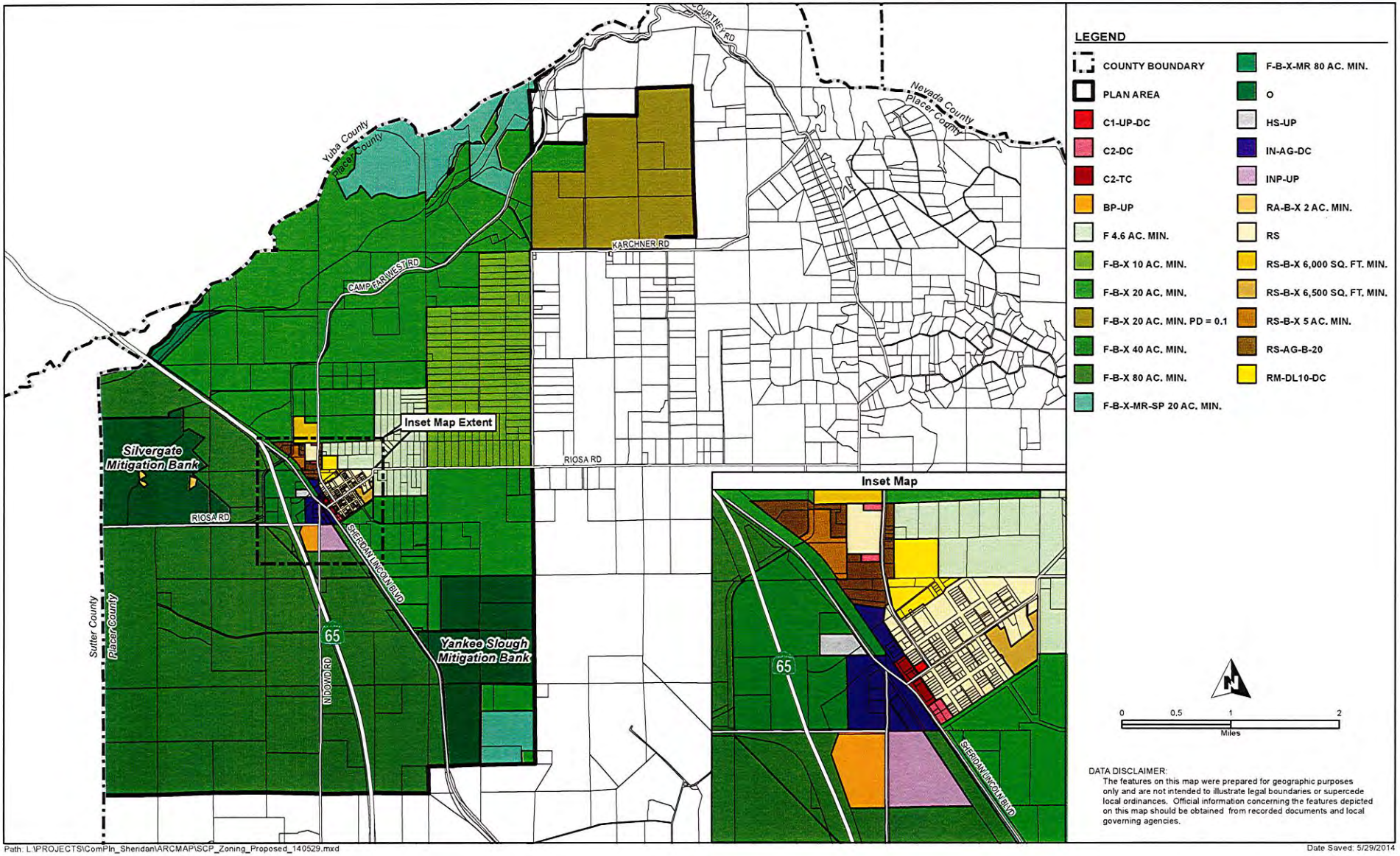
Proposed Zoning Changes in Sheridan Community Plan

