



COUNTY OF PLACER
Community Development Resource Agency

**ENVIRONMENTAL
COORDINATION
SERVICES**

Michael J. Johnson, AICP
Agency Director

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)

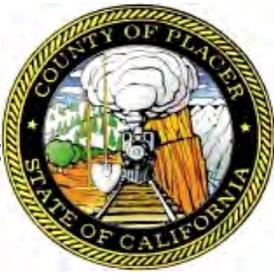
PROJECT DESCRIPTION: The project proposes a General Plan Amendment to rescind the 1976 Sheridan General Plan and adopt a new Sheridan Community Plan; a Zoning Consistency Ordinance; and Amendments to the County's Zoning Ordinance.

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.a.spx>, 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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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.



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INITIAL STUDY & CHECKLIST

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

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

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

A. BACKGROUND:

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

Project Description

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

Overview

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

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

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

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

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

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

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

Project Components

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

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

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

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

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

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

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

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

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

Proposed Land Use and Zoning Changes

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

Zoning Text Amendments involve the following:

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

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

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

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

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

Project Site

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

B. ENVIRONMENTAL SETTING:

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

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

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

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

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

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

C. PREVIOUS ENVIRONMENTAL DOCUMENT:

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

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

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

- ➔ 1994 Placer County General Plan EIR

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

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

D. EVALUATION OF ENVIRONMENTAL IMPACTS:

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

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

- ➔ **Impacts adequately addressed** – Identify which effects from the above checklist were within the scope of, and adequately analyzed in, an earlier document pursuant to applicable legal standards. Also, state whether such effects were addressed by mitigation measures based on the earlier analysis.
 - ➔ **Mitigation measures** – For effects that are checked as “Less Than Significant with Mitigation Measures,” describe the mitigation measures which were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project.
- g) References to information sources for potential impacts (i.e. General Plans/Community Plans, zoning ordinances) should be incorporated into the checklist. Reference to a previously-prepared or outside document should include a reference to the pages or chapters where the statement is substantiated. A source list should be attached and other sources used, or individuals contacted, should be cited in the discussion.

I. AESTHETICS – Would the project:

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

Discussion- Item I-1:

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

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

Discussion- Item I-2:

The proposed project will not substantially damage scenic resources within a state scenic highway as there are no state scenic highways in the Plan area.

Discussion- Item I-3:

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

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

Discussion- Item I-4:

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

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

II. AGRICULTURAL AND FOREST RESOURCES – Would the project:

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

Discussion- Item II-1:

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

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

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

Discussion- Item II-2:

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

Discussion- Item II-3:

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

Discussion- Items II-4, 5:

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

III. AIR QUALITY – Would the project:

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

Discussion- Item III-1:

Adoption of the Community Plan is not expected to result in a significant obstruction to the Sacramento Regional Air Quality Plan.

Discussion- Item III-2:

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

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

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

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

Discussion- Item III-3:

Sheridan is located within the Sacramento Valley Air Basin (SVAB) portion of Placer County and is under the jurisdiction of the Placer County Air Pollution Control District (PCAPCD). The SVAB is designated as nonattainment for federal and state ozone (O₃) standards, nonattainment for the federal particulate matter standard (PM_{2.5}) and state particulate matter standard (PM₁₀). 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 candidates, 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 those 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

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 Units 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)				
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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 Placer 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 vehicles. 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 conflict 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:

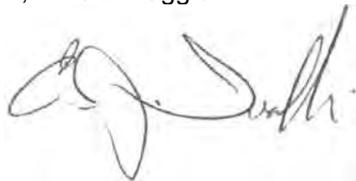
<input type="checkbox"/> California Department of Fish and Wildlife	<input type="checkbox"/> Local Agency Formation Commission (LAFCO)
<input type="checkbox"/> California Department of Forestry	<input type="checkbox"/> National Marine Fisheries Service
<input type="checkbox"/> California Department of Health Services	<input type="checkbox"/> Tahoe Regional Planning Agency
<input type="checkbox"/> California Department of Toxic Substances	<input type="checkbox"/> U.S. Army Corp of Engineers
<input checked="" type="checkbox"/> California Department of Transportation	<input type="checkbox"/> U.S. Fish and Wildlife Service
<input type="checkbox"/> California Integrated Waste Management Board	<input type="checkbox"/> _____
<input type="checkbox"/> California Regional Water Quality Control Board	<input type="checkbox"/> _____

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 December 30, 2013
 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	<input checked="" type="checkbox"/> Community Plan(s)	
	<input checked="" type="checkbox"/> Environmental Review Ordinance	
	<input checked="" type="checkbox"/> General Plan	
	<input checked="" type="checkbox"/> Grading Ordinance	
	<input checked="" type="checkbox"/> Land Development Manual	
	<input type="checkbox"/> Land Division Ordinance	
	<input type="checkbox"/> Stormwater Management Manual	
	<input checked="" type="checkbox"/> Tree Ordinance	
	<input checked="" type="checkbox"/> 2033 Housing Element	
Trustee Agency Documents	<input type="checkbox"/> Department of Toxic Substances Control	
	<input type="checkbox"/> _____	
	<input type="checkbox"/> _____	
Site-Specific Studies	Planning Department	<input type="checkbox"/> Acoustical Analysis
		<input type="checkbox"/> Biological Study
		<input type="checkbox"/> Cultural Resources Pedestrian Survey
		<input type="checkbox"/> Cultural Resources Records Search
		<input type="checkbox"/> Lighting and Photometric Plan
		<input type="checkbox"/> Paleontological Survey
		<input type="checkbox"/> Tree Survey and Arborist Report
		<input type="checkbox"/> Visual Impact Analysis
		<input type="checkbox"/> Wetland Delineation
		<input type="checkbox"/> _____
		<input type="checkbox"/> _____
		Engineering & Surveying Department, Flood Control District
	<input type="checkbox"/> Preliminary Grading Plan	
	<input type="checkbox"/> Preliminary Geotechnical Report	
	<input type="checkbox"/> Preliminary Drainage Report	
	<input type="checkbox"/> Stormwater and Surface Water Quality BMP Plan	
	<input type="checkbox"/> Traffic Study	
	<input type="checkbox"/> Sewer Pipeline Capacity Analysis	
	<input type="checkbox"/> Placer County Commercial/Industrial Waste Survey (where public sewer is available)	
	<input type="checkbox"/> Sewer Master Plan	
	<input type="checkbox"/> Utility Plan	
	<input type="checkbox"/> _____	
	<input type="checkbox"/> _____	
	Environmental Health Services	<input type="checkbox"/> Groundwater Contamination Report
		<input type="checkbox"/> Hydro-Geological Study
		<input type="checkbox"/> Phase I Environmental Site Assessment

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