declaration.
6. References to information sources are provided for Checklist questions where appropriate. If included, this source list can be found after the Checklist. Other sources used or individuals contacted may also be cited in the "Explanation" which follows the Checklist.

	EIR		NEGATIVE DECLARATION		
	Potentially Significant Impact	Potentially Significant Unless Mitigated	Less Than Significant	No Impact	
I. LAND USE AND PLANNING Would the proposal:					
a. Conflict with General Plan or zoning? [source #s]	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
b. Conflict with applicable environmental plans and policies adopted by agencies having jurisdiction? [source #s]	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
c. Affect agricultural resources or operations? [source #s]	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
d. Disrupt or divide physical arrangement of an established community, including low-income or minority? [source #s]	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
II. POPULATION AND HOUSING Would the proposal:					
a. Cumulatively exceed official regional or local population projections? [source #s]	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
b. Induce substantial growth through projects in an undeveloped area or extension of major infrastructure? [source #s]	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
c. Displace existing housing, especially affordable? [#s]	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
III. GEOPHYSICAL Would the proposal result in or expose people to potential impacts involving:					
a. Seismicity: fault rupture? [source #s]	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
b. Seismicity: ground shaking or liquefaction? [source #s]	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
c. Seismicity: seiche or tsunami? [source #s]	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
d. Landslides or mudslides? [source #s]	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
e. Erosion, changes in topo. or unstable soil conditions from excavation, grading or fill? [source #s]	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
f. Subsidence of the land? [source #s]	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
g. Expansive soils? [source #s]	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
h. Unique geologic or physical features? [source #s]	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
IV. WATER Would the proposal result in:					
a. Changes in absorption rates, drainage patterns or the rate and amount of surface water runoff? [source #s]	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
b. Exposure of people or property to water related hazards such as Flooding? [source #s]	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
c. Discharge into or other alterations of surface water quality? []	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
d. Changes in the amount of surface water in any water body? [source #s]	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	

e. Changes in currents or the course or direction of water movements? [source #s]	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f. Change in the quantity of groundwater, either through direct additions or withdrawals, or by intercepting an aquifer? [#s]	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g. Altered direction or rate of groundwater flow? [source #s]	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
h. Impacts to groundwater quality? [source #s]	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

V. AIR QUALITY Would the proposal:				
a. Violate any air quality standard or contribute to an existing or projected air quality violation? [source #s]	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. Expose sensitive receptors to pollutants? [source #s]	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c. Alter air movement, moisture, or temperature, or cause any change in climate? [source #s]	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
	EIR	NEGATIVE DECLARATION		
	Potentially Significant Impact	Potentially Significant Unless Mitigated	Less Than Significant	No Impact

VI. TRANSPORTATION/CIRCULATION/TRAFFIC Would the proposal result in:				
a. Increased vehicle trips or traffic congestion? [source #s]	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. Hazards to safety from design features? [source #s]	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c. Inadequate emergency access or to nearby uses? [#s]	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d. Insufficient parking capacity on- or off-site? [source #s]	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e. Hazards or barriers for pedestrians or bicyclists? [source #s]	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f. Conflicts with adopted policies supporting alternative transportation? [source #s]	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g. Rail, waterborne or air traffic? [source #s]	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

VII. BIOLOGICAL RESOURCES Would the proposal result in impacts to:				
a. Endangered, threatened or rare species or their habitats, including but not limited to plants, fish, insects, animals and birds? [source #s]	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. Locally designated species (e.g., heritage trees) [source #s]	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. Locally designated natural communities (e.g., oak forest) [#s]	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d. Wetland habitat (e.g., marsh, riparian, vernal) [source #s]	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e. Wildlife dispersal or migration corridors? [#s]	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

VIII. ENERGY AND MINERAL RESOURCES WOULD THE PROPOSAL:				
a. Conflict with adopted energy conservation plans? [#s]	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

b. Use non-renewable resources in a wasteful and inefficient manner? [source #s]	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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IX. HAZARDS Would the proposal involve:

a. A risk of accidental explosion or release of hazardous substances (e.g., oil, pesticides, chemicals, radiation)? [#s]	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Interference with emergency response/evacuation plan? [#s]	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c. Creation of any health hazard or potential? [resource #s]	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d. Exposure of people to existing health hazards? [resource #s]	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e. Increased wildland fire hazard? [resource #s]	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

EIR	NEGATIVE DECLARATION		
Potentially Significant Impact	Potentially Significant Unless Mitigated	Less Than Significant	No Impact

X. NOISE Would the proposal result in:

a. Increases in existing noise levels? [source #s]	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Exposure of people to severe noise levels? [source #s]	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

XI. PUBLIC SERVICES Would the proposal affect or cause need for the following new or altered government services:

a. Fire protection or police protection? [#s]	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. Schools? [#s]	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c. Maintenance of public facilities, incl. roads? [#s]	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d. Other governmental services? [#s]	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

XII. UTILITIES AND SERVICE SYSTEMS Would the proposal cause need for the following new or altered systems:

a. Power or natural gas? [#s]	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Communications systems? [#s]	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c. Local or regional water treatment/distribution facilities? [#s]	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d. Sewer or septic systems? [#s]	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e. Stormwater drainage? Solid waste disposal? [#s]	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

XIII. AESTHETICS Would the proposal:

a. Affect a scenic vista or scenic highway? [#s]	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. Have a demonstrable negative aesthetic effect? [source #s]	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. Create adverse conditions of light or glare? [#s]	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

XIV. CULTURAL RESOURCES Would the proposal:

a. Disturb paleontological resources? [#s]	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Disturb archaeological resources? [#s]	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. Affect historical resources? [#s]	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d. Have potential to cause a physical change that would affect unique ethnic cultural values? [#s]	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e. Restrict existing religious or sacred uses? [#s]	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

XV. RECREATION Would the proposal:

a. Increase demand for recreation facilities or affect existing recreation opportunities? [#s]	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	EIR	NEGATIVE DECLARATION		

XVI. MANDATORY FINDINGS OF SIGNIFICANCE

a. Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to fall below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or pre-history?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. Does the project have the potential to achieve short-term, to the disadvantage of long-term, environmental goals	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c. Does the project have impacts that are individually limited but cumulatively considerable? ["Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past, current and probable future projects.]	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d. Does the project have environmental effects which will cause substantial adverse effects on people, either directly or indirectly?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

EXPLANATION OF ENVIRONMENTAL FACTORS

I. Land Use

Development opportunity east, west and south of the City limits is constrained by the existing SOI boundary which is coterminous with the City limit line. Residential and commercial expansion has occurred or soon will occur out to this line. As noted in the project description, safeguards are to be provided that will assure City control over areas designated "Urban Reserve", including requirements for specific plans, market analysis, fiscal analysis, environmental analysis and a development agreement with the City.

Impacts on agricultural land require assessment in a Project EIR since they are not covered by the General Plan EIR of 1979 or the Redevelopment Plan EIR of 1983.