Address/Property	APN	Acreage	Current Zoning	Proposed Zoning
Nader Road	019-310-012-000	33.0	INP	F-B-X 20 AC. MIN.
Wind Flower Place	019-130-016-000	23.8	F-B-X 80 AC. MIN.	BP-UP-Dc
Wind Flower Place	019-250-001-510	31.5	F-B-X 80 AC. MIN.	INP-UP-Dc
Sheridan Lincoln Blvd.	019-120-057-000	5.5	F-B-X 40 AC. MIN.	HS-UP-Dc
Sheridan Lincoln Blvd.	019 ROW	.7	F-B-X 40 AC. MIN.	HS-UP-Dc
Yankee Slough Conservation Bank	019-320-008-510 020-130-032-000 020-130-033-510 020-130-050-000 020-130-051-000 020-130-052-000 020-130-053-000 020-150-055-510	732	F-B-X 20 AC. MIN.	O RA-B-X 2 AC. MIN.
Silvergate Mitigation Bank	019-010-032-000 019-010-035-000 019-060-012-000 019-110-040-000 019-110-043-000 019-120-052-000	623	F-B-X 80 AC. MIN.	O
Sheridan East Mitigation Bank	020-011-084-000 020-011-086-000 020-011-087-000 020-011-093-000	342	F-B-X 20 AC. MIN.	O
4981 H Street	019-191-001-000	.22	C2-Dc	C2-TC
5780 13th Street	019-191-020-000	.85	C2-Dc	C2-TC
5730 Sheridan Lincoln Blvd.	019-191-013-000	.19	C2-Dc	C2-TC
5710 Sheridan Lincoln Blvd.	019-191-021-000	.31	C2-Dc	C2-TC
4952 Riosa Road	019-191-022-000	.11	C2-Dc	C2-TC
4991 Riosa Road	019-211-001-000	.28	C2-Dc	C2-TC
13th Street	019-211-013-000	1.2	C2-Dc	C2-TC

EXHIBIT A

PROPOSED ZONING DISTRICTS



Path: L:\PROJECTS\ComPln_Sheridan\ARCMAP\SCP_Zoning_Proposed_140529.mxd

Date Saved: 5/29/2014

Attachment 'D'

Negative Declaration Correspondence

COUNTY OF PLACER
Community Development Resource Agency

Michael J. Johnson, AICP
Agency Director

ENVIRONMENTAL COORDINATION SERVICES

E. J. Ivaldi, Coordinator

NOTICE OF INTENT TO ADOPT A NEGATIVE DECLARATION

The project listed below was reviewed for environmental impact by the Placer County Environmental Review Committee and was determined to have no significant effect upon the environment. A proposed Negative Declaration has been prepared for this project and has been filed with the County Clerk's office.

PROJECT: Sheridan Community Plan Update (PGPA 20130025)

PROJECT DESCRIPTION: The project proposes a General Plan Amendment to rescind the 1976 Sheridan General Plan and adopt a new Sheridan Community Plan; a Zoning Consistency Ordinance; and Amendments to the County's Zoning Ordinance.

PROJECT LOCATION: The boundaries are generally Bear River/Yuba County to the north, Sutter County to the west, Waltz Road to the south, and Karchner Road to the east, Placer County

APPLICANT: Placer County, Community Development Resource Agency, 3091 County Center Drive, Suite 140, Auburn, CA 95603

The comment period for this document closes on **January 29, 2014**. A copy of the draft Community Plan can be found at http://www.placer.ca.gov/sheridan. A copy of the Negative Declaration is available for public review at the County's web site http://www.placer.ca.gov/Departments/CommunityDevelopment/EnvCoordSvcs/NegDec.aspx, Community Development Resource Agency public counter, and at the Lincoln Public Library. Property owners affected by the proposed land use changes shall be notified by mail or email of the upcoming hearing before the Decision-Makers. Additional information may be obtained by contacting the Environmental Coordination Services, at (530)745-3132, between the hours of 8:00 am and 5:00 pm, at 3091 County Center Drive, Auburn, CA 95603.

Published in Sacramento Bee on Tuesday, December 31, 2013

COUNTY OF PLACER
Community Development Resource Agency

Michael J. Johnson, AICP
Agency Director

ENVIRONMENTAL COORDINATION SERVICES

E. J. Ivaldi, Coordinator

NEGATIVE DECLARATION

In accordance with Placer County ordinances regarding implementation of the California Environmental Quality Act, Placer County has conducted an Initial Study to determine whether the following project may have a significant adverse effect on the environment, and on the basis of that study hereby finds:

☒ The proposed project will not have a significant adverse effect on the environment; therefore, it does not require the preparation of an Environmental Impact Report and this **Negative Declaration** has been prepared.

☐ Although the proposed project could have a significant adverse effect on the environment, there will not be a significant adverse effect in this case because the project has incorporated specific provisions to reduce impacts to a less than significant level and/or the mitigation measures described herein have been added to the project. A **Mitigated Negative Declaration** has thus been prepared.

The environmental documents, which constitute the Initial Study and provide the basis and reasons for this determination are attached and/or referenced herein and are hereby made a part of this document.

