COUNTY OF PLACER
Community Development/Resource Agency

Michael J. Johnson, AICP
Agency Director

PLANNING SERVICES DIVISION

EJ Ivaldi, Deputy Director

HEARING DATE:	July 10, 2014
ITEM NO.:	1
TIME:	10:05 AM

****SUPPLEMENTARY TO THE JUNE 12, 2014 PLANNING COMMISSION STAFF REPORT****

TO: **Placer County Planning Commission**

FROM: **Development Review Committee**

DATE: **July 10, 2014**

SUBJECT: **SHERIDAN COMMUNITY PLAN UPDATE**

GENERAL PLAN AMENDMENT TO ADOPT THE SHERIDAN COMMUNITY PLAN AND LAND USE DIAGRAM AND AMEND THE PLACER COUNTY GENERAL PLAN LAND USE DIAGRAM (PGPA T20130025); ZONING CONSISTENCY ORDINANCE TO IMPLEMENT THE SHERIDAN COMMUNITY PLAN; ZONING TEXT AMENDMENT TO ADD THE DEFINITION OF LIVE/WORK UNIT AND ADD NEW SECTION 17.52.135 TOWN CENTER COMMERCIAL COMBINING DISTRICT TO THE PLACER COUNTY CODE CHAPTER 17 (PZTA T20130304)

NEGATIVE DECLARATION (SCH #2013122066)

SUPERVISORIAL DISTRICT 2 (WEYGANDT)

STAFF PLANNER: Christopher Schmidt

LOCATION: The existing 1976 Sheridan General Plan area boundaries are generally Alder Lane to the north, the Highway 65 Bypass on the west, Andressen Road to the east, and an unnamed tributary to Yankee Slough to the south encompassing a total area of 1,711 acres. The proposed update area boundaries are Bear River/Yuba County to the north, Sutter County to the west, Waltz Road to the south, and generally Karchner Road to the east, encompassing a total area of 14,958.5 acres.

APPLICANT: Placer County Planning Services Division

PROPOSAL: The Planning Services Division is processing a General Plan Amendment to update the 1976 Sheridan General Plan ("1976 Plan"). The update will be entitled "Sheridan Community Plan" to be consistent with other County community plans ("Plan Update"). The 2014 Plan Update primarily involves the following:

- Reviewing and expanding the 1976 Plan area boundaries;
- Examining and updating existing conditions (population holding capacity, infrastructure, environmental conditions, changes since the 1976 Plan was originally prepared, etc.);
- Revising goals, policies, and programs in the 1976 Plan to address constraints and new opportunities;
- Updating the 1976 Plan assumptions and amending goals and policies to provide better clarity and readability; and,
- New discussions on topical issues that have arisen (i.e. Greenhouse Gas Emissions, Placer County Conservation Plan, Complete Streets, and Low-Impact Design) since the Plan was originally prepared in 1976.

If adopted, the Plan Update will supersede the 1976 Plan. The intent of the update is to provide an opportunity to comprehensively address issues facing the community and to responsibly and proactively plan for the next 20 years.

To implement a portion of the recommendations found in the proposed Plan Update, two additional actions are required:

- Adoption of a Zoning Consistency Ordinance to rezone identified properties within the Plan area as necessary and required to achieve consistency with the proposed Plan Update land use designations;
- Adoption of Zoning Text Amendment to create a new Town Center Commercial (-TC) combining district with references to land use standards and design guidelines found in the Plan Update and add a definition for live/work units.

CEQA COMPLIANCE:

A Negative Declaration (SCH #2013122066) has been prepared and finalized pursuant to CEQA for the draft Sheridan Community Plan document (Attachment 4). The project was determined to have no significant adverse effect on the environment. The 30-day public review period for the Negative Declaration closed on January 29, 2014 and comment letters were received from the California Public Utilities Commission, the Central Valley Regional Water Quality Control Board, the United Auburn Indian Community of the Auburn Rancheria, and the Shingle Springs Rancheria and no significant issues were raised.

The Negative Declaration must be found adequate to satisfy the requirements of CEQA by the decision-making body. The Planning Commission will be asked to consider the Negative Declaration in its recommendations to the Board of Supervisors.

PUBLIC NOTICES AND REFERRAL FOR COMMENTS:

A public hearing notice was published in the *Sacramento Bee* and *Lincoln News Messenger* newspapers. All properties owners within the proposed Plan Update boundaries were also mailed a notice of the June 12, 2014 and today's Planning Commission meeting. The Placer County Community Development Resource Agency staff and the Departments of Public Works, Parks, Facility Services, Environmental Health, special districts (i.e. school, fire, water/sewer, etc.) and the Sheridan Municipal Advisory Council (MAC) were transmitted copies of the plan for review and comment. These comments

have been addressed in the document. No new correspondence has been received since the June 12, 2014 meeting.

BACKGROUND:

The Sheridan General Plan was adopted in 1976. It provided the framework and vision for the long-term growth and orderly development of Sheridan.

On November 6, 2012, the Board of Supervisors approved the Sheridan General Plan update work program. Since late 2012, staff has been collecting and organizing background materials and working with a Sheridan Municipal Advisory Council subcommittee to prepare a draft Plan Update document.

The purpose of this update was to revisit the Sheridan General Plan to evaluate whether the Plan's goals and policies remain valid, and to determine what changes, if any, are needed to the document to insure that it is internally consistent with other General Plan documents, consistent with land development programs and ordinances, and to insure that it accurately reflects the community's sentiments about the pattern and form of growth.

JUNE 12, 2014 PLANNING COMMISSION HEARING

On June 12th, staff presented the proposed Sheridan Community Plan to the Planning Commission. Commissioners asked a number of questions regarding:

MAC Area Boundaries. The proposed expanded Plan area includes all of the Sheridan MAC area and the United Auburn Area Indian Community's (UAIC) 1,200 acres within the Sheridan MAC and Rural Lincoln MAC "joint MAC area." The UAIC has been briefed on the proposed inclusion in the Sheridan Community Plan area boundary and has not objected. The Placer County Board of Supervisors would have to initiate any change to the current MAC boundaries.

Buffering and Screening Requirements. There is discussion about buffering and screening between different intensities and types of land use. Due to feedback from a property owner adjacent to the proposed Highway Service district, stronger buffering language requiring up to a fifty foot buffer area to include either landscaping or fencing has been added to page 68 of the Plan.

Affordable Housing Units. The Community Survey asked residents what types of development should be encouraged in the Plan area. "Affordable Housing" and "Small Housing Units" ranked last. The Community Plan does not propose any new higher density residential sites as there is vacant multi-family and higher density residentially-zoned land available within the townsite. Therefore, there is sufficient capacity for 'affordable' housing units in the Plan area.

One member of the public spoke at the hearing. The owner of the 33-acre parcel located at the northeast corner of Nader Road and Sheridan Lincoln Boulevard opposes the proposed rezoning from Industrial Park to Farm, 20-acre minimum.

The Sheridan MAC subcommittee Working Group recommended, and the draft Plan proposed, rezoning to Farm to protect the existing rural character of this area. Surrounding properties have large lot (20 to 80 acre minimum) Farm zoning and the subcommittee supported the premise that industrial development should be located within and adjacent to the Sheridan townsite.

Peter and Ernesto DiGiordano purchased the property in 2004 with the Industrial Park zoning and the owners believe this change would negatively impact the vacant property's value. The DiGirodano's also own the 5.5 acre parcel at Sheridan Lincoln Boulevard and Riosa Road that has been proposed for rezoning from Farm, 40-acre minimum to Highway Service. Peter DiGiordano stated he wants to keep the current Industrial Park zoning but would also entertain a Residential or Farm zoning that would allow the property to be developed with an unspecified number of single-family homes.

Commissioners asked about a potential conflict with the proposed Placer County Conservation Plan (PCCP). The PCCP would not change zoning or land use designations. Property owners would retain all rights and privileges they currently enjoy on their property allowed by zoning, with or without the PCCP. Any development proposal on the 33-acre parcel would need to mitigate impacts to neighboring properties.

After discussion, the Planning Commission tabled action on the Plan by a 4-0 vote. Commissioners asked staff to re-examine the land use change on the 33-acre Nader Road/Sheridan Lincoln Boulevard parcel and return with a possible alternative for further consideration when the full Commission was available to meet.

33-ACRE INDUSTRIAL PARK PARCEL ALTERNATIVE TO REZONING

Community priorities were identified through the public outreach conducted during the update process. These priorities are addressed in the Plan Update through goals, policies, programs, guidelines, and recommended land use changes. The foremost priority heard during the workshop and gleaned from the Community Survey was to preserve Sheridan's existing rural community character. The preservation of community character requires a variety of different approaches, including protecting and promoting adaptive reuse of existing buildings, focusing development in already-developed areas, and implementing design standards that ensure new development is in accord with existing neighborhood character.

The community also spoke to the need to protect Sheridan's open spaces, farmland, scenic vistas, and environmentally sensitive areas. The Plan seeks to increase development opportunities within and adjacent to the townsite, and steers growth away from agricultural and rural areas by leaving existing large-lot zoning in place. It was also the impetus behind the proposed rezoning of the 33-acre Nader Road/Sheridan Lincoln Boulevard parcel from INP to F-B-X-20. The subcommittee believed that this industrial zoning was inconsistent with neighboring farm and residential properties and such uses belonged closer to the townsite where industrial zoning currently exists.

If the Planning Commission decides to recommend the 33-acre parcel retain the INP zoning, staff is recommending that the parcel receive a Design Review combining district designation (INP –Dc) and has recommended a number of design guidelines that could be added to Community Plan to ensure that future development on the site is protective of surrounding properties and blends in with the rural character of the southern portion of the Community Plan area. These proposed guidelines address issues such as setbacks from Sheridan Lincoln Boulevard, signage, building design, parking location, access, and buffering (Attachment 3).

Given the specialized nature of this site, strict criteria in the Community Plan can ensure that the property is appropriately developed. The suggested parcel-specific development standards would be added to Community Plan Section 3.6.1 (Design Review -Dc Combining District) found on page 50

and would be in addition to the current guidelines found in the Land Use and Community Design chapters of the draft Community Plan. Staff believes these are reasonable guidelines and would not preclude development of the parcel and will help ensure that future development blends in with surrounding properties and protects the rural character of the area.

Parcel-specific development standards in a Community Plan have precedent in Placer County. A number of specific commercial and industrial sites in North Auburn have development guidelines and standards in the Auburn Bowman Community Plan (1994).

Staff met with Pete DiGiordano, an owner of the 33-acre Nader Road parcel, on June 27, 2014. The owner wants to retain the INP zoning that was in place when the property was purchased. There was also no interest in adding new guidelines to the Plan if the property was to retain INP zoning. The owner has suggested rezoning the 33-acre INP parcel and an adjacent parcel also owned by the DiGiordanos (38.57 acres, APN 020-130-029-000, F-B-X 20-acre MIN zoning) to Farm, 10-acre minimum along with rezoning of a vacant parcel adjacent to the townsite on Riosa Road (13 acres, APN 019-140-022-000m F-B-X 4.6-acre MIN zoning) to Residential Single-Family (RS) to allow for higher-density housing such as that found within the townsite. If the 13 acre parcel is not rezoned for higher-density housing, they would like the two pieces of land along Nader Road to be rezoned to Farm, 5-acre minimum.

Staff does not support the proposed residential land use changes outlined above. The Sheridan MAC and subcommittee Working Group has expressed its desire to preserve the rural nature of the Plan area outside of the townsite by proposing to rezone the INP property to Farm, consistent with adjacent properties. Rezoning the INP to allow for five or ten acre parcels would not be consistent with surrounding properties' zoning. Furthermore, the Community Plan did not increase the permitted residential density anywhere in the Plan area. The DiGiordanos are not precluded from future development of the properties and/or pursuing a zoning change outside of the Community Plan update process.

An Errata to the Negative Declaration has been prepared for the Commission's consideration if the recommendation is to keep the parcel zoned INP with or without the suggested design guidelines.

PROPOSED PCTPA CHANGES

The Placer County Transportation Planning Agency (PCTPA) has suggested minor edits to the draft Plan (Attachment 2). There is an unmet need for public transportation in the Plan area and having this recognized in the Community Plan may assist local transit officials in obtaining grant funding for a pilot or long-range program to bring transit service into Sheridan. Staff agrees and proposes the following changes:

> **Plan Assumption No. 11 (page 17):**
> The primary means of transportation through the year 2035 will be the automobile ~~as public transit is not expected to be provided in the Plan area~~. However, strong efforts will be made to encourage the use of other non-auto forms of transportation such as walking and cycling <u>and studying ways to bring public transit into the Plan area</u>.

Bus Service Section (page 162):
There is no transit service in Sheridan currently, though there is an unmet transit need in the area. Placer County Transit provides hourly bus service between Lincoln and Sierra College fourteen times per weekday and ten times on Saturdays. Lincoln's Downtown Circulator connects with Placer County Transit's Lincoln/Rocklin/Sierra College route daily at the Twelve Bridges Transfer Point. Placer County Transit should consider expanding or developing transit service in the Plan area.

PCTPA also suggested a new policy to recognize that the Lincoln Regional Airport's overflight zone extends into the Plan area and that any future development in these areas must conform with the criteria found in the Placer County Airport Land Use Compatibility Plans:

Proposed New Policy No. 7 in Health and Safety Chapter (page 142):
7. Projects proposed within Compatibility Zones C1, C2, and D of the Lincoln Regional Airport shall conform to the criteria set forth in Table LIN-6A of Chapter 6 of the Placer County Airport Land Use Compatibility Plans (2014).

RECOMMENDATION:
Staff recommends that the Planning Commission make recommendation to the Board of Supervisors to:

1. Adopt the Negative Declaration;
2. Approve the General Plan Amendment to adopt the Sheridan Community Plan and land use diagram that rezones the 33-acre N. Nader Road/Sheridan Lincoln Boulevard property to Farm, 20-acre minimum and incorporates the changes suggested by PCTPA (Attachment 2);
3. Approve a General Plan Amendment to the Placer County General Plan Land Use Diagram;
4. Adopt a Zoning Consistency Ordinance to rezone identified properties within the Plan area to achieve consistency with the proposed Plan Update land use designations; and,
5. Adopt the Zoning Text Amendment to add the definition of live/work unit and add new Section 17.52.135 Town Center Commercial Combining District to the Placer County Code Chapter 17.

