

DEPARTMENT OF COMMUNITY DEVELOPMENT

INITIAL STUDY OF ENVIRONMENTAL SIGNIFICANCE

APR 20 1989

PROJECT TITLE NWSR Annexation 5-86. File No. 86-0476

PROJECT LOCATION Wild Rose/Clover Drive

APN: 122 parcels totaling 55 acres (see attached list)

PROJECT DEVELOPER Mrs. Aida Llopis

PROJECT DESCRIPTION Annexation and rezoning of 122 parcels totaling 55 acres.

A. DETERMINATION

Categorical Exemption
Class _____
Reason: _____

Negative Declaration
Posting Period: February 12, 1987 - February 23, 1987
Mitigation Measures: _____

Single EIR
EIR Reference: _____
Posting Period: _____

Environmental Impact Report Required

B. PROJECT INFORMATION:

1. Description: see above
2. Environmental Setting: 55 acres County "island", with 122 parcels ranging from approximately one-quarter to one acre in size. Average lot size is one-half acre. Most of the parcels are developed with single-family dwellings except for several parcels located at the West College/Clover intersection which are developed with neighborhood commercial uses, e.g., liquor store, laundry, book store, grocery store, video tape shop.
3. Character of Surrounding Area: The G&G Community Center is located to the north, across West College Avenue; residential uses are located to the east and west; and the Lincoln Manor townhouses abut the Island to the south.

C. GENERAL CONSIDERATIONS

Yes Maybe No N/A

1. Does the project conform to General Plan proposals including the various adopted elements? (Land Use, Circulation, Housing, Conservation and Open Space, Noise, Seismic Safety, Safety, Recreation, Scenic Routes, Solid Waste)(see appropriate impact sections for application of specific elements.)

 X _____ _____ _____

General Plan Designation: Residential: Very Low Density

2. Does the project conform to existing (or proposed) zoning classification?

 X _____ _____ _____

Classification: A

3. Does it appear that any feature of this project, including aesthetics, will generate significant public concern?

_____ X _____ _____

Nature of Concern: Annexation to Santa Rosa

4. Will the project require approval or permits by other than a City Agency?

 X _____ _____ _____

Other Agency: LAFCO

*S=Significant N=Negligible C=Cumulative No=None U=unknown N/A=Not Applicable

D. ENVIRONMENTAL IMPACTS: (Include mitigation measures for significant effects where possible)

*S N C No U N/A

1. Earth. (Consider the Seismic Safety Element) Will the proposal result in or be subject to:

- a) Erection of structures within an Alquist-Priolo Act Specials Studies Zone?

_____ _____ _____ X _____

- b) Grading (consider amount and aesthetics)?

_____ _____ _____ X _____

- c) Slides, liquefaction, or other hazards on or immediately adjoining the site?

_____ _____ _____ X _____

- d) Adverse soil or topographic characteristics (consider prime soils, slope, slope stability, soils limitations)?

_____ _____ _____ X _____

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	<u>*S</u>	<u>N</u>	<u>C</u>	<u>No</u>	<u>U</u>	<u>N/A</u>
e) Wind or water erosion of soils, on site or off?				X		
Discussion:						
Mitigation Measures:						
2. <u>Air</u> . Will the project result in deterioration of existing air quality, including creation of objectionable odors?				X		
Discussion:						
Mitigation Measures:						
3. <u>Water</u> . Will the project result in:						
a) Erection of structures within a designated flood (hazard prone) area?				X		
b) Contribute cumulative downstream impacts?				X		
c) Reduction of surface or ground water quality or quantity?				X		
d) Alteration of drainage patterns or runoff (consider cumulative downslope areas)?				X		
e) Disruption of streams or water bodies?				X		
Discussion:						
Mitigation Measures:						
4. <u>Plant/Animal Life</u> . Will the project result in:						
a) Changes in the diversity of species, or numbers of any species of plants or animals?				X		
b) Reduction of the number of any unique, rare or endangered species of plants or animals?				X		
c) Introduction of new species of plants or animals into an area, or inhibition of the normal replenishment, migration or movement of existing species?				X		

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	<u>*S</u>	<u>N</u>	<u>C</u>	<u>No</u>	<u>U</u>	<u>N/A</u>
d) Reduction in acreage of any agricultural crop or existing fish or wildlife habitat?				X		

Discussion:
Mitigation Measures:

5. Noise. Will the project result in:

a) Structures within the 60 dBA noise contour per the General Plan Noise Element?		X				
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Source of Noise: West College Avenue

b) Increases from existing noise levels?				X		
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Discussion: No new development anticipated along West College Avenue.