PROJECT INFORMATION

Title: Sheridan Community Plan Update	**Plus#** (PGPA 20130025)
Description: The project proposes a General Plan Amendment to rescind the 1976 Sheridan General Plan and adopt a new Sheridan Community Plan; a Zoning Consistency Ordinance; and Amendments to the County's Zoning Ordinance.	
Location: The boundaries are generally Bear River/Yuba County to the north, Sutter County to the west, Waltz Road to the south, and Karchner Road to the east, Placer County	
Project Applicant: Placer County, Community Development Resource Agency, 3091 County Center Drive, Suite 140, Auburn, CA 95603	
County Contact Person: Christopher Schmidt	530-745-3076

PUBLIC NOTICE

The comment period for this document closes on **January 29, 2014**. A copy of the draft Community Plan can be found at http://www.placer.ca.gov/sheridan. A copy of the Negative Declaration is available for public review at the County's web site http://www.placer.ca.gov/Departments/CommunityDevelopment/EnvCoordSvcs/NegDec.aspx, Community Development Resource Agency public counter, and at the Lincoln Public Library. Property owners affected by the proposed land use changes shall be notified by mail or email of the upcoming hearing before the Decision-Makers. Additional information may be obtained by contacting the Environmental Coordination Services, at (530)745-3132 between the hours of 8:00 am and 5:00 pm at 3091 County Center Drive, Auburn, CA 95603.

If you wish to appeal the appropriateness or adequacy of this document, address your written comments to our finding that the project will not have a significant adverse effect on the environment: (1) identify the environmental effect(s), why they would occur, and why they would be significant, and (2) suggest any mitigation measures which you believe would eliminate or reduce the effect to an acceptable level. Regarding item (1) above, explain the basis for your comments and submit any supporting data or references. Refer to Section 18.32 of the Placer County Code for important information regarding the timely filing of appeals.

COUNTY OF PLACER
Community Development Resource Agency

Michael J. Johnson, AICP
Agency Director

ENVIRONMENTAL COORDINATION SERVICES

EJ Ivaldi, Coordinator

3091 County Center Drive, Suite 190 • Auburn • California 95603 • 530-745-3132 • fax 530-745-3003 • www.placer.ca.gov/planning

INITIAL STUDY & CHECKLIST

This Initial Study has been prepared to identify and assess the anticipated environmental impacts of the following described project application. The document may rely on previous environmental documents (see Section C) and site-specific studies (see Section I) prepared to address in detail the effects or impacts associated with the project.

This document has been prepared to satisfy the California Environmental Quality Act (CEQA) (Public Resources Code, Section 21000 et seq.) and the State CEQA Guidelines (14 CCR 15000 et seq.) CEQA requires that all state and local government agencies consider the environmental consequences of projects over which they have discretionary authority before acting on those projects.

The Initial Study is a public document used by the decision-making lead agency to determine whether a project may have a significant effect on the environment. If the lead agency finds substantial evidence that any aspect of the project, either individually or cumulatively, may have a significant effect on the environment, regardless of whether the overall effect of the project is adverse or beneficial, the lead agency is required to prepare an EIR, use a previously-prepared EIR and supplement that EIR, or prepare a Subsequent EIR to analyze the project at hand. If the agency finds no substantial evidence that the project or any of its aspects may cause a significant effect on the environment, a Negative Declaration shall be prepared. If in the course of analysis, the agency recognizes that the project may have a significant impact on the environment, but that by incorporating specific mitigation measures the impact will be reduced to a less than significant effect, a Mitigated Negative Declaration shall be prepared.

A. BACKGROUND:

Project Title:	**Sheridan Community Plan Update**	Plus #: PGPA 20130025
Entitlements:	General Plan Amendment, Zoning Text Amendment, Rezoning	
Site Area:	23.4 square miles	APN: n/a
Location:	The boundaries are generally Bear River/Yuba County to the north, Sutter County to the west, Waltz Road to the south, and Karchner Road to the east, Placer County	

Project Description

The proposed project consists of: (1) a General Plan Amendment to rescind the 1976 Sheridan General Plan and adopt the new Sheridan Community Plan; (2) adoption of a Zoning Consistency Ordinance to render the zoning of properties receiving new community plan designations consistent with new land use designations contained in the Community Plan; (3) a Zoning Text Amendment to create a Town Center Commercial (-TC) zoning combining district referencing the allowed uses and development standards found in the Community Plan; and, (4) a Zoning Text Amendment to define "Live/Work Unit."

Overview

The purpose of the proposed Sheridan Community Plan is to articulate and implement the community's expressed desire to preserve the Plan area's character and charm and protect and enhance the quality of life enjoyed by residents. The project consists of the adoption of a new Sheridan Community Plan, approving a Zoning Consistency Ordinance, and amendments to the County's Zoning Ordinance. The Placer County Planning Services Division

prepared this Initial Study to identify the potentially significant impacts related to adoption of the Sheridan Community Plan.