Subject to the Findings contained in the June 12, 2014 staff report (Attachment 5).

If the Planning Commission recommends that the 33-acre N. Nader Road/Sheridan Lincoln Boulevard property retain its INP zoning, staff recommends that the parcel receive a –Dc Design Review combining district designation and the parcel-specific design guidelines be added to the draft Community Plan (Attachment 3) and include the recommended changes suggested by PCTPA (Attachment 2) subject to the findings below:

FINDINGS:
CEQA:

1. A Negative Declaration and Errata (Attachment 4) has been prepared for this project as required by law. The proposed "Project" is defined as the 1976 Sheridan General Plan update, zoning consistency ordinance and zoning text

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amendment to add Town Center Commercial (–TC) combining district in the Placer County Zoning Ordinance and add a definition of "live/work units". The Project was determined in the Negative Declaration to have no significant adverse effect on the environment.

2. There is no substantial evidence in the record as a whole that the proposed Project would have a significant effect on the environment.
3. The Negative Declaration and Errata as adopted for the proposed Project reflects the independent judgment and analysis of Placer County, which has exercised overall control and direction of its preparation.
4. The custodian or records for the proposed Project is the Placer County Planning Services Director, 3091 County Center Drive, Suite 140, Auburn, CA 95603.

General Plan

1. The proposed General Plan amendment to adopt the Sheridan Community Plan (Attachment 6, as further amended by Attachments 2 and 3) and amend the General Plan Land Use Diagram promotes the public health, safety, comfort, convenience, and general welfare of the citizens of Placer County.
2. The amendments are consistent with the provisions and applicable policies of the General Plan and are in compliance with applicable requirements of State law.

Zoning Consistency Ordinance

1. The proposed Land Use changes (Attachment 1 as further hereto amended by this action to add a –Dc combining district designation to APN 019-310-012-000) promote the public health, safety, comfort, convenience, and general welfare of the citizens of Placer County.
2. The changes are consistent with the provisions and applicable policies of the General Plan and are in compliance with applicable requirements of State law.

Zoning Text Amendment:

1. The proposed Text Amendment will serve to protect and enhance the health, safety, and general welfare of the residents of the Plan area and the County as a whole.
2. The proposed Sheridan Community Plan is consistent with provisions of the General Plan and in compliance with applicable requirements of State law.
3. Notice of all hearings has been given as required by County ordinance and State law.

Respectfully submitted,

Christopher Schmidt, Senior Planner

ATTACHMENTS:

Attachment 1 – Proposed Rezonings, Proposed Zoning Map
Attachment 2 – Proposed Plan Revisions: PCTPA Transit Edits
Attachment 3 – Proposed Plan Revision: Design Guidelines for 33-acre INP Parcel
Attachment 4 – Negative Declaration, Errata and Correspondence
Attachment 5 – June 12, 2014 Planning Commission Staff Report
Attachment 6 – Draft Community Plan (under separate cover)

cc: Michael Johnson – CDRA Director
EJ Ivaldi – Deputy Planning Director
Karin Schwab – County Counsel
Andy Fisher – Parks Division
Phil Frantz – Engineering and Surveying
Ken Graham – Public Works
Laura Rath – Environmental Health Services
Michelle White – Environmental Engineering
Jim Houck – Chairman, Sheridan MAC

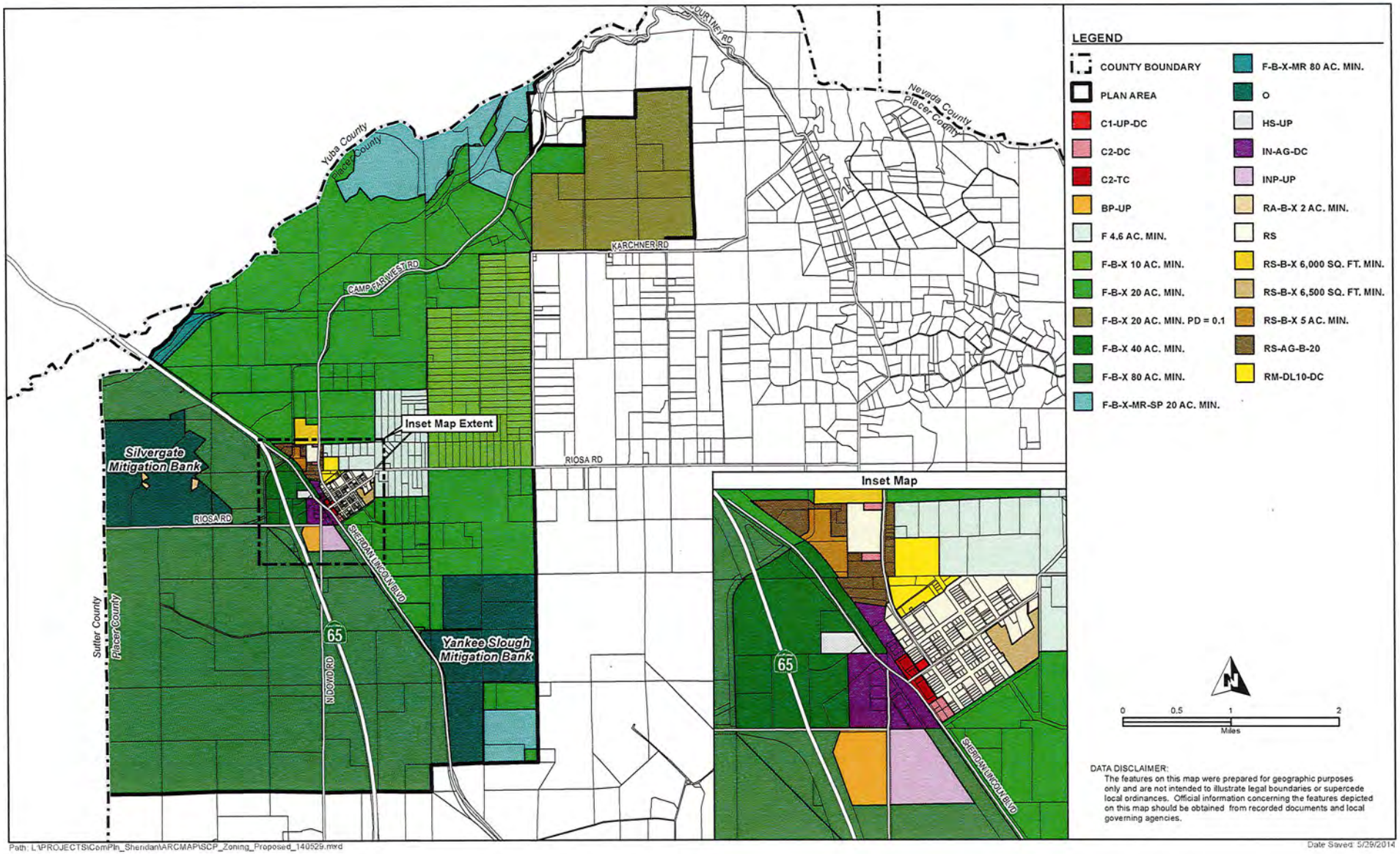
Attachment '1' – Proposed Rezonings Zoning Map

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
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



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Date Saved: 5/29/2014

Attachment '2' – Proposed Plan Revisions

PCTPA Transit Edits

Proposed Revised Page 17

3. Redevelopment and reuse of vacant or underutilized property along the 13th Street frontage will provide for an increase in small, neighborhood-type commercial activities. This increase in commercial activities should not, however, substantially affect the population growth through increased employment. Therefore many residents' needs for employment, and goods and services will continue to be met through outlets and facilities in other parts of the region.
4. The primary residential unit will continue to be the single family dwelling constructed on both residential lots and larger agricultural acreage.
5. The need to protect and conserve agricultural lands and open space will increase with a growing population. Land surrounding the Sheridan community will be kept in open space/agriculture uses which will be consistent with the proposed Placer County Conservation Plan (PCCP).
6. Existing water and wastewater infrastructure within Sheridan has limited capacity to support existing zoning and therefore may need to be expanded within the planning period.
7. Growth in the rural areas will be limited by sewer and water system capacities and the agricultural lands which surround them.
8. The Sheridan Community Plan update process shall consider land use alternatives separately from land ownership and tenure.
9. Land use around the Highway 65 Bypass could provide limited opportunities for services.
10. Land use designations for "higher density" residential housing will occur within or adjacent to the existing town site and where public services and utilities are available.
11. The primary means of transportation through the year 2035 will be the automobile ~~as public transit is not expected to be provided in the Plan area~~. However, strong efforts will be made to encourage the use of other non-auto forms of transportation such as walking and cycling and studying ways to bring public transit into the Plan area.
12. Other than the planned Highway 65 Wheatland Bypass, new significant roadways will not be necessary before the year 2035.
13. Continuing growth will be predicated on the provision of adequate supporting infrastructure including roads, water, wastewater, schools and other public services. It is the purpose of this plan to ensure that continuing growth will not be detrimental to existing development service levels.

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Proposed Revised Page 142

7.1.1 GOALS AND POLICIES

GOAL

1. Provide for the health, safety and welfare of the Sheridan residents by providing a livable environment free from excessive noise.

POLICIES

1. Encourage the use of greenbelts or natural areas along roadways as a design feature of any development in order to mitigate noise impacts. In keeping with the rural character of the community, noise attenuation walls shall not be allowed in the Plan area. Other practical design-related noise mitigation measures should be integrated into the project as a means of achieving noise standards.
2. Ensure compliance with noise standards adopted in the General Plan Noise Element.
3. Avoid the interface of noise-producing and noise-sensitive land uses.
4. Where proposed non-residential land uses are likely to produce noise levels exceeding County performance standards of the General Plan at existing or planned noise-sensitive uses, an acoustical analysis shall be required as part of the environmental review process so that noise mitigation may be included in the project design. The requirements for the content of an acoustical analysis are contained in the General Plan.
5. The County shall employ procedures to ensure that noise mitigation measures required pursuant to an acoustical analysis are implemented in the project review process and, as may be determined necessary, through the building permit process.
6. Protect Placer County's agricultural resources from noise complaints that may result from routine farming practices through the enforcement of the Placer County Right-to-Farm Ordinance.
7. ***Projects proposed within Compatibility Zones C1, C2, and D of the Lincoln Regional Airport shall conform to the criteria set forth in Table LIN-6A of Chapter 6 of the Placer County Airport Land Use Compatibility Plans (2014).***

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Proposed Revised Page 162

8.5 ALTERNATIVE TRANSPORTATION SYSTEMS

Cycle and Pedestrian

Cycle and pedestrian facilities are discussed in Section 9.4.

Bus Service

There is no transit service in Sheridan currently, though there is an unmet transit need in the area. Placer County Transit provides hourly bus service between Lincoln and Sierra College fourteen times per weekday and ten times on Saturdays. Lincoln's Downtown Circulator connects with Placer County Transit's Lincoln/Rocklin/Sierra College route daily at the Twelve Bridges Transfer Point. Placer County Transit should consider expanding or developing transit service in the Plan area.

Commuter Bus

Placer County Transit provides Placer Commuter Express (PCE), a weekday commuter bus service, transports riders from convenient stops along the I-80 corridor including stops in Rocklin and Roseville to downtown Sacramento.

Figure 8.5.1: Placer Commuter Express operates along the I-80 corridor.

Car Pool

The nearest carpooling lot is located on Industrial Boulevard at Highway 65 in Lincoln.

Passenger Rail

Amtrak. En route daily between Los Angeles and Seattle, the Coast Starlight train passes through Sheridan connecting Los Angeles, the San Francisco Bay Area, Sacramento, Portland and Seattle. Passengers can board the train at either Chico or Sacramento.

Commuter Rail. The Roseville-Lincoln-Marysville Passenger Feasibility Study (1997) defined a plan for commuter rail service between Marysville and Sacramento. The Study concluded that the service was technically feasible either as commuter rail, which would need to be funded locally, or as intercity rail, funded as an extension of the Capital Corridor or San Joaquin service. There are currently no plans for implementing commuter rail services in the corridor however.

Under the management of the Capital Corridor Intercity Joint Powers Authority, Amtrak has operated the Capital Corridor rail service between Sacramento and San Jose, with one trip per day to and from Colfax, stopping in Roseville, Rocklin, and Auburn since 1991.

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Attachment '3' – Proposed Plan Revisions
Design Guidelines for 33-acre INP Parcel

Proposed Revised Pages 50-52

The table below indicates how Zoning Districts correspond to each of the Community Plan land use designations.

Table 3.5.2
Zoning Compatibility

Community Plan Designations	Compatible Zoning Districts
GENERAL COMMERCIAL	General Commercial, Neighborhood Commercial, Residential Multi-Family, Highway Service
INDUSTRIAL	Industrial, Industrial Park, Business Park
HIGH DENSITY RESIDENTIAL	Residential Multi-Family, Residential Single-Family
MEDIUM DENSITY RESIDENTIAL	Residential Single-Family
LOW DENSITY RESIDENTIAL	Residential Single-Family, Residential Agriculture
RURAL RESIDENTIAL	Residential Single-Family, Farm
RURAL ESTATE	Residential Single-Family, Farm
AGRICULTURE/TIMBERLAND	Residential Single-Family, Farm
OPEN SPACE	Open Space, Farm

**Note: The maximum residential density permitted in the Sheridan Community Plan area is 10 dwelling units per acre.*

3.6 COMBINING DISTRICTS

Combining districts are established to provide specialized consideration of unique or sensitive areas. The purpose of a combining district is to modify use and site development regulations to address the specific circumstances presented by a site. Combining 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.

When added to a base zoning district, the standards established in the combining district may require more or less restrictive regulations than allowed in the base zone. Except as noted, allowed uses within the base district are also allowed within each applicable combining district subject to approval of the same land use permit and level of review required in the Zoning Ordinance.

3.6.1 Design Review (–Dc) Combining District

The Design Review (–Dc) combining district provides special regulations to protect and enhance the aesthetic character of lands and buildings within public view; to protect historic buildings; to minimize any adverse impacts of conflicting land uses; and to provide special project review procedures for lands and uses which by their nature require special attention to landscaping, circulation, and or/energy conservation.

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Within the Plan area, industrially-zoned properties along Wind Flower Place, Nader Road, and north 13th Street, General and Neighborhood Commercial properties outside of the Town Center Commercial combining district, and the Multi-Family Residential properties at the north end of 10th Street have the –Dc designation.

