



**COUNTY OF PLACER**  
**Community Development/Resource Agency**

Michael J. Johnson, AICP  
Agency Director

**PLANNING**

EJ Ivaldi, Deputy Director

## **NOTICE OF HEARING**

### **PLACER COUNTY PLANNING COMMISSION**

**WHERE:** PLANNING COMMISSION HEARING ROOM  
3091 COUNTY CENTER DRIVE, AUBURN, CALIFORNIA 95603

**WHEN:** JUNE 12, 2014; 10:05 AM

**SUBJECT:** SHERIDAN COMMUNITY PLAN UPDATE

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

**NEGATIVE DECLARATION (SCH #2013122066)**

**SUPERVISORIAL DISTRICT 2 (WEYGANDT)**

On Thursday, June 12, 2014, the Placer County Planning Commission will conduct a public hearing at the Planning Commission Hearing Room located at 3091 County Center Drive in Auburn beginning at 10:00 AM. The hearing is to consider a recommendation to the Board of Supervisors regarding a general plan amendment to adopt the Sheridan Community Plan ("CP"). The CP, if adopted, would replace the 1976 Sheridan General Plan. The Planning Commission will also consider recommendations to the Board on amendments to the land use diagrams of the Placer County General Plan and Sheridan Community Plan, adoption of a Zoning Consistency Ordinance to implement the Sheridan Community Plan and Zoning Text Amendments to amend Chapter 17, Article 17.04, Section 17.04.030 to add a definition of "live/work unit" and to add section 17.52.136 for "Town Center Commercial (-TC) Combining District." The Planning Commission will also consider the Negative Declaration (SCH #2013122066) prepared for the above requests in compliance with the California Environmental Quality Act (CEQA).

The public hearing culminates a two-year effort by the Sheridan community and Placer County to update the 1976 Sheridan General Plan document to guide future development in the Sheridan area. That effort included multiple workshops and community meetings to seek public input on the update. The proposed Sheridan Community Plan includes the review and update of existing conditions (population holding capacity, infrastructure, change in environmental conditions, etc.); revision of goals, policies, and programs to address constraints and new opportunities; amending the wording of the goals and policies to provide better clarity and readability; land use changes; new design guidelines; mapping; and new discussions on topical issues that have arisen since the original Sheridan General Plan was prepared in 1976.

The existing Sheridan General Plan boundaries are generally Alder Lane to the north, the Highway 65 Bypass on the west, Andressen Road to the east, and an unnamed tributary to Yankee Slough to the south. The updated CP area boundaries are proposed to be the Bear River/Yuba County to the north, Sutter County to the west, Waltz Road to the south, and generally Karchner Road to the east (see Map on reverse). To review the draft Sheridan Community Plan, proposed land use changes, and Negative Declaration please visit the project web page located at: [www.placer.ca.gov/sheridan](http://www.placer.ca.gov/sheridan)

Plan documents may also be examined at the Community Development Resource Agency office located at 3091 County Center Drive in Auburn. Staff reports will be posted on the Planning Services Division web site referenced below by 5:00 PM, the Thursday prior to the scheduled hearing date:

<http://www.placer.ca.gov/Departments/CommunityDevelopment/Planning/PChearings.aspx>

For additional information regarding the proposed changes, please contact: Christopher Schmidt, Senior Planner, 530-745-3076 email: [crschmid@placer.ca.gov](mailto:crschmid@placer.ca.gov)

Administrative remedies must be exhausted prior to an action being initiated in a court of law. If the proposed action is challenged in court, one may be limited to those issues raised at the public hearing described in this notice or in written correspondence delivered prior to the public hearing. All letters, written materials, studies or reports, in excess of one (1) page should be delivered to the Planning Services Division, 3091 County Center Drive, Auburn, CA 95603, at least 24 hours or (1) business day prior to the beginning of the meeting as noticed above.

**County of Placer - Community Development Resource Agency**  
MICHAEL J. JOHNSON, AICP; Agency Director

## Proposed Land Use Changes in Sheridan Community Plan

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