The community plan has not been comprehensively reviewed for updated policies and development standards since the Sheridan General Plan was adopted in 1976. In recognition of the need to develop updated planning guidelines and standards to address ongoing and new issues in northwestern Placer County, in 2012 the Board of Supervisors initiated an update to the 1976 Sheridan General Plan to focus on land use; public services; recreation; open space, agriculture and natural resource protection; and other issues, as well as to address community design with the preparation of design guidelines.

The Sheridan Community Plan is intended to direct all aspects of preservation and development, including both policy and regulatory elements used in evaluating future development projects. The Community Plan contains goals, policies, development standards and actions intended to regulate and guide future development and improvements.

The update process focused on updating the text of the Plan, expanding the goals to address issues of redevelopment of the townsite, economic diversity, and agricultural preservation. Goals related to preserving natural resources, community character, circulation, and providing community services are retained. The updated Plan also reflects a new format which is intended to make the Plan easier to use for both planners and community residents.

When the Sheridan Community Plan is adopted, it will replace the 1976 Sheridan General Plan and bring areas that currently fall under the auspices of the Placer General Plan into its boundaries and provide new goals, policies, development standard, and action items for the area.

Citizen involvement in the preparation of a community plan is required by State law, and is one of the cornerstones of the community plan process. In late-2012, the Sheridan Municipal Advisory Council appointed two members to work with County staff and the public to draft the Community Plan. Through a series of public meetings, the MAC subcommittee, County staff, and interested community members discussed land use and planning issues in the region and prepared goals and recommendations. County staff and others participated by attending meetings and presenting information on the Plan area.

Project Components

The General Plan Amendment will update and replace the 1976 Sheridan General Plan which primarily involved the following:

- Reviewing existing conditions (population holding capacity, infrastructure, change in environmental conditions, etc.,) when the Plan was originally prepared;
- Revising goals, policies, and programs in the Plan to address constraints and new opportunities;
- Updating goals and policies to provide better clarity and readability;
- Expansion of the Plan area boundaries-13,247 acres are proposed to be added to the Plan area boundaries that are currently governed by the Placer County General Plan;
- Adding new discussions on topical issues that have arisen (i.e. greenhouse gas emissions, Placer County Conservation Plan, complete streets and other new state and federal regulations, public water and sewer enhancements, Highway 65 Bypass, and low-impact design) since the Plan was originally prepared in 1976.

A Zoning Consistency Ordinance to rezone the properties found in the table on Page 4. California Planning and Zoning Law requires these zoning districts to be consistent with the land use designations of the General Plan or a Community Plan. As such, amendments to the General Plan require subsequent rezoning to provide consistency.

The Community Plan proposes limited land use designation changes in the Plan area. The Community Plan proposes to reclassify 65 acres of property from Rural Estate to Industrial (59 acres) and General Commercial (6 acres). These new commercial/industrial properties are located east of Sheridan Lincoln Boulevard where public water and waste water service are unavailable and will also receive a Use Permit (–UP) combining district designation. Thirty-three acres at Nader Road and Sheridan Lincoln Boulevard are proposed to be reclassified from Industrial to Agriculture/Timberland.

In total, there is a net increase of 32 commercial/industrial acres in the Plan area (.21 percent of the Plan Area total acreage).

The Plan area contains ten base zoning districts. Through the adoption of the Zoning Consistency Ordinance, five new base zone districts will be added to the expanded Plan area including Residential Agriculture (8 acres),

Highway Service (6.2 acres), Business Park (25.4 acres), Industrial Park (33.6 acres), and Open Space (1,347 acres).

The Highway Service zoning provide a full range of commercial activity appropriate to the community. Industrial land use designations including Industrial Park and Business Park provide for a broad range of development within the community. A parcel at Sheridan Lincoln Boulevard and N. Nader Road will be rezoned from Industrial Park to Farm, 20-acre minimum.

In addition to the base zone districts, there are also six combining districts. Three are new to the Community Plan: the Town Center Commercial combining district along 13th Street (5.3 acres) allows a variety of housing types along with commercial uses that cannot be achieved within a standard commercially-zoned district; the Mineral Reserve combining district (821 acres) identifies lands that may contain valuable mineral resources, protects the opportunity for the extraction and use of such resources; and the Planned Residential Development district (1,098 acres) permits greater flexibility and, consequently, more creative and imaginative designs for the development of residential areas than generally is possible under conventional zoning or subdivision regulations.