On Industrial Park or Business Park zoned sites, specific concerns must be addressed with any development proposal. Such concerns will include compatibility with adjoining uses, traffic improvements, building design, water supply and waste water disposal, and other site-specific issues that must be addressed as part of the project review process.

Development of any parcel should not adversely affect surrounding properties. Given the specialized nature of the 33-acre INP parcel at Sheridan Lincoln Boulevard and N. Nader Road (i.e. surrounded by Farm zoning and at a gateway into Sheridan) the Sheridan Community Plan recognizes that subject to strict criteria the site can be appropriately developed.

The following development standards should be adhered to for any development proposed on the 33-acre Sheridan Lincoln Boulevard INP site. Compliance with these guidelines will assist in preserving the attractiveness of the area and minimizing impacts on the community:

Setback from Sheridan Lincoln Boulevard
No structures or parking areas shall be located within 100' of the Sheridan Lincoln Boulevard right-of-way.

Setback from Adjacent Residential Property
A minimum 50' setback/landscaped buffer area is required along the property line shared with the residential property adjacent to the south.

Parking
Parking may be located at the sides and/or rear of structures. Parking is not allowed between a building and Sheridan Lincoln Boulevard or within the 100' setback along Sheridan Lincoln Boulevard.

Parking Screening
All parking areas shall use landscape plantings to screen parking areas and vehicles from Sheridan Lincoln Boulevard and adjacent properties. This screening should include trees in addition to shrubs and berms.

Loading Docks/Outdoor Storage
Placement of loading docks facing Sheridan Lincoln Boulevard is not permitted. To the maximum degree possible, the arrangement of buildings on the site shall screen operational, outdoor storage, trash collection, and loading areas from Sheridan Lincoln Boulevard.

Signage

One freestanding monument sign shall be permitted. If more than one tenant occupies the property, the tenants shall share a sign. Such signs shall not exceed six (6) feet in height above normal ground level. The sign may be placed in the 100' Sheridan Lincoln Boulevard setback area but must be placed so as to be incorporated into landscaping plantings. Signs may be indirectly illuminated; internally illuminated signs are prohibited.

Driveway Location/Access

Access from Nader Road is preferred to access from Sheridan Lincoln Boulevard. No more than one access point is permitted from Sheridan Lincoln Boulevard. If the parcel is split, a common or shared driveway is encouraged.

Architecture/Design

Industrial or commercial buildings outside of the townsite shall be of a size and scale conducive to maintaining the rural atmosphere of the Sheridan area. The architectural scale of buildings shall be more similar to that of "agricultural buildings" than that of "industrial buildings" (see Figure 3.6.1).

Figure 3.6.1: New construction on the Nader Road I/NP property should look less industrial (top) and more agricultural (bottom) to integrate with the surrounding rural properties.

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Attachment '4'

Negative Declaration, Errata, and Correspondence

COUNTY OF PLACER
Community Development Resource Agency

Michael J. Johnson, AICP
Agency Director

ENVIRONMENTAL COORDINATION SERVICES

Sheridan Community Plan Update (PGPA 20130025) Errata Sheet

Section A. Background

Project Components (page 2)

The Community Plan proposes limited land use designation changes in the Plan area. The Community Plan proposes to reclassify ~~65~~ 61.5 acres of property from Rural Estate to Industrial (~~59~~ 55.3 acres) and General Commercial (6.2 acres). These new commercial/industrial properties are located west of Sheridan Lincoln Boulevard where public water and waste water service are unavailable and will also receive 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 61.5 commercial/industrial acres in the Plan area (.41 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~~ 23.8 acres), Industrial Park (~~33.6~~ 31.5 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.~~

Proposed Land Use and Zoning Changes Table (page 4)

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~~ 5.5	Rural Estate	General Comm.	F-B-X 40 AC. MIN.	HS-UP-Dc
Sheridan Lincoln Blvd.	019 ROW	.7	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

II. Agricultural and Forest Resources

Discussion – Item II-1 (page 9)

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.~~

III. Air Quality

Discussion – Item III-2 (page 10)

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~~ 61.5 acres of property from Rural Estate to Industrial (59 acres) and General Commercial (6 acres). These new commercial/industrial properties are located west of Sheridan Lincoln Boulevard where public water and waste water service are unavailable and will also receive 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 ~~59~~ 61.5 commercial/industrial acres in the Plan area (~~.21~~ .41 percent of the Plan Area total acreage). Adoption of the Community Plan does not authorize any plan for

development or redevelopment. Therefore the project would not result in an adverse impact on air quality.

IX. Land Use & Planning

Discussion – Item IX-4 (page 19)

Two parcels totaling 55.3 acres along Wind Flower Place (APNs 019-130-016-000 and 019-250-001) would be rezoned from Farm, 80-acre minimum (F-B-X 80 AC. MIN.) to Business Park, combining districts Conditional Use Permit and Design Scenic Corridor (BP-UP-Dc) and Industrial Park, combining districts Conditional Use Permit and Design Scenic Corridor (INP-UP-Dc) respectively as previously proposed in the draft Plan. The net increase in Industrially-zoned land in the Plan area is 55.3 acres.

The 55.3 acres of the proposed new industrially-zoned land is west of Sheridan Lincoln Boulevard where public water and sewer is not currently available. Therefore, new development in the –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.

The 33-acre Industrial Park zoned property at Nader Road and Sheridan Lincoln Boulevard (APN 019-310-012-000) also lacks public water and wastewater facilities. The absence of public water and sewer restricts intensive development of these sites. Any new development will be required to demonstrate adequate waste water and water facilities as part of the development review process and substantial new development at this site may be required to connect to the existing Community Service Area at developer expense.

Future development on Industrial Park and Business Park properties will also be required to meet the design guidelines found in the Community Plan dealing with building architecture, site layout, landscaping, buffering, signs, and access as part of a future entitlement process. All of the properties are on a rural collector (Wind Flower Place) or a thoroughfare (Sheridan Lincoln Boulevard) away from densely populated residential areas. Therefore, future development on 88.3 acres of Industrial Park and Business Park parcels (out of 14,958.5 total acres in the Plan area, or .6 percent of Plan area acreage) will not create land use conflicts and is considered to have no significant environmental impact. No mitigation measures are required.

Items IX-5,7 (page 19)

The Sheridan Community Plan includes an area of 14,958.5 acres. 1,453 acres (9.7 percent of Plan area) are proposed for rezoning through the Zoning Consistency Ordinance. Of the rezoned acres, 1,347 (92.7 percent of rezoned acreage) will be rezoned to Open Space. ~~33 acres would be downzoned from Industrial Park to Farm.~~ ~~66~~ 61.5 acres would be rezoned from Farm to Industrial/Business Park or Highway Service. 5.3 acres would receive a Town Center Commercial combining district designation.

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.

A 33-acre property located at Nader Road and Sheridan Lincoln Boulevard would retain Industrial Park zoning. The property has been zoned Industrial Park since the mid-1970s. Future projects will be required to have adequate water and waste water service and meet the design guidelines in the Community Plan that ensure development is compatible with surrounding properties.

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

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.

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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 T2013 0025
Entitlements:	General Plan Amendment, Zoning Text Amendment	
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.	

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

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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 west of Sheridan Lincoln Boulevard where public water and waste water service are unavailable and will also receive 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),

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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 –TC, Town Center Commercial 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-thrus 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 –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.

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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 west of Sheridan Lincoln Boulevard where public water and waste water service are unavailable and will also receive 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

7. Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance? (PLN)				X
8. Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan? (PLN)				X

Discussion- Item IV-1, 2, 5:
The project area contains species identified as a candidate, sensitive, or special-status plant or wildlife species in local or regional plans, policies or regulations, by the California Department of Fish and Wildlife or the United States Fish and Wildlife Service, or birds protected by the Migratory Bird Treaty Act.

The Sheridan townsite is developed with residential, commercial, industrial, park, public and semi-public areas. Relatively undisturbed and natural areas exist outside of the townsite including two conservation/mitigation banks. The proposed project involves regulatory and policy changes and does not include any physical development. However, buildout as facilitated by the Plan permits additional industrial and commercial uses west of Sheridan Lincoln Boulevard on vacant or underdeveloped parcels.

The Plan area also contains a variety of natural habitats, which could include several candidate, sensitive, or special status species that are known to, or would likely, occur in the Sheridan vicinity. Special-status species that have the potential to occur in the Sheridan area include the Conservancy fairy shrimp, vernal pool fairy shrimp, vernal pool tadpole shrimp, and western spadefoot. Grasslands and agricultural fields provide foraging opportunities for raptors, such as northern harrier, white-tailed kite and Swainson's hawk. Loss of Swainson's hawk foraging habitat would be considered significant if the proposed project may result in 1) nest abandonment, 2) loss of young and 3) reduced health and vigor of eggs and/or nestlings and, therefore, result in the incidental death of nestling or fledgling Swainson's hawk.

Several special-status aquatic species occur or are likely to occur in the Plan area. Community Plan policies require discretionary projects to avoid and minimize impacts to jurisdictional wetlands including vernal pools. Any development would be subject to individual County determination of project consistency with the Zoning Ordinance, Community Plan, environmental review, and other State and Federal regulations.

When impacts do occur on jurisdictional wetlands, Plan policies ensure that projects will result in no net loss of waters of the U.S. Requirements include impact avoidance such as adjustments to the project footprint and design features necessary to completely or better avoid special status plants and animals, impact minimization, and/or compensatory mitigation for the impact, as determined in the CWA Section 404/401 permits and a Streambed Alteration Agreement.

The County's Use Permit process, the County's protocol for assessing and addressing critical habitat and species presence on sites proposed for development, and adherence to, and coordination with, existing state and federal species protection regulations, is expected to result in less than significant impacts to the critical vernal pool and Swainson's hawk habitat at the time of future development.

The Land Use Diagram of the Community Plan proposes rezoning 25.4 acres of grassland from Farm to Business Park, and 33.6 acres of grassland from Farm to Industrial Park along Wind Flower Place. The Plan contains goals and policies that protect the sensitive species and habitats. Specifically, Natural Resource Policy #1: "The natural resources and features of a site proposed for development shall be one of the planning factors determining the scope and magnitude of development," Policy #3: Identify and preserve any rare, significant, or endangered environmental features and conditions," and Policy #4: "Site-specific surveys shall be required prior to development to delineate wetlands and vernal pools in the Sheridan Community Plan area." The implementation of these measures will ensure there is no impact to sensitive species and habitats.

Discussion- Item IV-3:
There are significant oak woodlands in the eastern portion of the Plan area. The Sheridan Community Plan update does not propose any changes to existing land use or zoning designations nor does it propose changes to the existing goals or policies which could increase the number of housing units, the potential population, or increase the intensity of nonresidential uses in this area. Future projects will need to comply with the County's Tree Preservation Ordinance and PRC 21083.4 and mitigate for oak woodland impacts as required. Where land use changes are proposed, no oak woodlands or individual oak trees are present.

Discussion- Item IV-4, 6:
The proposed Community Plan is a land use policy document and does not grant entitlements for any projects. Furthermore, the Plan contains goals and policies that protect the environment and wildlife habitats and corridors. Specifically, Natural Resource Policy #6: "All stream influence areas, including floodplains and riparian vegetation areas, shall be retained in their natural condition, while allowing for limited stream crossings for public roads, trails, and utilities."

Discussion- Item IV-7:
Future development projects will be scrutinized for potential impacts during the project review proceedings which are neither defined nor altered in the draft Community Plan. At that time, reviewing agencies will determine on a case-by-case basis whatever and which conditions are necessary to mitigate potential environmental impacts, should any be identified through that review. Future projects will need to comply with the County's Tree Preservation Ordinance and other policies such as stream setback requirements that protect biological resources.

Portions of the Plan area, most notably the area along Karchner Road, contain oak woodlands. The Community Plan contains goals and policies specific to protecting sensitive natural habitat areas. Specifically, Natural Resources Policy #13 calls for protection of "sensitive habitats such as wetlands, riparian areas, and oak woodlands against any significant disruption or degradation of habitat values."

Discussion- Item IV-8:
The Sheridan Community Plan Update provides discussions in the Natural Resources and the Open Space chapters on the following topics: fish and wildlife, vegetation, wetlands, conservation planning, oak woodlands, and Conservation Space Implementation. The Community Plan update also describes the County's attempt to develop its own habitat conservation plan and natural communities conservation plan known as the Placer County Conservation Plan (PCCP), which is intended to provide a broad scale, multi-species conservation plan in association with watershed and wetlands protection. The PCCP, now in draft form, is designed to manage growth by balancing habitat preservation with economic development and population growth. The PCCP is expected to be implemented in 2015.

State, federal and local standards and guidelines related to the preservation and protection of biological resources will reduce future development impacts. No mitigation measures are required.

V. CULTURAL RESOURCES – Would the project:

Environmental Issue	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
1. Substantially cause adverse change in the significance of a historical resource as defined in CEQA Guidelines, Section 15064.5? (PLN)				X
2. Substantially cause adverse change in the significance of a unique archaeological resource pursuant to CEQA Guidelines, Section 15064.5? (PLN)				X
3. Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature? (PLN)				X
4. Have the potential to cause a physical change, which would affect unique ethnic cultural values? (PLN)				X
5. Restrict existing religious or sacred uses within the potential impact area? (PLN)				X
6. Disturb any human remains, including these interred outside of formal cemeteries? (PLN)				X

Discussion- Item V, 1:
The Cultural Resources chapter includes an extensive history discussion, a summary of the California Laws protecting cultural resources, and a summary of the Sheridan historical resources that were identified in a Historical, Architectural, and Archeological survey of unincorporated Placer County that was completed in 1992.

There are no structures or sites in the Plan area currently listed on the National Register of Historic Places or the California State Register. While archaeological resources may exist, they are not readily known. Archeological resources are identified on a project-specific basis. Doing so is part of the development application process and part of future applicant's responsibilities.

A significant impact on historical resources would occur if the proposed project would cause demolition, destruction, relocation, or alteration of the character-defining features of a significant historical resource. In practice, actions that would cause the loss of integrity, causing a historical resource to lose its significance, would be considered adverse.