Mitigation Measures:

6. Natural Resources. Will the project affect the potential use, extraction, conservation or depletion of a natural resource?

				X		
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Discussion:
Mitigation Measures:

7. Energy. Will the project result in demands upon existing sources of energy, or require the development of new energy sources?

				X		
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Discussion:
Mitigation:

8. Utilities. Will the project result in the need for new systems or alterations to the following utilities: electricity, natural gas, communications facilities, water, sewers, storm drainage, solid waste disposal?

			X			
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Discussion: There is no City water available in this County "island." Any new development within the "island" will require extension of water mains to the site. Fire service can be provided to the Island via tanker trucks.

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*S N C No U N/A

9. Public Services. Will the project result in the need for:

- a) New or altered services in the following areas: fire protection, police protection, schools, parks or other recreational facilities, roads, flood control or other public works facilities, public transit or other governmental services? X

Discussion: Existing County lanes are substandard -- lack curb, gutter, and sidewalk.

Mitigation: Any new development within the "island" may require street improvements.

10. Transportation/Circulation. Will the project result in:

- a) Generation of additional vehicular movement with initiation or intensification of circulation problems (consider road design, project access, congestion, hazards to vehicles, pedestrians)? X
- b) Effects on existing parking facilities, or demands for new parking? X
- c) Impact on existing waterborne, rail, air or public transportation systems? X

Discussion:
Mitigation:

11. Growth Inducement. (Consider the Housing Element). Will the project:

- a) Alter the location, distribution, density or growth rate of the human population of an area? X
- b) Affect existing housing or create a demand for additional housing (including displacement)? X
- c) Establish a precedent for additional requests for similar uses? X

Discussion:
Mitigation Measures:

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	<u>*S</u>	<u>N</u>	<u>C</u>	<u>No</u>	<u>U</u>	<u>N/A</u>
12. <u>Aesthetics</u> . (Consider the Scenic Highways Element). Will the project obstruct any public scenic vista or view, create an aesthetically offensive site open to public view, or or produce new light or glare?				X		
Discussion: Mitigation Measures:						
13. <u>Recreation</u> . (Consider the Parks and Recreation and Circulation Elements) Will the project affect the quality or quantity of recreational opportunities?				X		
Discussion: Mitigation Measures:						
14. <u>Archaeological/Historical</u> . Are there known archaeological, historical or other resources on the site or in the general vicinity? (Historical Resources Survey, archaeological referrals and Comarc).		X				
Discussion: Mitigation Measures:						
15. <u>Hazard</u> . (Consider the Seismic Safety Element) Will the project result in a risk of explosion, release of hazardous substances or other dangers to public health or safety?				X		
Discussion: Mitigation Measures:						
16. <u>Other</u> . (Consider the Open Space Conservation Element) Will the project result in other significant effects on the environment? (Compatibility of project with surrounding area)				X		
Discussion: Mitigation Measures:						

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	<u>*S</u>	<u>N</u>	<u>C</u>	<u>No</u>	<u>U</u>	<u>N/A</u>
17. <u>Mandatory Findings of Significance.</u> (A "significant" check on any of the following questions requires preparation of an EIR.)						
a) Does the project have the potential to degrade the quality of the environment, or curtail the diversity in the environment?				X		
b) Does the project have the potential to achieve short-term, to the disadvantage of long-term, environmental goals?				X		
c) Does the project have impacts which are individually limited, but cumulatively considerable?				X		
d) Does the project have environmental impacts which will cause substantial adverse effects on human beings, either directly or indirectly?				X		

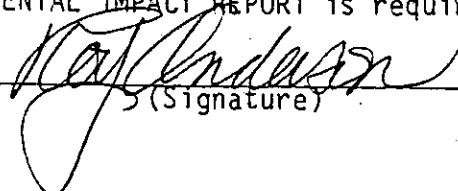
Discussion:

Mitigation Measures:

DETERMINATION: On the basis of this evaluation:

- I find the proposed project COULD NOT have a significant effect on the environment and a NEGATIVE DECLARATION will be prepared.
- I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because the mitigation measures described on an attached sheet have been added to the project. A NEGATIVE DECLARATION WILL BE PREPARED.
- I find the proposed project, MAY have a significant effect on the environment and an ENVIRONMENTAL IMPACT REPORT is required.

Date February 2, 1987



(Signature)