Proposed Land Use and Zoning Changes

Address/Property	APN	Acreage	Existing Land Use	Proposed Land Use	Existing Zoning	Proposed Zoning
Nader Road	019-310-012-000	33.0	Industrial	Agriculture/ Timberland	INP	F-B-X 20 AC. MIN.
Wind Flower Place	019-130-016-000	23.8	Rural Estate	Industrial	F-B-X 80 AC. MIN.	BP-UP-Dc
Wind Flower Place	019-250-001-510	31.5	Rural Estate	Industrial	F-B-X 80 AC. MIN.	INP-UP-Dc
Sheridan Lincoln Blvd.	019-120-057-000	6.2	Rural Estate	General Comm.	F-B-X 40 AC. MIN.	HS-UP-Dc
Yankee Slough Conservation Bank	019-320-008-510 020-130-032-000 020-130-033-510 020-130-050-000 020-130-051-000 020-130-052-000 020-130-053-000 020-150-055-510	732	Agriculture/ Timberland	Open Space	F-B-X 20 AC. MIN.	O
Silvergate Mitigation Bank	019-010-032-000 019-010-035-000 019-060-012-000 019-110-040-000 019-110-043-000 019-120-052-000	623	Agriculture/ Timberland	Open Space Low Density Residential	F-B-X 80 AC. MIN.	O RA-B-X 2 AC. MIN.
4981 H Street	019-191-001-000	.22	General Comm.	General Comm.	C2-Dc	C2-TC
5780 13th Street	019-191-020-000	.85	General Comm.	General Comm.	C2-Dc	C2-TC
5730 Sheridan Lincoln Blvd.	019-191-013-000	.19	General Comm.	General Comm.	C2-Dc	C2-TC
5710 Sheridan Lincoln Blvd.	019-191-021-000	.31	General Comm.	General Comm.	C2-Dc	C2-TC
4952 Riosa Road	019-191-022-000	.11	General Comm.	General Comm.	C2-Dc	C2-TC
4991 Riosa Road	019-211-001-000	.28	General Comm.	General Comm.	C2-Dc	C2-TC
13th Street	019-211-013-000	1.2	General Comm.	General Comm.	C2-Dc	C2-TC

Zoning Text Amendments involve the following:

- Create a new Town Center Commercial (-TC) combining district in the Placer County Zoning Ordinance, and utilize the combining district on two blocks of 13th Street within the Sheridan townsite, and reference land uses and standards contained in the Sheridan Community Plan to:
  a. Allow for live/work units, detached residential, and mixed-use development
  b. Relax parking standards and regulate parking lot placement
  c. Establish design guidelines (historical theme)
  d. Define required streetscape improvements
  e. Eliminate several inappropriate commercial uses and restrict drive-throughs and gas stations
- Define "Live/Work Units" in the Placer County Zoning Ordinance and allow within the –TC, Town Center Commercial combining district according to the standards in Sheridan Community Plan.

The County utilizes combining zone districts to provide specialized consideration of unique or sensitive areas. The purpose of a combining zone district is to modify use and site development regulations to address the specific circumstances presented by a site. Combining zone districts are applied to property together with one of the other agricultural, residential, or commercial zoning districts, to highlight areas where important site, neighborhood, or area characteristics require particular attention in project planning.

A 5.3-acre Town Center Commercial (-TC) combining zone district along 13th Street would allow a variety of housing types along with commercial uses that cannot be achieved within a standard commercially-zoned district. New development in the combining zone district would be subject to the policies and standards found in the Community Plan and the regulatory standards contained within the –TC section of the Zoning Ordinance.

The Town Center Commercial combining zone district would also allow for live/work units. Live/work units typically combine ground-floor retail or work space with living quarters either to the rear or on upper floors. A definition for live/work unit would be added to the Zoning Ordinance.

New development in the Use Permit (-UP) combining districts west of Sheridan Lincoln Boulevard will be required to demonstrate adequate wastewater and water facilities as part of the Use Permit process. Project development approvals will be conditioned on verification of an adequate water supply and waste water facilities for the project which may require connection to the Community Service Area within the townsite at the developer's expense.

Project Site

The Sheridan Community Plan area boundaries are generally the Bear River/Yuba County to the north, Sutter County to the west, Waltz Road to the south, and Karchner Road to the east.

B. ENVIRONMENTAL SETTING:

The Sheridan Community Plan includes an area of 14,958.5 acres (23.4 square miles) and a population of 1,179 (*2010 U.S. Census*). The Plan area is located 1.27 miles north of the City of Lincoln in western Placer County.

The Plan area is comprised of residential, commercial, industrial, and agricultural uses. Commercial uses are found along 13th Street and Camp Far West Road, and industrial uses are on the west side of Sheridan Lincoln Boulevard and along north 13th Street. Approximately two percent of the Plan area is the townsite with the remaining land rural/agricultural – a dual role that has influenced its character and development.

Single-family residential development in Sheridan covers a spectrum of densities and architectural styles and expressions. Higher-density residential development is within the townsite where public water and sewer is available. Large lot rural residential and agricultural uses surround the townsite.