Discussion- Item V-2:
Without specific data on the location and type of new development, it is not possible to determine potential impacts to cultural archeological resources. The proposed updated Community Plan does not involve revisions to the development standards that would impact cultural or historical resources and adds protection to existing cultural resources. Cultural Resources Policy #2 emphasizes "protection and stabilization of existing cultural resource sites and features over removal or replacement." Policy #3 encourages "retention, integration, and adaptive reuse of significant historical resources." The Community Design chapter Policy #11 encourages the "preservation of historic and/or unique, culturally and architecturally significant buildings" and has a lengthy discussion on the need to preserve the Sheridan Cash Store at 5740 13th Street as an anchor to the commercial street's revitalization.

Discussion- Item V-3:
While paleontological resources may exist in the Plan area, they are not readily known. Paleontological resources are identified and considered on a project-specific basis. Doing so is part of the development application process and part of future applicants' responsibilities.

Discussion- Item V-4:
The adoption of the Community Plan will not have the potential to cause a physical change which will affect unique ethnic cultural values.

Discussion- Item V-5:
The proposed project will also not restrict existing religious or sacred uses within the Plan area.

Review of new development(s) will permit an analysis of how such development may potentially conflict with cultural resources. Adherence to applicable County, State, and Federal standards and guidelines related to the protection/preservation of cultural resources, as well as the requirements mandated during the environmental review of individual projects will eliminate potential impacts related to cultural resources. No mitigation measures are required.

VI. GEOLOGY & SOILS – Would the project:

Environmental Issue	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
1. Expose people or structures to unstable earth conditions or changes in geologic substructures? (ESD)				X
2. Result in significant disruptions, displacements, compaction or overcrowding of the soil? (ESD)				X
3. Result in substantial change in topography or ground surface relief features? (ESD)				X
4. Result in the destruction, covering or modification of any unique geologic or physical features? (ESD)				X
5. Result in any significant increase in wind or water erosion of soils, either on or off the site? (ESD)				X
6. Result in changes in deposition or erosion or changes in siltation which may modify the channel of a river, stream, or lake? (ESD)				X

7. Result in exposure of people or property to geologic and geomorphological (i.e. Avalanches) hazards such as earthquakes, landslides, mudslides, ground failure, or similar hazards? (ESD)				X
8. Be located on a geological unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on or off-site landslide, lateral spreading, subsidence, liquefaction, or collapse? (ESD)				X
9. Be located on expansive soils, as defined in Section 1802.3.2 of the California Building Code (2007), creating substantial risks to life or property? (ESD)				X

Discussion- All Items:
The Geology and Soils sections of the Natural Resources chapter includes an in-depth discussion on soil hazards, soil types, geologic formations, and seismicity. The Health and Safety chapter includes an expanded discussion on seismic safety.

The Community Plan is a land use policy document and does not entail any grading in the community and sets goals and policies that would guide future land disturbance in the community to minimize impacts on the natural topography. Buildout of the project area is expected to primarily involve grading for roads, and building pads for residential and non-residential structures. Given the existing topographic character of the area that will see higher-density development (i.e., the townsite), such grading would typically involve minor topographic changes.

The project does not authorize specific development projects for specific sites. Potential geologic impacts associated with new construction would vary on a project-by-project basis. The Plan area generally consists of flat to gently rolling terrain lacking unique geologic features. As future development would primarily be limited to individual structures on large lots, it would not be expected to involve any substantial topographic changes.

Placer County requires that water quality treatment facilities/Best Management Practices (BMPs) be designed according to the guidance of the California Stormwater Quality Association Stormwater Best Management Practice Handbooks for Construction, for New Development/Redevelopment, and for industrial and commercial (or other similar sources as approved by the Engineering and Surveying Division such as the Stormwater Quality Design Manual for the Sacramento and South Placer Regions).

Each future development project would be subject to separate environmental review at the time a specific development proposal is made, and project-specific geologic constraints (e.g., potential for fault rupture, ground shaking, ground failure, subsidence, expansive soils) would be evaluated at that time. Individual projects will be evaluated and conditions imposed to ensure compliance with the County's grading ordinance and BMP requirements.

There is no impact to geology and soils and mitigation measures are not required.

VII. HAZARDS & HAZARDOUS MATERIALS – Would the project:

Environmental Issue	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
1. Create a significant hazard to the public or the environment through the routine handling, transport, use, or disposal of hazardous or acutely hazardous materials? (EHS)				X
2. Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment? (EHS)				X
3. Emit hazardous emissions, substances, or waste within one-quarter mile of an existing or proposed school? (APCD)				X

4. Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment? (EHS)				X
5. For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area? (PLN)				X
6. For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing in the project area? (PLN)				X
7. Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands? (PLN)				X
8. Create any health hazard or potential health hazard? (EHS)				X
9. Expose people to existing sources of potential health hazards? (EHS)				X

Discussion- Items VII-1, 2, 3, 4:
The future development pursuant to the proposed land use designations would include residential, retail, highway service, and commercial uses that may use some cleaning and other janitorial materials similar to those used by current uses in the Plan area. These uses will not include or result in substantial sources of toxics that may impact schools. The project area is not known to be on a list compiled pursuant to Government Code Section 65962.5. No substantial impacts related to hazardous materials or substances are anticipated.

The project area is served by existing public streets, and the individual future new development will not block access to any of those streets. No adverse effect on emergency evacuation or emergency evacuation plans is anticipated. All future development within the project area will comply with all pertinent Building, Fire, and Safety Codes, and individual project plans will be reviewed by County departments as well as by CAL FIRE. Compliance with existing requirements will ensure no impact.

Discussion- Items VII-5, 6:
The Sheridan Community Plan area does not have a public airport or public use airport nor is it located within two miles of a public or public use airport. Therefore, there will be no impact.

Discussion- Items VII-7, 8, 9:
CAL FIRE has adopted Fire Hazard Severity Zone maps for areas of California where the state has responsibility for fire suppression efforts. The Plan area east of Sheridan Lincoln Boulevard is located in the High Fire Hazard Severity Zone.

Buildout of the plan area would introduce new residential units and commercial space into the existing high fire hazard area on vacant parcels and on existing parcels large enough to be split into one or more new lot(s) and subsequently developed with a new unit under existing zone.

The County and CAL FIRE have standards for roads and driveways, fire hydrant spacing and flow rates, stored water fire protection systems, automatic fire sprinkler systems, automatic alarm systems, and vegetation management, etc. In addition, County Building Code sets standards for building construction in high fire hazard areas including roof covering, protection of eaves, exterior walls, wood columns, etc.

Adoption of the Community Plan will not create new health hazards or expose people to existing health hazards. There is no impact from Hazards and Hazardous Material and no mitigation measures are required.

VIII. HYDROLOGY & WATER QUALITY – Would the project:

Environmental Issue	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
1. Violate any potable water quality standards? (EHS)				X
2. Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lessening of local groundwater supplies (i.e. the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)? (EHS)				X
3. Substantially alter the existing drainage pattern of the site or area? (ESD)				X
4. Increase the rate or amount of surface runoff? (ESD)				X
5. Create or contribute runoff water which would include substantial additional sources of polluted water? (ESD)				X
6. Otherwise substantially degrade surface water quality?(ESD)				X
7. Otherwise substantially degrade ground water quality? (EHS)				X
8. Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard boundary or Flood Insurance Rate Map or other flood hazard delineation map? (ESD)				X
9. Place within a 100-year flood hazard area improvements which would impede or redirect flood flows? (ESD)				X
10. Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam? (ESD)				X
11. Alter the direction or rate of flow of groundwater? (EHS)				X
12. Impact the watershed of important surface water resources, including but not limited to Lake Tahoe, Folsom Lake, Hell Hole Reservoir, Rock Creek Reservoir, Sugar Pine Reservoir, French Meadows Reservoir, Combie Lake, and Rollins Lake? (EHS, ESD)				X

Discussion- Item VIII-1:
Adoption of the Plan will not violate any potable water quality standards as there is not a new potable water supply proposed with this project.

Discussion- Item VIII-2:
The project will not substantially deplete groundwater supplies as it does not propose construction of new groundwater sources. All future development will be subject to site-specific environmental studies as determined appropriate by the County and will comply with all applicable County policies related to hydrology and water quality. The Plan encourages the use of Best Management Practices to achieve a "best fit" of design and technology to promote environmentally sustainable development.

Discussion- Items VIII-3, 4, 5, 6, 7:
Development must be found consistent with County policies to be approved including the Grading Ordinance which outlines Best Management Practices for new grading, excavations, fills, cuts, borrow pits, stockpiling, compaction of fill

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and land reclamation projects. Each future development project would be subject to separate environmental review at the time a specific development proposal is made, and project-specific hydrologic impacts (e.g. changes in drainage patterns, increased surface runoff, flood hazards, water quality degradation) would be evaluated at that time.

Discussion- Items VIII-8, 9:
The Plan area is located within the Bear River watershed. Yankee Slough runs east to west south of the townsite. 100-year floodplains are located along the Bear River north of Camp Far West Road and along Yankee Slough, south of Dalbey Road, west of N. Dowd Road. The Community Plan does not grant entitlements for any projects. Future development projects in these areas will require compliance with County Code requirements for setbacks and other measures to avoid flood hazard impacts, as well as County policies that discourage development in flood prone areas. Specifically Natural Resource Policy #9 states: "New construction shall not be permitted within 100 feet of the centerline of permanent streams and 50 feet of intermittent streams, or within the 100 year floodplain, whichever is greater."

Discussion- Item VIII-10:
The adoption of the Community Plan does not approve any projects in areas prone to flooding as a result of the failure of a levee or dam. Therefore, there is no impact.

Discussion- Item VIII-11:
Future projects outside of the townsite are likely to utilize groundwater as the source for its water supply needs. Due to the low-density, low-intensity uses anticipated for these areas, there will be no impact to the direction or rate of flow of groundwater.

Discussion- Item VIII-12:
Best Management Practices (BMPs) are required by the Placer County Engineering and Surveying Division during construction of future projects in the Plan area. There will be no impact to surface water resources and no mitigation is required.

IX. LAND USE & PLANNING – Would the project:

Environmental Issue	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
1. Physically divide an established community? (PLN)				X
2. Conflict with General Plan/Community Plan/Specific Plan designations or zoning, or Plan policies adopted for the purpose of avoiding or mitigating an environmental effect? (EHS, ESD, PLN)				X
3. Conflict with any applicable habitat conservation plan or natural community conservation plan or other County policies, plans, or regulations adopted for purposes of avoiding or mitigating environmental effects? (PLN)				X
4. Result in the development of incompatible uses and/or the creation of land use conflicts? (PLN)				X
5. Affect agricultural and timber resources or operations (i.e. impacts to soils or farmlands and timber harvest plans, or impacts from incompatible land uses)? (PLN)				X
6. Disrupt or divide the physical arrangement of an established community (including a low-income or minority community)? (PLN)				X
7. Result in a substantial alteration of the present or planned land use of an area? (PLN)				X
8. Cause economic or social changes that would result in significant adverse physical changes to the environment such as urban decay or deterioration? (PLN)				X

Discussion- item IX-1:
The adoption of the Community Plan will not physically divide an established community. The proposed Plan area expansion will merge two areas of the County that were covered by either the Sheridan General Plan or Placer County General Plan.

Discussion- items IX-2, 3, 4:
The draft Community Plan is primarily a regulatory document that seeks to manage growth and its adoption does not grant entitlements for any projects. The Plan does not change residential land use designations outlined in the Land Use section. Detached residences and Live-Work Unis would be permitted in the Town Center Commercial combining district along with the multi-family residential that is currently allowed in this area.

The Plan and Land Use Map are consistent with the proposed Placer County Conservation Plan. In order to achieve consistency between land use and zoning as required by California law, the Plan contains a zoning consistency section and the project includes a Zoning Consistency Ordinance.

Discussion- items IX-5, 7:
The Sheridan Community Plan includes an area of 14,958.5 acres. 1,453 acres (9.7 percent of Plan area) are proposed for rezoning through the Zoning Consistency Ordinance. Of the rezoned acres, 1,347 (92.7 percent of rezoned acreage) will be rezoned to Open Space. 33 acres would be downzoned from Industrial Park to Farm. 66 acres would be rezoned from Farm to Industrial/Business Park or Highway Service. 5.3 acres would receive a Town Center Commercial combining district designation.

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.

Discussion- items IX-6, 8:
The proposed project will not disrupt or divide the physical arrangement of an established community. Adoption of the Community Plan will not cause economic or social changes that would result in significant adverse physical changes to the environment such as urban decay or deterioration. Goals and policies in the Plan encourage infill development and revitalization of the existing Sheridan townsite.

X. MINERAL RESOURCES – Would the project result in:

Environmental Issue	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
1. The loss of availability of a known mineral resource that would be of value to the region and the residents of the state? (PLN)				X
2. The loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan? (PLN)				X

Discussion- All Items:
Adopting the Community Plan will not by itself substantially result in the loss of the availability of mineral resources, particularly petroleum resources. All future development proposals in the Plan area will be analyzed for specific project impacts to mineral resources.

The Sheridan Community Plan update added a discussion on Mineral Resources. There is one active quarry site along the Bear River and one proposed immediately south of the Plan area. The project does not permit any deep excavation or grading activities that could potentially affect mineral resources in the Plan area. Therefore, adoption of the Community Plan will not by itself substantially result in the loss of the availability of mineral resources, including petroleum resources. There would be no impact to Mineral Resources and no mitigation measures are required.

XI. NOISE – Would the project result in:

Environmental Issue	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
1. Exposure of persons to or generation of noise levels in excess of standards established in the local General Plan, Community Plan or noise ordinance, or applicable standards of other agencies? (PLN)				X
2. A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project? (PLN)				X
3. A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project? (PLN)				X
4. For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels? (PLN)				X
5. For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels? (PLN)				X

Discussion- Items XI-1, 2, 3:
The Highway 65 bypass runs through the western portion of the Plan area as does a single-track Union Pacific rail line. Both are considered sources of noise for the project area. Future projects proposed near high noise sources must comply with existing County codes and policies, including the County Noise Ordinance (Article 9.36 of the County Code).

There are noise sensitive uses located in Sheridan including the Sheridan Elementary School. The Community Plan does not grant entitlements for the development of sensitive uses and will not result in the direct increase in ambient noise levels affecting sensitive land uses. Future projects will be required to meet current noise standards and comply with the County Noise Ordinance.

The Plan contains goals and policies to address noise. Specifically, Noise policy #3: "Avoid the interface of noise-producing and noise-sensitive land uses" and #5: "The County shall employ procedures to ensure that noise mitigation measures required pursuant to an acoustical analysis are implemented in the project review process and, as may be determined necessary, through the building permit process."

