









Sheridan Community Plan Update

Sheridan Subcommittee Working Group Meeting Three

March 20, 2013; 7:00 PM - 8:30 PM

Meeting at a Glance

The third meeting of the Sheridan Community Plan Update working group was held on Wednesday, March 20, 2013 at the Stewart Hall in Sheridan. There were 24 individuals in attendance, including County staff.

The meeting was led by Jennifer Byous of the Planning Services Division. On February 28, Jennifer gave the Planning Commission an overview of the Community Plan work program and schedule as an informational item.

What Was Presented?

County staff was on hand to discuss infrastructure issues within Sheridan including water/wastewater, onsite sewage disposal and drainage.

Waste Water - Dave Atkinson, Department of Facility Services

Facility Services provides water/sewer services to townsite area. There is approximately three miles of piping in the community with a lift station at the aerating ponds. A \$2.5 million upgrade project was recently completed at the waste water plant after the State ruled in 2007 that the County could no longer discharge into Yankee Slough. Today, liquids are sprayed into County-owned fields and solids are taken to landfill. The process to obtain a new operating permit for the waste water plant will soon be starting.

There has been a moratorium on new connections since the mid-1980s due to lack of sewer storage. Until the water upgrade project is completed later this year, there are 10 new connections available to the waste water system.

Water - Dave Atkinson, Department of Facility Services

In 2008 new waterworks standards were adopted and the Sheridan water system's reliability was found to be deficient. A contract for an upgrade project consisting of a new well, new tank and distribution piping will be awarded in May and is scheduled to be completed in October. There are currently 212 equivalent dwelling units (EDU) connected to the system today.

New connections are allowed on a first-come, first-serve basis. Once the water system upgrade project is completed, it is estimated that there will be 84 EDU's available. Connection fees are currently \$5,549 for sewer, \$3,717 for water (\$9,266 total). Current annual rates are \$1,069 for sewer and \$634 for water.

Onsite Sewage Disposal – Laura Rath, Environmental Health Services

Environmental Health Services reviews, permits, and inspects water wells and septic systems. According to County policy, if a new home or business is constructed within 300' of public sewer, the property must connect to the system. Leach lines are difficult to approve near Sheridan due to hardpan soils. Property owners must use seepage pits or dry wells. The County typically does not allow pit septic systems on commercial properties.

Drainage - Phil Frantz, Engineering and Surveying Division

Engineering and Surveying examines new development for flow, timing, storage and water quality issues. Sheridan does not have an organized drainage system. As a general rule, new development should not impact any downstream property owner. Water flows to ditches and swales and generally flows south to Yankee Slough. There is localized flooding after heavy rain events. The Department of Public Works is responsible for maintaining drainage within County right-of-ways.

Discussion Session

- 1) Annexations into water and sewer district: Property owners can annex into the district if outside the current boundary but the owner is responsible to extend lines if needed.
- Water and sewer service to west side of Sheridan Lincoln Blvd.: It will be necessary to extend water and sewer lines to the west side of Sheridan Lincoln Blvd. if future 'intensive' development proceeds. The County's policy is that new development will have to pay for extensions unless grant funding is obtained.

"Homework"

1) To help with our future discussions regarding community design, subcommittee members are asked to send pictures of buildings, streetscape, and/or landscaping they would like to see in Sheridan and also pictures of "bad" design that should be discouraged in Sheridan. Photos may be sent to Jennifer at: jbyous@placer.ca.gov

Next Meeting

Wednesday – April 17, 2013 at 7:00 PM

Meeting handouts will be emailed and will also be available prior to the meeting at: http://www.placer.ca.gov/Sheridan