There are numerous vacant parcels in the Plan area, many used for farming or conservation purposes, and 19 within the townsite available for immediate development. Other parcels have been developed at less than permitted density and could support additional residential units without a zoning change.

Sheridan Lincoln Boulevard and the Union Pacific rail line parallel each other running in a northwesterly direction through the Community Plan area. Major roads in the Plan area are Riosa Road that runs east-west and Camp Far Road that originates in Sheridan and heads north before turning to the east along the Bear River. McCourtney Road travels north-south to the east of the Plan area. Highway 65 connects to Interstate 80 to the south in Roseville and to Highway 99 which heads north along the east side of the Sacramento Valley connecting to Interstate 5 in Red Bluff.

Vegetative cover in the Plan area generally includes grasslands and rice fields in the west and south, dense oak woodlands in the east, and orchards in the north. Sheridan, with its rural residential and agricultural character, offers a natural wildlife habitat that is rich and varied. Marsh complexes, annual grasslands, vernal pool complexes, orchards, and croplands support diverse natural communities of animals, birds, amphibians and reptiles including numerous game species and migratory bird species.

C. PREVIOUS ENVIRONMENTAL DOCUMENT:

The County has determined that an Initial Study shall be prepared in order to determine whether the potential exists for unmitigatable impacts resulting from the proposed project. Relevant analysis from the Countywide General Plan and other project-specific studies and reports that have been generated to date, were used as the database for the Initial Study. The decision to prepare the Initial Study utilizing the analysis contained in the General Plan and Specific Plan Certified EIRs, and project-specific analysis summarized herein, is sustained by Sections 15168 and 15183 of the CEQA Guidelines.

Section 15168 relating to Program EIRs indicates that where subsequent activities involve site-specific operations, the agency should use a written checklist or similar device to document the evaluation of the site and the activity, to determine whether the environmental effects of the operation were covered in the earlier Program EIR. A Program EIR is intended to provide the basis in an Initial Study for determining whether the later activity may have any significant effects. It will also be incorporated by reference to address regional influences, secondary effects, cumulative impacts, broad alternatives, and other factors that apply to the program as a whole.

The following documents serve as Program-level EIRs from which incorporation by reference will occur:

- ➔ 1994 Placer County General Plan EIR

Section 15183 states that "projects which are consistent with the development density established by existing zoning, community plan or general plan policies for which an EIR was certified shall not require additional environmental review, except as may be necessary to examine whether there are project-specific significant effects which are peculiar to the project or site." Thus, if an impact is not peculiar to the project or site, and it has been addressed as a significant effect in the prior EIR, or will be substantially mitigated by the imposition of uniformly applied development policies or standards, then additional environmental documentation need not be prepared for the project solely on the basis of that impact.

The above stated documents are available for review Monday through Friday, 8 am to 5 pm, at the Placer County Community Development Resource Agency, 3091 County Center Drive, Auburn, CA 95603. For Tahoe projects, the document will also be available in our Tahoe Division Office, 775 North Lake Boulevard, Tahoe City, CA 96145.

D. EVALUATION OF ENVIRONMENTAL IMPACTS:

The Initial Study checklist recommended by the State of California Environmental Quality Act (CEQA) Guidelines is used to determine potential impacts of the proposed project on the physical environment. The checklist provides a list of questions concerning a comprehensive array of environmental issue areas potentially affected by the project (see CEQA Guidelines, Appendix G). Explanations to answers are provided in a discussion for each section of questions as follows:

a) A brief explanation is required for all answers including "No Impact" answers.
b) "Less Than Significant Impact" applies where the project's impacts are insubstantial and do not require any mitigation to reduce impacts.
c) "Less Than Significant with Mitigation Measures" applies where the incorporation of mitigation measures has reduced an effect from "Potentially Significant Impact" to a "Less than Significant Impact." The County, as lead agency, must describe the mitigation measures, and briefly explain how they reduce the effect to a less-than-significant level (mitigation measures from earlier analyses may be cross-referenced).
d) "Potentially Significant Impact" is appropriate if there is substantial evidence that an effect may be significant. If there are one or more "Potentially Significant Impact" entries when the determination is made, an EIR is required.
e) All answers must take account of the entire 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 [CEQA Guidelines, Section 15063(a)(1)].
f) Earlier analyses may be used where, pursuant to the tiering, Program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or Negative Declaration [CEQA Guidelines, Section 15063(c)(3)(D)]. A brief discussion should be attached addressing the following:
    - ➔ **Earlier analyses used** – Identify earlier analyses and state where they are available for review.