Discussion- Items XI-4, 5:
The Sheridan Community Plan area does not have a public airport or public use airport nor is it located within two miles of a public or public use airport. Therefore, there will be no impact and no mitigation measures are required.

XII. POPULATION & HOUSING – Would the project:

Environmental Issue	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
1. Induce substantial population growth in an area, either directly (i.e. by proposing new homes and businesses) or indirectly (i.e. through extension of roads or other infrastructure)? (PLN)				X
2. Displace substantial numbers of existing housing, necessitating the construction of replacement housing				X

elsewhere? (PLN)				

Discussion- Item XII-1:
Adoption of the Community Plan does not grant entitlements for any projects and does not change existing residential land use designations. The plan aims to direct anticipated natural growth in the population into areas that are already developed and contain existing infrastructure as depicted in the proposed Land Use Map and corresponding policies. Potential development is restricted in relatively undeveloped areas due to large lot size requirements where there is less existing infrastructure.

Discussion- Item XII-2:
The project sets forth programs and policies to facilitate housing conservation and maintenance and therefore has the potential to improve the quality of the existing housing stock within the community. The Plan also contains programs and policies to address the community's future housing needs by encouraging housing that provides diversity in type and price. No aspect of the project involves the displacement of any number of people.

XIII. PUBLIC SERVICES – Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental services and/or facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services?

Environmental Issue	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
1. Fire protection? (EHS, ESD, PLN)				X
2. Sheriff protection? (EHS, ESD, PLN)				X
3. Schools? (EHS, ESD, PLN)				X
4. Maintenance of public facilities, including roads? (EHS, ESD, PLN)				X
5. Other governmental services? (EHS, ESD, PLN)				X

Discussion- All Items:
Future development in the Plan area will result in additional demand for public services through the following providers: CAL FIRE provides fire protection services to the project area; the Placer County Sheriff's Department provides police protection services; the Department of Public Works is responsible for maintaining county roads; County Sewer Maintenance District 6 for sewage disposal and water service within the townsite, and Western Placer Unified School District. Future development will contribute to the maintenance of public facilities including roads and recreational through mechanisms adopted by the Sheridan Community Plan.

All future development will be subject to site-specific environmental studies as determined appropriate by the County, and will comply with all applicable County policies and regulation related to public services.

XIV. RECREATION – Would the project result in:

Environmental Issue	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
1. Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated? (PLN)				X
2. Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment? (PLN)				X

Discussion- Item XIV-1:
The Sheridan Community Plan update does not propose any changes to existing residential land use or zoning designations nor does it propose any changes to the existing goals or policies which could increase the number of housing units or the potential population within the Plan area. There would be a negligible increase in the use of existing recreational areas as a result of build-out of the Plan area.

Discussion- Item XIV-2:
The Parks and Recreation chapter includes a history of recreational planning, an inventory of existing facilities, pathways and trails maps, and a discussion on the Sheridan Parks and Recreation District. There are no additional recreational facilities anticipated besides expanded trails and bikeways. No mitigation measures are required.

XV. TRANSPORTATION & TRAFFIC – Would the project result in:

Environmental Issue	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
1. An increase in traffic which may be substantial in relation to the existing and/or planned future year traffic load and capacity of the roadway system (i.e. result in a substantial increase in either the number of vehicle trips, the volume to capacity ratio on roads, or congestion at intersections)? (ESD)				X
2. Exceeding, either individually or cumulatively, a level of service standard established by the County General Plan and/or Community Plan for roads affected by project traffic? (ESD)				X
3. Increased impacts to vehicle safety due to roadway design features (i.e. sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)? (ESD)				X
4. Inadequate emergency access or access to nearby uses? (ESD)				X
5. Insufficient parking capacity on-site or off-site? (ESD, PLN)				X
6. Hazards or barriers for pedestrians or bicyclists? (ESD)				X
7. Conflicts with adopted policies supporting alternative transportation (i.e. bus turnouts, bicycle racks)? (ESD)				X
8. Change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks? (ESD)				X

Discussion- Items XVI-1, 2, 3, 4, 5, 6, 7:
The Sheridan Community Plan update does not propose an increase in Plan area population beyond what is allowed under current zoning. No new roads are proposed. Future development project-specific traffic impacts (e.g., level of service operation, access or circulation issues, provision of appropriate pedestrian and bicycle facilities, reduction or removal of hazards or safety concerns) would be evaluated when such proposed project plans are submitted to the County. Measures have been integrated into the Community Plan in the form of goals and policies to ensure that there is no impact to local traffic and parking.

The Circulation chapter includes a discussion on a new state requirement entitled "The California Complete Streets Act". Complete streets are designed and operated to enable safe access for all users including pedestrians, bicyclist, motorists, and transit riders. State law requires that any substantial revision to the Community Plan to incorporate the Complete Street concept. The Community Plan includes goals and policies supporting alternative transportation methods.

Discussion- Item XVI-8:
The Sheridan Community Plan area does contain or propose a public airport or public use airport. Since the Sheridan Community Plan update does not propose changes which could increase the number of housing units or the potential population within the plan area, there will not be an increase in demand for air transportation. Therefore, there will not be an impact to existing air traffic patterns.

XVI. UTILITIES & SERVICE SYSTEMS – Would the project:

Environmental Issue	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
1. Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board? (ESD)				X
2. Require or result in the construction of new water or wastewater delivery, collection or treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects? (EHS, ESD)				X
3. Require or result in the construction of new on-site sewage systems? (EHS)				X
4. Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects? (ESD)				X
5. Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed? (EHS)				X
6. Require sewer service that may not be available by the area's waste water treatment provider? (EHS, ESD)				X
7. Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs in compliance with all applicable laws? (EHS)				X

Discussion All Items:
The Community Plan is a policy document that does not grant entitlements for any project. Plan density ranges are contingent on adequate service capacities. The County requires that proponents of new development demonstrate that adequate wastewater disposal and water supplies are available to service the proposed development during subsequent project level environmental review.

The proposed Community Plan contains goals and policies to ensure that infrastructure and utilities are adequate to support future development projects. Recent upgrades within the Sheridan Community Service Area allows for 82 additional equivalent dwelling unit connections to the water and waste water system. Public Services policy #1 allows

"annexations into the sewer service areas to developments where public connection to sanitary sewer systems can be provided."

Much of the new development in the Plan area is anticipated to occur in areas within the Sheridan Community Service Area. Elsewhere, implementation of land uses under the Land Use Diagram would increase groundwater usage in the Plan area and require new wells and septic systems.

It is impossible to accurately determine utility and service system requirements of future development west of Sheridan Lincoln Boulevard on industrial or highway service properties. New development in the –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. Future utility and service system needs in these areas will be evaluated on an ongoing basis as each new development is proposed. Intensive new development at these sites may be required to connect to the Community Service Area at developer expense.

All onsite septic systems would need to comply with County regulations, which require applicants to demonstrate sufficient space and soil absorptive capacity is available to properly dispose of all sewage effluent.

Projects proposed in areas using individual water wells must comply with County codes and policies including the County's Environmental Health Division's standards for private wells. Future development outside of the townsite will require private sewage disposal systems or expansion of the Community Service Area.

The incremental buildout of the Plan area would not create a substantial impact to landfill capacity. There is sufficient capacity at the Western Regional Sanitary Landfill to accommodate the Plan area's solid waste disposal needs.

XVII. GREENHOUSE GAS EMISSIONS – Would the project:

Environmental Issue	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
1. Generate greenhouse gas emissions, either directly or indirectly, that may have a significant and/or cumulative impact on the environment? (PLN AQ)				X
2. Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases? (PLN AQ)				X

Discussion- Item XVII-1:
The Sheridan Community Plan, the Zoning Consistency Ordinance, and the Zoning Text Amendments do not authorize specific development projects for specific sites. Construction-level, project-specific information is not known, including construction phases, start dates, end dates, project size, and no specific projects are proposed as part of the Community Plan update. Therefore, construction-related greenhouse gas emissions cannot be quantified at this time. Construction-related greenhouse gas emissions would be evaluated on a case-by-case basis for future projects that are subject to CEQA review.

Air quality mitigation policies in the Community Plan require that future projects within the Plan area that are subject to CEQA review incorporate mitigations to lessen any potential environmental impacts to less than significant. Air Quality policy #1 requires that "project air quality impacts are quantified using analysis methods and significance thresholds as recommended by the lacer County Air Pollution Control District (PCAPCD)." Air Quality policy #2 requires that "projects which may have potential air quality impacts mitigate any of its anticipated emissions which exceed allowable emissions as established by the PCAPCD."

With these policies, the Community Plan is consistent with applicable greenhouse gas reduction plans, policies and regulations.

Discussion- Item XVII-2:
The Natural Resources chapter was expanded to contain a separate section on Air Quality and expanded the goals and policies as recommended by the Placer County Air Pollution Control District for new development. The Natural Resources chapter was also expanded to include a discussion on climate change.

The proposed Plan also contains goals and policies that have the potential co-benefit of offsetting GHG emissions of future development. For example, Circulation policies #12 and #14 incorporate "Complete Street" infrastructure and design and cycling facilities into rehabilitation and reconstruction of existing roadways to create a safe and inviting environment for all users and encouraging alternative modes of transportation to vehciles. Community Design policy #12 will "allow for a mix of uses (office, commercial, residential, and live/units) along 13th Street" to assist in the provision of services and retail to town residents, thereby reducing vehicle trips to neighboring communities and in turn reducing GHG emissions.

Currently, there is no comprehensive greenhouse gas reduction plan in place for the community or Placer County. In absence of an adopted plan, future projects will be evaluated against State and regional plans. Air Quality section policies #2 and #5 require that future projects mitigate any of its anticipated emissions which exceed allowable emissions established by the PCAPCD and work with the County and PCAPCD to reduce particulate emissions from project construction, grading, excavation, demolition, and other sources. Policy #4 encourages innovative mitigation measures and approaches to reduce air quality impacts by coordinating with the PCAPCD, project applicants, and other interested parties.

With implementation of standard county and pcapcd requirements, there will be no conlict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases. No mitigation measures are required.

E. MANDATORY FINDINGS OF SIGNIFICANCE:

Environmental Issue	Yes	No
1. Does the project have the potential to degrade the quality of the environment, substantially impact biological resources, or eliminate important examples of the major periods of California history or prehistory?		X
2. 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 projects, the effects of other current projects, and the effects of probable future projects.)		X
3. Does the project have environmental effects, which will cause substantial adverse effects on human beings, either directly or indirectly?		X

Discussion Item E, 1:
The Community Plan is a policy document intended as a guide to decision-makers in meeting the County's and community's objectives over the next twenty five years. Accordingly, the Sheridan Community Plan, the Zoning Consistency Ordinance, and the Zoning Text Amendments do not authorize specific development projects for specific sites. Future projects undertaken in the course of implementing the goals, policies, and vision found in the Plan will be subject to project-specific environmental review in accordance with Section 10562 et seq. of the CEQA Guidelines. Furthermore, the Community Plan contains goals, policies, standards and programs that protect the environment and wildlife habitats and corridors.

Discussion Item E, 2: The proposed Community Plan entails minimal changes to land use and zoning to certain areas of the community within or adjacent to the townsite while maintaining currently allowable development in other parts of the community. Overall, there is minimal change proposed in the types of uses allowed in the community and no increase in allowable residential units. The application of the Plan's goals, policies, standards and programs, as enumerated above, will insure that the minor changes in land use mitigate any potential impact to a less than significant level. The changes are anticipated to be implemented very slowly over 25 years. Further, the Plan contains goals and policies to limit environmental impacts including the promotion of conservation and the zoning of 1,347 acres of land Open Space due to its value as permanently protected natural habitat.

Discussion Item E, 3: Adoption of the Plan would not result in a change in potential adverse effects on human beings in comparison to the impact of not updating the Community Plan. Furthermore, the Community Plan includes goals, policies, and a land use map that restrict development in areas that could cause substantial adverse effects on human beings.

F. OTHER RESPONSIBLE AND TRUSTEE AGENCIES whose approval is required:

☐ California Department of Fish and Wildlife	☐ Local Agency Formation Commission (LAFCO)
☐ California Department of Forestry	☐ National Marine Fisheries Service
☐ California Department of Health Services	☐ Tahoe Regional Planning Agency
☐ California Department of Toxic Substances	☐ U.S. Army Corp of Engineers
☒ California Department of Transportation	☐ U.S. Fish and Wildlife Service
☐ California Integrated Waste Management Board	☐ _____
☐ California Regional Water Quality Control Board	☐ _____

G. DETERMINATION – The Environmental Review Committee finds that:

There **WILL NOT** be a significant effect on the environment. A **NEGATIVE DECLARATION** will be prepared.

H. ENVIRONMENTAL REVIEW COMMITTEE (Persons/Departments consulted):

Planning Services Division, Christopher Schmidt, Chairperson
Planning Services Division, Air Quality, Lisa Carnahan
Engineering and Surveying Department, Rebecca Taber
Department of Public Works, Transportation, Andrew Gaber
Environmental Health Services, Laura Rath
Flood Control Districts, Andrew Darrow
Facility Services, Parks, Andy Fisher
Placer County Fire/CDF, Mike DiMaggio

Signature _____ Date _____
E.J. Ivaldi, Environmental Coordinator

I. SUPPORTING INFORMATION SOURCES:

The following public documents were utilized and site-specific studies prepared to evaluate in detail the effects or impacts associated with the project. This information is available for public review, Monday through Friday, 8 am to 5 pm, at the Placer County Community Development Resource Agency, Environmental Coordination Services, 3091 County Center Drive, Suite 190, 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.

County Documents		☒ Community Plan(s)
		☒ Environmental Review Ordinance
		☒ General Plan
		☒ Grading Ordinance
		☒ Land Development Manual
		☐ Land Division Ordinance
		☐ Stormwater Management Manual
		☒ Tree Ordinance
		☒ 2033 Housing Element
Trustee Agency Documents		☐ Department of Toxic Substances Control
		☐ _____
		☐ _____
Site-Specific Studies	Planning Department	☐ Acoustical Analysis
		☐ Biological Study
		☐ Cultural Resources Pedestrian Survey
		☐ Cultural Resources Records Search
		☐ Lighting and Photometric Plan
		☐ Paleontological Survey
		☐ Tree Survey and Arborist Report
		☐ Visual Impact Analysis
		☐ Wetland Delineation
		☐ _____
		☐ _____
	Engineering & Surveying Department, Flood Control District	☐ Phasing Plan
		☐ Preliminary Grading Plan
		☐ Preliminary Geotechnical Report
		☐ Preliminary Drainage Report
		☐ Stormwater and Surface Water Quality BMP Plan
		☐ Traffic Study
		☐ Sewer Pipeline Capacity Analysis
		☐ Placer County Commercial/Industrial Waste Survey (where public sewer is available)
		☐ Sewer Master Plan
		☐ Utility Plan
		☐ _____
		☐ _____
	Environmental Health Services	☐ Groundwater Contamination Report
		☐ Hydro-Geological Study
		☐ Phase I Environmental Site Assessment

		☐ Soils Screening
		☐ Preliminary Endangerment Assessment
		☐ _____
		☐ _____
	Air Pollution Control District	☐ CALINE4 Carbon Monoxide Analysis
		☐ Construction Emission and Dust Control Plan
		☐ Geotechnical Report (for naturally occurring asbestos)
		☐ Health Risk Assessment
		☐ URBEMIS Model Output
		☐ _____
		☐ _____
	Fire Department	☐ Emergency Response and/or Evacuation Plan
		☐ Traffic and Circulation Plan
		☐ _____
	Mosquito Abatement District	☐ Guidelines and Standards for Vector Prevention in Proposed Developments
		☐ _____

STATE OF CALIFORNIA

EDMUND G. BROWN JR., *Governor*

PUBLIC UTILITIES COMMISSION
320 WEST 4TH STREET, SUITE 500
LOS ANGELES, CA 90013
(213) 576-7083

January 17, 2014

Mr. Maywan Krach
County of Placer
3091 County Center Drive, Suite 190
Auburn, California 95603

Dear Maywan:

SUBJECT: SCH 2013122066 Placer County, Sheridan Community Plan Update - DND

The California Public Utilities Commission (Commission) has jurisdiction over the safety of highway-rail crossings (crossings) in California. The California Public Utilities Code requires Commission approval for the construction or alteration of crossings and grants the Commission exclusive power on the design, alteration, and closure of crossings in California. The Commission Rail Crossings Engineering Section (RCES) is in receipt of the draft *Negative Declaration (DND)* for the proposed County of Placer (County) Sheridan Community Plan Update Project.

The project area includes active railroad tracks. RCES recommends that the County add language to the Sheridan Community Plan Update so that any future development adjacent to or near the railroad right-of-way (ROW) is planned with the safety of the rail corridor in mind. New developments may increase traffic volumes not only on streets and at intersections, but also at at-grade crossings. This includes considering pedestrian circulation patterns or destinations with respect to railroad ROW and compliance with the Americans with Disabilities Act. Mitigation measures to consider include, but are not limited to, the planning for grade separations for major thoroughfares, improvements to existing at-grade crossings due to increase in traffic volumes, and continuous vandal resistant fencing or other appropriate barriers to limit the access of trespassers onto the railroad ROW.

If you have any questions in this matter, please contact me at (213) 576-7076, ykc@cpuc.ca.gov.

Sincerely,

Ken Chiang, P.E.
Utilities Engineer
Rail Crossings Engineering Section
Safety and Enforcement Division

C: State Clearinghouse

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CALIFORNIA
Water Boards

EDMUND G. BROWN JR.
GOVERNOR

MATTHEW RODRIQUEZ
SECRETARY FOR
ENVIRONMENTAL PROTECTION

Central Valley Regional Water Quality Control Board

24 January 2014

Maywan Krach
Placer County Community Development Resource
3091 County Center Drive, Suite 190
Auburn, CA 95603

CERTIFIED MAIL
7013 1710 0002 3644 0472

COMMENTS TO NOTICE OF INTENT FOR THE NEGATIVE DECLARATION, SHERIDAN COMMUNITY PLAN UPDATE (PGPA 20130025) PROJECT, SCH NO. 2013122066, PLACER COUNTY

Pursuant to the State Clearinghouse's 31 December 2013 request, the Central Valley Regional Water Quality Control Board (Central Valley Water Board) has reviewed the *Notice of Intent for the Negative Declaration* for the Sheridan Community Plan Update (PGPA 20130025) Project, located in Placer County.

Our agency is delegated with the responsibility of protecting the quality of surface and groundwaters of the state; therefore our comments will address concerns surrounding those issues.

Construction Storm Water General Permit

Dischargers whose project disturb one or more acres of soil or where projects disturb less than one acre but are part of a larger common plan of development that in total disturbs one or more acres, are required to obtain coverage under the General Permit for Storm Water Discharges Associated with Construction Activities (Construction General Permit), Construction General Permit Order No. 2009-009-DWQ. Construction activity subject to this permit includes clearing, grading, grubbing, disturbances to the ground, such as stockpiling, or excavation, but does not include regular maintenance activities performed to restore the original line, grade, or capacity of the facility. The Construction General Permit requires the development and implementation of a Storm Water Pollution Prevention Plan (SWPPP).

For more information on the Construction General Permit, visit the State Water Resources Control Board website at:
http://www.waterboards.ca.gov/water_issues/programs/stormwater/constpermits.shtml.

Phase I and II Municipal Separate Storm Sewer System (MS4) Permits[1]

The Phase I and II MS4 permits require the Permittees reduce pollutants and runoff flows from new development and redevelopment using Best Management Practices (BMPs) to the maximum extent practicable (MEP). MS4 Permittees have their own development standards, also known as Low Impact Development (LID)/post-construction standards that include a hydromodification component. The MS4 permits also require specific design concepts for LID/post-construction BMPs in the early stages of a project during the entitlement and CEQA process and the development plan review process.

For more information on which Phase I MS4 Permit this project applies to, visit the Central Valley Water Board website at:
http://www.waterboards.ca.gov/centralvalley/water_issues/storm_water/municipal_permits/.

For more information on the Phase II MS4 permit and who it applies to, visit the State Water Resources Control Board at:
http://www.waterboards.ca.gov/water_issues/programs/stormwater/phase_ii_municipal.shtml

Industrial Storm Water General Permit

Storm water discharges associated with industrial sites must comply with the regulations contained in the Industrial Storm Water General Permit Order No. 97-03-DWQ.

For more information on the Industrial Storm Water General Permit, visit the Central Valley Water Board website at:
http://www.waterboards.ca.gov/centralvalley/water_issues/storm_water/industrial_general_permits/index.shtml.

Clean Water Act Section 404 Permit

If the project will involve the discharge of dredged or fill material in navigable waters or wetlands, a permit pursuant to Section 404 of the Clean Water Act may be needed from the United States Army Corps of Engineers (USACOE). If a Section 404 permit is required by the USACOE, the Central Valley Water Board will review the permit application to ensure that discharge will not violate water quality standards. If the project requires surface water drainage realignment, the applicant is advised to contact the Department of Fish and Game for information on Streambed Alteration Permit requirements.

If you have any questions regarding the Clean Water Act Section 404 permits, please contact the Regulatory Division of the Sacramento District of USACOE at (916) 557-5250.

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[1] Municipal Permits = The Phase I Municipal Separate Storm Water System (MS4) Permit covers medium sized Municipalities (serving between 100,000 and 250,000 people) and large sized municipalities (serving over 250,000 people). The Phase II MS4 provides coverage for small municipalities, including non-traditional Small MS4s, which include military bases, public campuses, prisons and hospitals.

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Clean Water Act Section 401 Permit – Water Quality Certification

If an USACOE permit, or any other federal permit, is required for this project due to the disturbance of waters of the United States (such as streams and wetlands), then a Water Quality Certification must be obtained from the Central Valley Water Board prior to initiation of project activities. There are no waivers for 401 Water Quality Certifications.

Waste Discharge Requirements

If USACOE determines that only non-jurisdictional waters of the State (i.e., "non-federal" waters of the State) are present in the proposed project area, the proposed project will require a Waste Discharge Requirement (WDR) permit to be issued by Central Valley Water Board. Under the California Porter-Cologne Water Quality Control Act, discharges to all waters of the State, including all wetlands and other waters of the State including, but not limited to, isolated wetlands, are subject to State regulation.

For more information on the Water Quality Certification and WDR processes, visit the Central Valley Water Board website at:
http://www.waterboards.ca.gov/centralvalley/help/business_help/permit2.shtml.

Low or Limited Threat General NPDES Permit

If the proposed project includes construction dewatering and it is necessary to discharge the groundwater to waters of the United States, the proposed project will require coverage under a National Pollutant Discharge Elimination System (NPDES) permit. Dewatering discharges are typically considered a low or limited threat to water quality and may be covered under the General Order for *Dewatering and Other Low Threat Discharges to Surface Waters* (Low Threat General Order) or the General Order for *Limited Threat Discharges of Treated/Untreated Groundwater from Cleanup Sites, Wastewater from Superchlorination Projects, and Other Limited Threat Wastewaters to Surface Water* (Limited Threat General Order). A complete application must be submitted to the Central Valley Water Board to obtain coverage under these General NPDES permits.

For more information regarding the Low Threat General Order and the application process, visit the Central Valley Water Board website at:
http://www.waterboards.ca.gov/centralvalley/board_decisions/adopted_orders/general_orders/r5-2013-0074.pdf

For more information regarding the Limited Threat General Order and the application process, visit the Central Valley Water Board website at:
http://www.waterboards.ca.gov/centralvalley/board_decisions/adopted_orders/general_orders/r5-2013-0073.pdf

If you have questions regarding these comments, please contact me at (916) 464-4684 or tcleak@waterboards.ca.gov.

Trevor Cleak

Trevor Cleak
Environmental Scientist

cc: State Clearinghouse Unit, Governor's Office of Planning and Research, Sacramento

MIWOK MAIDU United Auburn Indian Community of the Auburn Rancheria

Gene Whitehouse, Chairman | John L. Williams, Vice Chairman | Danny Rey, Secretary | Brenda Adams, Treasurer | Calvin Moman, Council Member

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FEB 21 2014
ENVIRONMENTAL COORDINATION SERVICES

February 12, 2014

Maywan Krach
County of Placer
3091 County Center Drive, Suite 190
Auburn, CA 95603

Subject: PGPA T20130025 - Sheridan Community Plan Update

Dear Maywan Krach,

Thank you for requesting information regarding the above referenced project. The United Auburn Indian Community (UAIC) of the Auburn Rancheria is comprised of Miwok and Southern Maidu (Nisenan) people whose tribal lands are within Placer County and whose service area includes El Dorado, Nevada, Placer, Sacramento, Sutter, and Yuba counties. The UAIC is concerned about development within its aboriginal territory that has potential to impact the lifeways, cultural sites, and landscapes that may be of sacred or ceremonial significance. We appreciate the opportunity to comment on this and other projects in your jurisdiction.

In order to ascertain whether or not the project could affect cultural resources that may be of importance to the UAIC, we would like to receive copies of any archaeological reports that have been, or will be, completed for the project. We also request copies of future environmental documents for the proposed project so that we have the opportunity to comment on potential impacts and proposed mitigation measures related to cultural resources. The UAIC would also like the opportunity to have our tribal monitors accompany you during the field survey. The information gathered will provide us with a better understanding of the project and cultural resources on site and is invaluable for consultation purposes.

The UAIC's preservation committee has identified cultural resources within your project area and in close proximity, and would like to request a site visit to confirm their locations and meet with you regarding this project. Thank you again for taking these matters into consideration, and for involving the UAIC early in the planning process. We look forward to reviewing the aforementioned documents as requested. Please contact Marcos Guerrero, Cultural Resources Manager, at (530) 883-2364 or by email at mguerrero@auburnrancheria.com if you have any questions.

Sincerely,

Gene Whitehouse,
Chairman

CC: Marcos Guerrero, CRM

Tribal Office 10720 Indian Hill Road Auburn, CA 95603 (530) 883-2390 FAX (530) 883-2380

SHINGLE SPRINGS RANCHERIA
P.O. BOX 1340; SHINGLE SPRINGS, CA 95682
(530) 676-8010; FAX (530) 676-3582

February 20, 2014

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

RE: PGPA T20130025-Sheridan Community plan update

Dear Christopher Schmidt

Thank you for your letter dated for January 2, 2014 seeking information regarding the PGPA T20130025-Sheridan Community plan update. Based on the information provided, the Shingle Springs Band of Miwok Indians is not aware of any known cultural resources on this site. However, SSR would like to have continued consultation through updates, as the project progresses this will foster a greater communication between the Tribe and your agency.

SSR would also like to request any and all completed record searches and or surveys that were done in or around the project area up to and including environmental, archaeological and cultural reports.

If during the progress of the project new information or human remains are found we would like to be able to go over our process with you that we currently have in place to protect such important and sacred artifacts (especially near rivers and streams).

Please contact the following individuals if such finds are made:

Andrew Godsey, Assistant Cultural Resource Director / NAI
Office: (530) 698-1403 agodsey@ssband.org

And copy all communications to:
Cynthia Franco, Administrative Assistant (530)698-1557 cfranco@ssband.org

Thank you for providing us with this notice and opportunity to comment.

Sincerely,

Daniel Fonseca
Cultural Resource Director
Tribal Historic Preservation Officer (THPO)
Most Likely Descendent (MLD)

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FEB 24 2014
PLANNING DEPT.

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Attachment '5'
June 12, 2014 Staff Report

COUNTY OF PLACER
Community Development/Resource Agency

Michael J. Johnson, AICP
Agency Director

PLANNING SERVICES DIVISION

EJ Ivaldi, Deputy Director

HEARING DATE: June 12, 2014
ITEM NO.: 1
TIME: 10:05 AM

TO: **Placer County Planning Commission**

FROM: **Development Review Committee**

DATE: **June 12, 2014**

SUBJECT: **SHERIDAN COMMUNITY PLAN UPDATE**

GENERAL PLAN AMENDMENT TO ADOPT THE SHERIDAN COMMUNITY PLAN AND LAND USE DIAGRAM AND AMEND THE PLACER COUNTY GENERAL PLAN LAND USE DIAGRAM (PGPA T20130025); ZONING CONSISTENCY ORDINANCE TO IMPLEMENT THE SHERIDAN COMMUNITY PLAN; ZONING TEXT AMENDMENT TO ADD THE DEFINITION OF LIVE/WORK UNIT AND ADD NEW SECTION 17.52.135 TOWN CENTER COMMERCIAL COMBINING DISTRICT TO THE PLACER COUNTY CODE CHAPTER 17 (PZTA T20130304)

NEGATIVE DECLARATION (SCH #2013122066)

SUPERVISORIAL DISTRICT 2 (WEYGANDT)

STAFF PLANNER: Christopher Schmidt

LOCATION: The existing 1976 Sheridan General Plan area boundaries are generally Alder Lane to the north, the Highway 65 Bypass on the west, Andressen Road to the east, and an unnamed tributary to Yankee Slough to the south encompassing a total area of 1,711 acres. The proposed update area boundaries are Bear River/Yuba County to the north, Sutter County to the west, Waltz Road to the south, and generally Karchner Road to the east, encompassing a total area of 14,958.5 acres (see Attachment A).