- ➔ **Impacts adequately addressed** – Identify which effects from the above checklist were within the scope of, and adequately analyzed in, an earlier document pursuant to applicable legal standards. Also, state whether such effects were addressed by mitigation measures based on the earlier analysis.
- ➔ **Mitigation measures** – For effects that are checked as "Less Than Significant with Mitigation Measures," describe the mitigation measures which were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project.

g) References to information sources for potential impacts (i.e. General Plans/Community Plans, zoning ordinances) should be incorporated into the checklist. Reference to a previously-prepared or outside document should include a reference to the pages or chapters where the statement is substantiated. A source list should be attached and other sources used, or individuals contacted, should be cited in the discussion.

I. AESTHETICS – Would the project:

Environmental Issue	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
1. Have a substantial adverse effect on a scenic vista? (PLN)				X
2. Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings, within a state scenic highway? (PLN)				X
3. Substantially degrade the existing visual character or quality of the site and its surroundings? (PLN)				X
4. Create a new source of substantial light or glare, which would adversely affect day or nighttime views in the area? (PLN)				X

Discussion- Item I-1:
The Sheridan Community Plan update includes Community Design Goal #2 to "safeguard and preserve important views" and Policy #3 that states: "Through the design review process, encourage site and buildings designs that are in scale and compatible with adjacent development with respect to height, bulk, form, mass, and community character and do not severely impact important scenic views and vistas."

Although the Plan area may be considered visually sensitive with high quality foreground and background views, there are no designated scenic corridors. Therefore, there would be no impact and no mitigation measures are required.

Discussion- Item I-2:
The proposed project will not substantially damage scenic resources within a state scenic highway as there are no state scenic highways in the Plan area.

Discussion- Item I-3:
To ensure that significant impacts to aesthetic resources do not occur, future development will be in accordance with applicable County and Community Plan standards and guidelines, as well as the requirements mandated during the environmental review of individual projects.

The Sheridan Community Plan update does not propose changes to existing land use or zoning designations outside of the townsite which could increase the number of housing units, the potential population, or increase the intensity of nonresidential uses beyond what was anticipated in the existing Sheridan General Plan and Placer County General Plan. As such, there would not be any impact to aesthetic resources with the Plan update itself.

Discussion- Item I-4:
The prevailing residential development pattern throughout the Plan area generates very little night lighting. There is only minimal street lighting within the townsite. Community Design Policy #13 requires that "Dark Sky" principles of lighting control in all new development.

Due to the moderate scale of potential new development facilitated by the proposed project together with adherence to required policies and development standards that address visual resources, there is no impact to scenic vistas and public views.

II. AGRICULTURAL AND FOREST RESOURCES – Would the project:

Environmental Issue	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
1. Convert Prime Farmland, Unique Farmland, or Farmland of Statewide or Local Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use? (PLN)				X
2. Conflict with General Plan or other policies regarding land use buffers for agricultural operations? (PLN)				X
3. Conflict with existing zoning for agricultural use, a Williamson Act contract, or Right-to-Farm policy? (PLN)				X
4. Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526) or timberland zoned Timberland Production (as defined by Government Code section 51104(g))? (PLN)				X
5. Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland (including livestock grazing) or forest to non-agricultural use? (PLN)				X

Discussion- Item II-1:
Fifty-five acres of Farmland of Local Importance along Wind Flower Place are proposed for rezoning and could be converted to industrial uses. These two properties are not currently farmed or grazed and are located immediately adjacent to the townsite. This is considered to have no significant impact. The proposed conversion area is less than 10 acres of Prime Farmland or less than 40 acres of Farmland of Statewide Importance.

> *Reference: The California Land Conservation Act (Williamson Act) California Government Code section 51222 states, "...agricultural land shall be presumed to be in parcels large enough to sustain their agricultural use if the land is (1) at least 10 acres in size in the case of prime agricultural land, or (2) at least 40 acres in size in the case of land which is not prime agricultural land."*

A 33-acre site at Nader Road and Sheridan Lincoln Boulevard is proposed for down-zoning from Industrial Park to Farm, 20-acre minimum building site to be consistent with adjacent properties.

Discussion- Item II-2:
The Sheridan Community Plan update does not propose any changes to policies regarding land use buffers or Williamson Act contracts nor does it propose to convert any Prime Farmland or Unique Farmland to nonagricultural uses.

Discussion- Item II-3:
4,925.7 acres in the Plan area (33 percent) are currently enrolled in the Williamson Act (under contract or have filed for non-renewal). The Update does not propose any changes to existing land use or zoning designations that would create a conflict with agricultural uses.

Discussion- Items II-4, 5:
The proposed project would not rezone or convert forest, timberland, or prime agricultural land to non-agricultural uses nor would the project impair agricultural or timber land productivity or conflict with agricultural preserve programs. No mitigation measures are required.