APPLICANT: Placer County Planning Services Division

PROPOSAL: The Planning Services Division is processing a General Plan Amendment to update the 1976 Sheridan General Plan ("1976 Plan"). The update will be entitled "Sheridan Community Plan" to be consistent with other County community plans ("Plan Update"). The 2014 Plan Update primarily involves the following:

- Reviewing and expanding the 1976 Plan area boundaries;

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- Examining and updating existing conditions (population holding capacity, infrastructure, environmental conditions, changes since the 1976 Plan was originally prepared, etc.);
- Revising goals, policies, and programs in the 1976 Plan to address constraints and new opportunities;
- Updating the 1976 Plan assumptions and amending goals and policies to provide better clarity and readability; and,
- New discussions on topical issues that have arisen (i.e. Greenhouse Gas Emissions, Placer County Conservation Plan, Complete Streets, and Low-Impact Design) since the Plan was originally prepared in 1976.

If adopted, the Plan Update will supersede the 1976 Plan. The intent of the update is to provide an opportunity to comprehensively address issues facing the community and to responsibly and proactively plan for the next 20 years.

To implement a portion of the recommendations found in the proposed Plan Update, two additional actions are required:

- Adoption of a Zoning Consistency Ordinance to rezone identified properties within the Plan area as necessary and required to achieve consistency with the proposed Plan Update land use designations;
- Adoption of Zoning Text Amendment to create a new Town Center Commercial (-TC) combining district with references to land use standards and design guidelines found in the Plan Update and add a definition for live/work units.

CEQA COMPLIANCE:
A Negative Declaration (SCH #2013122066) has been prepared and finalized pursuant to CEQA for the draft Sheridan Community Plan document (Attachment D). The project was determined to have no significant adverse effect on the environment. The 30-day public review period for the Negative Declaration closed on January 29, 2014 and comment letters were received from the California Public Utilities Commission, the Central Valley Regional Water Quality Control Board, the United Auburn Indian Community of the Auburn Rancheria, and the Shingle Springs Rancheria and no significant issues were raised.

The Negative Declaration must be found adequate to satisfy the requirements of CEQA by the decision-making body. The Planning Commission will be asked to consider the Negative Declaration in its recommendations to the Board of Supervisors.

PUBLIC NOTICES AND REFERRAL FOR COMMENTS:
A public hearing notice was published in the *Sacramento Bee* and *Lincoln News Messenger* newspapers. All properties owners within the proposed Plan Update boundaries were also mailed a notice of the Planning Commission meeting. The Placer County Community Development Resource Agency staff and the Departments of Public Works, Parks, Facility Services, Environmental Health, special districts (i.e. school, fire, water/sewer, etc.) and the Sheridan Municipal Advisory Council (MAC) were transmitted copies of the plan for review and comment. These comments have been addressed in the document.

BACKGROUND:
The Sheridan General Plan was adopted in 1976. It provided the framework and vision for the long-term growth and orderly development of Sheridan.

On November 6, 2012, the Board of Supervisors approved the Sheridan General Plan update work program. Since late 2012, staff has been collecting and organizing background materials and working with a Sheridan Municipal Advisory Council subcommittee to prepare a draft Plan Update document.

The purpose of this update was to revisit the Sheridan General Plan to evaluate whether the Plan's goals and policies remain valid, and to determine what changes, if any, are needed to the document to insure that it is internally consistent with other General Plan documents, consistent with land development programs and ordinances, and to insure that it accurately reflects the community's sentiments about the pattern and form of growth.

Infrastructure constraints have affected development in the Plan area since the General Plan was adopted. Placer County Department of Facilities Services operates a limited treated public water supply and wastewater services system within the townsite. Treated water is provided by a network of three public water wells connected to a central water distribution system. Facilities Services is currently upgrading the public water system. The upgrades include a new groundwater well, water storage tank, pumps and other supporting infrastructure.

Wastewater treatment service within the townsite includes a central collection system and treatment plant consisting of settlement ponds and spray fields. Upgrades to the existing wastewater treatment system have added the capacity for approximately 82 new dwelling unit equivalent connections. Outside of the townsite, residential and non-residential properties must utilize well and septic systems.

Highway 65, a two-lane north-south arterial highway supporting regional traffic between Marysville/Yuba City and Interstate 80, currently runs through the Sheridan Plan area along the western margin of the townsite. In 2006, the California Department of Transportation approved the Highway 65 Bypass Project, which re-routed regional traffic to the Bypass from a point approximately one-mile north of Sheridan and approximately one-half mile west of the old State Route 65 right-of-way, now County-owned and maintained and renamed as Sheridan Lincoln Boulevard. The Bypass was opened to traffic in October 2012.

The Bypass included an at-grade interchange with Riosa Road that connects to the current State Route 65 right-of-way 100 yards north of the Union Pacific Railroad crossing northwest of the townsite. Approximately half of the traffic on old Highway 65 has shifted to the Highway 65 Bypass. Traffic on Sheridan Lincoln Boulevard is predominantly local traffic that does not utilize the Bypass.

Recent infrastructure upgrades to allow for new development in Sheridan, the opening of the Highway 65 Bypass, and changing community desires attested to the need for a comprehensive update and reorganization of the 1976 Plan. The proposed Plan Update is a long-range vision and a land use strategy to guide growth and development of Sheridan through the year 2035.

COMMUNITY PLAN UPDATE PROCESS:
Citizen involvement in the preparation of a community plan is one of the cornerstones of the update process. A community survey was released in early-November 2012 to gather input and provide a participation method for those unable to attend a kick-off workshop. It was mailed to all 436 property owners within the Sheridan Municipal Advisory Council (MAC) boundary area. The survey was also available on the County website.

Ninety-seven surveys, or 22.2 percent, were returned to the Planning Services Division. County staff compiled and organized survey results to reveal trends and levels of support for various policy directions. The key question in the survey asked community residents to identify the types of development they would most like to encourage in Sheridan.

At the start of the update effort, notice was provided to all property owners within the MAC boundary inviting them to a community plan kick-off workshop on November 28, 2012. The workshop was held at Stewart Hall in Sheridan with over 90 residents in attendance. Placer County staff were on hand to explain the update process and hear initial public comments.

Citizens at the workshop also had the opportunity to discuss with County staff any matters of importance related to the future of Sheridan. Staff conducted a land use scenario planning exercise with break out groups to identify the best areas to preserve and the most appropriate lands to develop. The workshop encouraged participants to brainstorm ideas with other community members, sketch out their ideas on paper, and engage in a more lively and creative discussion about the future of their community.

A Sheridan MAC Subcommittee Working Group was formed to work with County staff to prepare the Plan Update. The subcommittee consisted of two MAC members and anyone from the public that wished to attend the monthly meetings. A total of nine public meetings were held, the first on December 19, 2012. The Working Group assisted in updating the goals and policies, suggested land use changes, and provided direction and feedback on the content of the Plan Update. In addition, community meetings were facilitated through the Sheridan MAC in order to provide residents and property owners the opportunity to be informed on a regular basis and have a voice in updating the 1976 Plan.

The draft Plan Update was presented at a public workshop on January 15, 2014. All property owners within the proposed Plan Update area were notified of the meeting. Based upon feedback received from the public, several changes were made to the draft document including: the addition of specific buffering requirements in the proposed Highway Service district to assist with noise abatement and create a visual barrier between different land uses; a new policy addressing existing drainage issues within the community; and, language recommending that if the proposed industrially-zoned land is built out, the rezoning of additional land at the southern end of Wind Flower Place should be considered.

PLAN AREA EXPANSION AND DESCRIPTION:
One of the items addressed by the Sheridan MAC Subcommittee Working Group early on was the question on whether to expand the Plan area boundaries. Community plans are more detailed and specific than the General Plan and are necessary due to the size, complexity, and diversity of Placer County. The community plans are tailored to local conditions and needs, and may also

diverge from the issues contained in the General Plan into other subjects viewed by the community as being of relevance.

The Working Group debated the merits of keeping the 1976 Plan area boundaries as-is, expanding the boundary to the west, expanding to include the current Sheridan Municipal Advisory Council boundary or a hybrid expansion of the options presented. Twenty-nine subcommittee members voted on January 16, 2013 to recommend that the Plan area boundaries expand to the MAC boundary, minus the joint MAC area (24 in favor of the MAC boundary, five votes for other options).

It was later decided that the Plan Update should also include ten properties totaling 1,178 acres that are owned by the United Auburn Indian Community of the Auburn Rancheria along Karchner Road. These ten properties are within the "Joint MAC Area" that is represented by both the Rural Lincoln MAC and the Sheridan MAC.

The Plan Update's proposed new boundaries are the Bear River/Yuba County to the north, Sutter County to the west, Waltz Road to the south, and generally Karchner Road to the east. It encompasses a total area of 14,958.5 acres.

The expanded 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. A manufactured home park is located at the northern terminus of 10th Street.

The grid pattern of development that has defined the townsite is somewhat unique in Placer County in that alleyways are used. However, the alleys aren't utilized as in other communities. There are few if any garages with access off the alley right-of-way. Parking and driveways are located at the front of the lots.

Large lot rural residential and agricultural uses surround the townsite. This has been the dominant land use pattern since the area was originally settled as evidenced by numerous old home sites and structures in the area. The western portion of the proposed Plan area is part of a larger area of the county (90+ square miles) designated Agriculture 80-acre minimum in the County's General Plan and is largely utilized for pasture land and rice production. The area in the north and northwest is one of the few areas of the county that has alluvial soils (from the Bear River) that are conducive to orchard production. To the east, northeast and southeast, the zoning allows for more rural residential activities (10 to 20 acre minimums) but agriculture is still present in the form of irrigated and non-irrigated pasture.

The land adjacent to the new Highway 65/Riosa Road intersection is zoned Farming or Industrial. Much of this property is vacant and owned by CALTRANS.

COMMUNITY VISION

Public input has been a critical part of the update process. The community helped answer questions about growth and development such as: How big does Sheridan want to be? Which places are appropriate for new development? What should new development look like? Which features and areas are important to protect? And most importantly, what is the community's vision for Sheridan?

Based upon survey feedback, comments made at the public workshop, and discussions at the monthly meetings, the Working Group created the following vision statement for Sheridan:

> *"Maintain the rural, small-town character of Sheridan by managing growth, revitalizing the existing townsite, striving for high-quality aesthetics, and providing for community development needs to enhance the quality of life for current and future residents."*

The vision statement is intended to be a description of what residents want Sheridan to be in the future. This shared vision gives the Plan a purpose and forms the foundation of the Plan Update.

COMMUNITY PRIORITIES

Through the community survey, the public kick-off meeting, and subcommittee meetings, five community priorities were identified. These priorities are addressed in the Plan Update through goals, policies, programs, guidelines, and recommended land use changes. These priorities are a link between the community vision and the policies designed to manage growth, stimulate the economy, preserve the community's identity, and provide sufficient housing and transportation options.

1. MAINTAIN SHERIDAN'S EXISTING COMMUNITY CHARACTER. The foremost priority heard during the workshop and gleaned from the Community Survey was to preserve Sheridan's existing rural community character. The preservation of Sheridan's community character will require a variety of different approaches, including protecting and promoting adaptive reuse of existing buildings, focusing development in already-developed areas, and implementing design standards that ensure new development is in accord with existing neighborhood character.

2. ENCOURAGE INFILL DEVELOPMENT IN THE TOWNSITE. Vitality in the townsite can be pursued through a variety of initiatives, including infill housing development, strategic expansion of the townsite grid, economic investment, encouragement of appropriate commercial development, and improvements to parks and streets.

3. PROTECT AGRICULTURAL USES AND OPEN SPACE. Perhaps the most significant theme that surfaced throughout the update process is the need to protect Sheridan's open spaces, farmland, scenic vistas, and environmentally sensitive areas. The Plan seeks to increase development opportunities within the central core of the community, and steers growth away from agricultural and rural areas by leaving existing large-lot zoning in place.

4. PROVIDE COMMUNITY SERVICES TO MEET THE NEEDS OF ALL RESIDENTS. Sheridan's services, facilities, and housing must keep pace with the population's changing needs, including maintaining its existing elementary school, upgrading public works and recreation facilities, providing a mix of

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housing types, providing critical support services such as sheriff and fire protection, and improving access to health services.

5. DIVERSIFY AND EXPAND THE ECONOMIC BASE. Encourage diversification and expansion of the economic base in a manner consistent with the community's character and desires. This will generate benefits for the community, create more private sector job opportunities for residents, and reduce the need for residents to travel for goods and services.

SUMMARY OF PROPOSED CHANGES

The new Sheridan Community Plan will replace the 1976 Sheridan General Plan. The update involves the following:

- Reviewing existing conditions;
- Determining constraints and new opportunities;
- Revising goals, policies, and programs 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;
- Providing additional commercially-zoned land to take advantage of the new Highway 65 interchange and to accommodate new businesses;
- Look for ways to revitalize 13th Street; and,
- Reinforce the townsite while protecting the rural character of outlying areas.

Land Use Changes

The Plan Update proposes limited land use designation changes. Adoption of a Zoning Consistency Ordinance to rezone the properties will be proposed at the time of Plan Update adoption by the Board of Supervisors. California Planning and Zoning Laws require that these zoning districts be consistent with the land use designations of the General Plan or a Community Plan.

The land use changes include reclassification of 65 acres of property from Rural Estate to Industrial (59 acres) and General Commercial (6.2 acres). These new commercial/industrial properties are located west of Sheridan Lincoln Boulevard where public water and waste water service are unavailable and will also receive a Use Permit (–UP) combining district designation to recognize the infrastructure constraints that are present. Thirty-three acres at N. Nader Road and Sheridan Lincoln Boulevard are proposed to be reclassified from Industrial Park to Agriculture/Timberland to be consistent with neighboring properties (see proposed Zoning Map, Attachment C).