III. AIR QUALITY – Would the project:

Environmental Issue	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
1. Conflict with or obstruct implementation of the applicable air quality plan? (APCD)				X
2. Violate any air quality standard or contribute substantially to an existing or projected air quality violation? (APCD)				X
3. Result in a cumulatively considerable net increase of any criteria for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)? (APCD)				X
4. Expose sensitive receptors to substantial pollutant concentrations? (APCD)				X
5. Create objectionable odors affecting a substantial number of people? (APCD)				X

Discussion- Item III-1:
Adoption of the Community Plan is not expected to result in a significant obstruction to the Sacramento Regional Air Quality Plan.

Discussion- Item III-2:
The Community Plan is a policy document that does not entail any direct physical changes nor does it authorize specific development projects for specific sites.

The Community Plan proposes limited land use designation changes in the Plan area. The Community Plan proposes to reclassify 65 acres of property from Rural Estate to Industrial (59 acres) and General Commercial (6 acres). These new commercial/industrial properties are located east of Sheridan Lincoln Boulevard where public water and waste water service are unavailable and will also receive a Use Permit (–UP) combining district designation. Thirty three acres at Nader Road and Sheridan Lincoln Boulevard are proposed to be reclassified from Industrial to Agriculture/Timberland. In total, there is a net increase of 32 commercial/industrial acres in the Plan area (.21 percent of the Plan Area total acreage).

Potential air quality impacts associated with new construction would vary on a project-by-project basis. Each development project would be subject to separate environmental review at the time a specific development proposal is made, and project-specific air quality constraints) would be evaluated at that time. Individual projects will be evaluated and conditions imposed to ensure compliance with County and PCAPCD requirements. The Air District has identified mitigation measures to ensure that short-term air quality impacts will remain below the significance level.

The Natural Resources chapter was expanded to contain a separate section on Air Quality with new goals and policies as recommended by the Placer County Air Pollution Control District (PCAPCD) for new development. The Natural Resources chapter was also expanded to include a discussion on climate change. Land Use Permits for new construction would include standard dust control conditions, including watering areas of exposed dirt to prevent wind-generated dust. These requirements would eliminate dust related air quality impacts.

Discussion- Item III-3:
Sheridan is located within the Sacramento Valley Air Basin (SVAB) portion of Placer County and is under the jurisdiction of the Placer County Air Pollution Control District (PCAPCD). The SVAB is designated as nonattainment for federal and state ozone (O_3) standards, nonattainment for the federal particulate matter standard ($PM_{2.5}$) and state particulate matter standard (PM_{10}). Air Quality Policies #1 and #2 require that project air quality impacts be quantified using analysis methods and significance thresholds as recommended by the PCAPCD and those projects which may have potential air quality impacts mitigate any of its anticipated emissions which exceed allowable emissions as established by the PCAPCD.

Sheridan is largely an agricultural and residential area and due to existing zoning, topography, septic system and groundwater limitations, and presence of biological resources, it is not an appropriate location for high-density or significant mixed use development.

The Community Plan contains goals and policies to encourage alternative modes of transportation utilizing expanded pedestrian pathways and bicycle facilities which may offset increased to air quality impacts caused by new development. Goals and policies in the Plan create a development framework that focuses most new development within and adjacent to the townsite where public sewer, water, and other services are available instead of the rural areas where driving is necessary.

Discussion- Item III-4:
The proposed Community Plan establishes goals and policies to guide future development in Sheridan and does not entail the construction of schools, hospitals, parks or other sensitive uses located near a highway or heavy industrial use. The Plan allows the continuance of existing educational facilities and parks in their current locations and does not expand sensitive uses near highways and heavy industrial uses.

Discussion- Item III-5:
The project does not approve construction projects and therefore will not result in additional air pollutant emissions such as those generated by diesel-powered construction equipment, vehicle exhaust from traffic that could create odors or uses associated with odor complaints. All future development will have trash receptacles properly enclosed and maintained according to County requirements.

The project does not grant entitlements for any new development and does not revise, replace or attempt to supersede existing standards and procedures to ensure compliance with County codes pertaining to air quality.
No mitigation measures are required.

IV. BIOLOGICAL RESOURCES – Would the project:

Environmental Issue	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
1. Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies or regulations, or by the California Department of Fish & Wildlife or U.S. Fish & Wildlife Service? (PLN)				X
2. Substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number of restrict the range of an endangered, rare, or threatened species? (PLN)				X
3. Have a substantial adverse effect on the environment by converting oak woodlands? (PLN)				X
4. Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies or regulations or by the California Department of Fish & Wildlife or U.S. Fish & Wildlife Service? (PLN)				X
5. Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means? (PLN)				X
6. Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites? (PLN)				X