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, four new base zone districts will be added to the expanded Plan area including 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 provides for 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 opportunities within the community.

In addition, two privately-owned conservation banks within the Plan area that have been permanently protected from development through conservation easements will be reclassified as Open Space. The owner of the Silvergate Mitigation Bank west of the townsite retained the rights to build three residences on the site. Since residential uses are not permitted within the Open Space zone district, eight acres of the Silvergate site would be rezoned to Residential-Agricultural, 2 acre minimum.

Proposed Rezonings

Under the proposed Land Use Diagram in the Community Plan, twenty-five properties would receive new zoning designations through adoption of a Zoning Consistency Ordinance. Those properties are listed in the table below.

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	019-320-008-510 020-130-032-000 020-130-033-510 020-130-0S0-000 020-130-051-000 020-130-052-000 020-130-053-000 020-150-055-510	732	F-B-X 20 AC. MIN.	O
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 RA-B-X 2 AC. MIN.
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

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In addition to the base zone districts, there are also six combining districts. Two are new to the expanded Plan area and one is a new countywide zoning category of "Town Center Commercial" combining district:

- Mineral Reserve combining district (820 acres) identifies lands that may contain valuable mineral resources, protects the opportunity for the extraction and use of such resources; and,
- Planned Residential Development combining 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.
- 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;

Zoning Text Amendment Needed for Implementation

A Zoning Text Amendment (ZTA) is necessary to create the new Town Center Commercial (–TC) combining district in the Placer County Zoning Ordinance and add a definition of "live/work units". Through the Zoning Consistency Ordinance, two blocks of 13th Street within the Sheridan townsite would receive the combining district designation. The combing district would be unique to Sheridan at the time of adoption and would reference land uses and standards contained in the Sheridan Community Plan to:

1. Allow for live/work units, detached residential, and mixed-use development;
2. Regulate parking lot placement;
3. Establish design guidelines (historical theme);
4. Define required streetscape improvements; and,
5. Eliminate several inappropriate commercial uses and restrict drive-thrus and gas stations to the corner of Riosa Road and 13th Street.

The Town Center Commercial combining zone district would 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. The second component of the Zoning Text Amendment would add a definition for live/work units that would be allowed within the Town Center Commercial combining district and elsewhere in the County in the future when countywide live/work standards are adopted, a future work program.

Build-out Population

Based on the maximum density of the assigned land use designations, the Sheridan Community Plan's population build-out could, theoretically, be as high as 7,187 persons, and its maximum number of dwelling units could be 2,180. The current population is 1,172 persons and 424 dwelling units. It is important to note that this theoretical amount of growth cannot be realized during the time horizon of the Plan Update, or even within the distant future, because of the lack of wastewater treatment facilities and treated domestic water. Such a built-out population assumes 100 percent of

the maximum density of each land use district and the current number of persons per household (2.76).

Summary of Other Changes

A number of new chapters have been added to the Plan Update. Open Space and Cultural Resources chapters were created and an air quality discussion was added to a Natural Resources chapter.

To comply with state law, a "complete streets" discussion and related policies were added to the Circulation Chapter. Complete streets legislation requires that new or rebuilt roads must accommodate all users of a road including vehicles, cyclists, and pedestrians.

Other additions include a bikeways and trails discussion located in the Parks and Recreation chapter. Design guidelines were added to the plan. The guidelines' primary focus is on redevelopment of 13th Street and Highway Service and Industrial land uses. The guidelines do not require any specific residential architectural design but have recommendations on lot widths, massing, and expansion of the street grid pattern within the townsite. In rural areas, the guidelines disallow the creation of flag lots and do not permit gated subdivisions. Maps, with the exception of the Land Use, Zoning and Trail and Pathways maps, are located at the end of the document.

SHERIDAN MUNICIPAL ADVISORY COUNCIL:

In mid-December, a draft Plan Update was released for public review and comment. The Planning Commission on January 9, 2014 conducted a workshop on the draft Plan Update where an overview of the update process and proposed changes was provided. Public comment was received and staff was available to answer questions from the Commission. No action was taken.

The Sheridan MAC held a community workshop to discuss the draft Plan on January 15, 2014 with over 50 members of the public in attendance. Discussion at the meeting centered around two main issues: expansion of industrial zoning along Wind Flower Place and the proposed Highway Service zoning at Sheridan Lincoln Boulevard and Riosa Road.

Several changes were made to the draft Plan based upon feedback received at the public workshop:

Industrial Zoning

The MAC subcommittee originally proposed 36.7 acres of Business Park zoning on the west side of Wind Flower Place south of the townsite. Staff recommended, and the subcommittee later agreed, that a southerly 11.3-acre parcel be removed from the proposed zone district. It was decided that the 36.7-acre Business Park district stretched too far along the Highway 65 bypass. By shrinking the district by 11.3 acres, new development in the Business Park district would be closer to the already developed townsite.

To recognize that the subcommittee supported additional Business Park zoning to the south, the following language was added to Section 3.4.8 of the Plan (page 45):

> Industrial land uses are an important component of Sheridan's economy and provide needed jobs. The Industrial land use designation covers 101.2 acres (.68 percent) of the Plan area. The Industrial designation is

applied to areas along Wind Flower Place and "north" 13th Street. The designation generally allows for a wide range of activities including offices, manufacturing, assembly, wholesale distribution and storage. If the industrially-zoned land in the Plan area gets utilized, consideration should be given to rezoning additional land along Wind Flower Place for business use.

The language provides future direction as to where industrial land use was supported at the time of the Community Plan adoption if demand warrants additional Business Park zoning.

Highway Service District

A total of 10.1 acres of Highway Service zoning on three parcels at Sheridan Lincoln Boulevard and Riosa Road was recommended by the MAC subcommittee in order to provide land suitable for services to Sheridan residents and travelers along Highway 65. The owner of a northern 3.9 acre parcel objected to the proposed rezoning and this property was subsequently removed from the Highway Service district by the subcommittee. The proposed Highway Service zone is two parcels encompassing 6.2 acres.

Concern was raised at the MAC meeting about how development on the Highway Service parcels would impact neighboring properties including light and noise impacts and removal of existing vegetation.

Future development in the Highway Service will be required to meet the design guidelines found in the Community Plan dealing with building architecture, site layout, landscaping, signs and access. To strengthen buffering between land uses the following was added to the Plan's Community Design chapter (Section 4.2.2 of the Plan- page 68):

> **Highway Service Zone Buffering Requirements**
> A landscaped buffer must be provided wherever necessary to minimize the conflicts inherent to adjoining properties of different zoning intensity, density, or adverse uses. The buffer area is intended to provide noise abatement and an effective visual barrier between different land uses.
>
> Buffers shall be a minimum width of 50 foot. The setting and selection of plants shall be such as to assure securing eighty percent opacity within twelve months after the landscaping is begun. A buffer may be reduced to not less than 25 foot where the buffer includes a combination of features such as an 8 foot screening fence (lower if placed upon a berm), landscaped berms with trees and shrubbery, and/or dense landscaping, with guarantees of proper, ongoing landscaping maintenance.

In addition, new development will be required to comply with the County's Tree Preservation Ordinance.

Also discussed was whether a gas station or similar highway service use should be located in the townsite or closer to the Highway 65 bypass. Redevelopment of 13th is a community priority and a gas station or other use would draw Highway 65 travelers into the townsite potentially supporting other businesses. Sheridan residents have voiced support for additional services in town to reduce trips to neighboring communities. The Riosa

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Road/Sheridan Lincoln Boulevard intersection was deemed a more viable location for highway services due to the proximity to the Bypass and the site's visibility.

Regional Sewer

One of the key issues shaping the Community Plan was infrastructure limitations. Development in the Plan area is constrained by lack of public water and sewer outside of the townsite. Within the townsite, recent upgrades to the water system and waste water treatment plant allow for 84 new equivalent dwelling unit (EDU) connections. This limited water and sewer availability will curb future development and population growth. The current waste water facility meets state standards and requirements and can be expanded; there are no current plans for future upgrades or expansions.

Some members of the public advocated for planning for eventual replacement of the existing waste water treatment facility by connecting to a regional sewer facility (i.e. Lincoln). While a connection to a regional facility would allow for urban level of growth, and would likely require substantial growth to pay for piping to such a facility, Sheridan residents have not expressed a desire for substantial growth in the Plan area. Therefore, the Plan assumes that a regional connection will not be made during the planning period (through 2035).

Flooding

There has been a long-standing drainage issue at the southern end of the townsite during flash rain events. To recognize this issue, a new Flood Hazard Policy was added:

> Flood Hazard Policy 6. Identify existing stormwater drainage issues in the community and work towards obtaining funds to implement corrective actions.

The above changes were incorporated into a Public Review Draft document. The MAC met on March 12, 2014 to begin consideration of the revised Plan Update document and received public comment.

On April 9, 2014, the Sheridan MAC continued to review the document and receive public input. Public comment and MAC discussion at the March 12 and April 9 meetings revolved around the same issues that were discussed at the public workshop: Highway Service zoning and where the best location for such uses are within the Plan area; the desire of one property owner to rezone additional land along Wind Flower Place to Industrial; and, whether this Plan should have anticipated or advocated for Sheridan to connect to a regional sewer system.

The Sheridan Bay MAC met again on May 14, 2014 to further discuss these issues and to consider a recommendation to the Planning Commission and Board of Supervisors to adopt the Plan Update. The Sheridan MAC voted 4-0 to recommend adoption of the document along with the rezoning's and Zoning Text Amendment necessary to implement the Plan.

PROPERTY OWNER PARTICIPATION

All Sheridan MAC area property owners received a copy of the community survey and an invite to the Plan update kickoff meeting in November 2012. After the Subcommittee endorsed a Land Use map that recommended changes, each of the effected property owners were mailed a letter on October 9, 2013 describing the proposed change and the rationale behind the change. Several property owners called the Planning Services Division to discuss the proposed changes and did not object to what was proposed.

Three parcels had been proposed for rezoning from Farm to Highway Service at Riosa Road and Sheridan Lincoln Boulevard. The owners of the northern parcel, the Lane family, attended the November 13, 2013 Subcommittee meeting and disclosed their preference to not be rezoned to Highway Service. The Subcommittee supported their decision and removed the parcel from the proposed Highway Service zoning district.

Pete DiGiordano, co-owner of the 5.5 acre parcel at Riosa Road and Sheridan Lincoln Boulevard attended the March 12, 2014 MAC meeting and supported the rezoning to Highway Service. The owner of this parcel also owns the 33-acre property at Sheridan Lincoln Boulevard and N. Nader Road that has been proposed to be rezoned from Industrial Park to Farm, 20-acre minimum. Mr. DiGiordano also stated he supported the rezoning to Farm for this parcel. After the MAC vote, there was a subsequent meeting that occurred on May 27, 2014 with Mr. DiGiordano, his brother, and County staff. At that meeting, the owners expressed their desire to retain the Industrial Park zoning on the 33-acre Sheridan Lincoln Boulevard parcel.

Property owners within the proposed expanded Plan area also received notice of the Community Workshop on January 15, 2014 held to provide an overview of the update process, community priorities, and proposed changes. Property owners have also been mailed a notice of today's Planning Commission hearing.

RECOMMENDATIONS:

Staff recommends that the Planning Commission make recommendation to the Board of Supervisors to:

1. Adopt the Negative Declaration;
2. Approve the General Plan Amendment to adopt the Sheridan Community Plan and land use diagram;
3. Approve a General Plan Amendment to the Placer County General Plan Land Use Diagram;
4. Adopt a Zoning Consistency Ordinance to rezone identified properties within the Plan area to achieve consistency with the proposed Plan Update land use designations; and,
5. Adopt the Zoning Text Amendment to add the definition of live/work unit and add new Section 17.52.135 Town Center Commercial Combining District to the Placer County Code Chapter 17.

FINDINGS:

CEQA:

1. A Negative Declaration (Attachment D) has been prepared for this project as required by law. The proposed "Project" is defined as the 1976 Sheridan General Plan update, zoning consistency ordinance and zoning text amendment

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to add Town Center Commercial (–TC) combining district in the Placer County Zoning Ordinance and add a definition of "live/work units". The Project was determined in the Negative Declaration to have no significant adverse effect on the environment.

2. There is no substantial evidence in the record as a whole that the proposed Project would have a significant effect on the environment.
3. The Negative Declaration as adopted for the proposed Project reflects the independent judgment and analysis of Placer County, which has exercised overall control and direction of its preparation.
4. The custodian or records for the proposed Project is the Placer County Planning Services Director, 3091 County Center Drive, Suite 140, Auburn, CA 95603.

General Plan

1. The proposed General Plan amendment to adopt the Sheridan Community Plan (Attachment G) and amend the General Plan Land Use Diagram (Attachment B) promotes the public health, safety, comfort, convenience, and general welfare of the citizens of Placer County.
2. The amendments are consistent with the provisions and applicable policies of the General Plan and are in compliance with applicable requirements of State law.

Zoning Consistency Ordinance

1. The proposed Land Use changes (Attachment C) promote the public health, safety, comfort, convenience, and general welfare of the citizens of Placer County.
2. The changes are consistent with the provisions and applicable policies of the General Plan and are in compliance with applicable requirements of State law.

Zoning Text Amendment:

1. The proposed Text Amendment (Attachment E) will serve to protect and enhance the health, safety, and general welfare of the residents of the Plan area and the County as a whole.
2. The proposed Sheridan Community Plan is consistent with provisions of the General Plan and in compliance with applicable requirements of State law.
3. Notice of all hearings has been given as required by County ordinance and State law.

Respectfully submitted,

Christopher Schmidt, Senior Planner

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ATTACHMENTS:
Attachment A – Sheridan Community Plan Area
Attachment B – Proposed General Plan Land Use Diagram
Attachment C – Proposed Rezonings, Proposed Zoning Map
Attachment D – Negative Declaration and Correspondence
Attachment E – Zoning Text Amendment
Attachment F – Correspondence
Attachment G – Draft Community Plan (under separate cover)

cc: Michael Johnson – CDRA Director
EJ Ivaldi – Deputy Planning Director
Karin Schwab – County Counsel
Andy Fisher – Parks Division
Phil Frantz – Engineering and Surveying Division
Ken Graham – Public Works
Laura Rath – Environmental Health Services
Michelle White – Environmental Engineering
Jim Houck, Chairman – Sheridan MAC

Subject/chrono files

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