At the December 19, 2012 Sheridan subcommittee meeting, several general community questions were asked by community members. Below is a summary the concerns/ issues with follow-up information.

#### Sheridan Income

Household income is the total income of people living in one household. In May/June 2010, the Placer county Redevelopment Agency conducted a Sheridan household income survey.

The income study included all households in Placer County Service Area #28, Zone #6 which includes the townsite and immediate environs. Out of 131 possible households, the survey received 114 responses, an 87 percent return rate. Results show 85.46 percent of the households are low-income (under 80 percent of Placer County median income of \$73,100).

Sheridan Household Income					
Household Income	Number	Percent			
Extremely Low (30 % of Placer County Median Income)	41	36.0%			
Very Low (50 % of Placer County Median Income)	26	22.8%			
Low (60 % of Placer County Median Income)	23	20.2%			
Lower (80 % of Placer County Median Income)	8	7.0%			
Median (At Placer County Median Income)	5	4.4%			
Moderate (120 % of Placer County Median Income)	11	9.6%			
Total	114	100%			

Source: Redevelopment Agency, 2010

According to data collected with the income survey, 79, or 69.3 percent of households own their residence. 30.7 percent rent. 27.2 percent of households are over 65 years of age and the average household size is 3.26 persons.

#### "E Street" Drainage

Most of the town's storm drainage flows southerly to a naturally low area located between the developed parcels and the County's Wastewater Treatment Plant, generally in the unimproved "E Street" corridor. In the past, a large ditch was constructed within the E Street corridor from Tenth Street to Highway 65 to facilitate movement of stormwater concentrating in this area. This is a very flat area topographically, so drainage tends to pond and flow very slowly in a southwesterly

direction to culvert crossings of old Highway 65 and the UPRR railroad tracks before meandering through farmland tracts to Yankee Slough.

During periods of intense rainfall the E Street ditch is sometimes overwhelmed and downstream conditions do not allow runoff to move out of the area quick enough to avoid localized flooding. At least two existing homes near the southern end of Eleventh Street have experienced repeated flood damage. Since topographic conditions prevent improvements that would move high volumes of runoff out of the area more rapidly, the solution to the protecting these structures may be best accomplished through floodproofing methods, such as elevating the homes.

### Cemex Development Agreement

The Cemex Development Agreement which was signed in October 2007 provided funding for various Sheridan Community Improvements including:

- Enhancement of Sheridan Community- \$700,000 to provide public safety and livability enhancement with in Sheridan. Improvements may include landscaping, street lighting, sidewalk, curbs and gutter, bike lanes, medians, on-street parking, driveways, drainage facilities, pavement, traffic control devices, visual/esthetics, safety features, and street furniture and environmental review as needed.
- Sewer System-\$1 million to the Sheridan Wastewater Treatment Project.
- Fire District \$50,000 to purchase fire protection equipment for CSA No 28, Zone of Benefit No. 6.
- School District Fund \$30,000 to improvements to Sheridan Elementary School.
- Cemetery District \$30,000 for cemetery district parking lot improvements.
- Sheridan Community Park Improvements -\$50,000 for improvement of Sheridan Plan and community center facilities.

Other development agreement obligations include:

- Highway 65 signal options \$500,000 (County Maintained Roads)
- Highway 65 Bypass Funding Traffic Improvements- \$400,000
- Cents Per Ton Funding \$0.22 per ton of aggregate material sold by Cemex.

#### Mosquito Abatement District

Contact the Placer County Mosquito & Vector Control District if you have question about or need assistance with mosquito abatement or pooling water that has become mosquito infested. www.placermosquito.org

#### Property Tax

There are 3 Tax Rate Areas (TRA) that cover the Sheridan MAC area (see map attached); and for the tax year 2012, \$944,516.95 dollars in taxes were collected within the MAC boundary. The majority of the properties with the Sheridan MAC boundary are within TRA 076-016. Within each TRA is an "increment factor" which is the percentage of the 1% base property tax allocated to a particular entity. Table 1-3 attached are the Tax Increment Distribution Reports for the 3 TRAs for Sheridan. For Table 1(TRA 076-016), 49% of the taxes were allocated to Western Placer Unified School District Maintenance and Operation fund, and 27% were allocated to the County General Fund.

From the tables you can determine that out of the \$931,674 collected in TRA 076-016; \$459,018 went to the School District, \$254,175 went to the County General Fund, \$12,642 went to County Library, \$11,194 went to Fire Control and so on for each entity listed. The other TRA's have slightly different shares allocated to the entities, but the concept is the same.

#### Code enforcement issue

Placer County Code Enforcement division's mission is to promote and maintain a safe and desirable living and working environment. The program helps maintain and improve the quality of our community by administering a fair and unbiased enforcement program to correct violations of county code, including building, land use, engineering and surveying requirements. The primary objective of code enforcement is to obtain voluntary compliance. The program also works with residents, neighborhood associations, public service agencies and other County departments to facilitate voluntary compliance with County laws and codes; empower community self-help programs; develop public outreach programs; and establish community priorities for enforcement programs. The program has 2 code enforcement officers that address all the complaints in Placer County. Attached are the Code Enforcement Complaint Form and a Typical Code Compliance Process flow chart. In the past 8 years, 117 code enforcement cases have been filed within the Sheridan MAC boundary area and 76 of these complaints are within the Sheridan Community Plan boundary. There are currently 5 active cases in the area.

#### Placer County Conservation Plan

Placer County (County) is currently developing a comprehensive, multi-species Habitat Conservation Plan (HCP) and Natural Community Conservation Plan (NCCP). This planning effort is referred to as the Placer County Conservation Plan (PCCP). The County has partnered with other local, state and federal agencies to develop the plan. Participating local agencies include unincorporated Placer County, the City of Lincoln, and the Placer County Water Agency (PCWA) (collectively known as the Participating Agencies). The primary objective of the PCCP is to balance development with the conservation of the County's natural resources, and provide for the protection of sensitive species and their respective habitats. See attached map.

MAC Boundary
See attached map

TAX RATE AREAS WITHIN THE SHERIDAN MAC **LEGEND SHERIDAN MAC** TRA Path: S:\CDRA\PROJECTS\ComPln\_Sheridan\ARCMAP\Sheridan\_TRA\_Small\_130108.mxd

AUD70-2500-060 wTaxIncrementDistribByTra 2.4.000

## County of PLACER MPTS2010 Property System - Auditor Tax Increment Distribution Report Model Num: FINAL, Tax Year: 2012

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34600	PI Co Resource Conserv Western Placer Unif M&O Sierra College M&O Superintendent of Schools Plcr Co Water Agy M&O	603.33 459,814.89 65,844.52 38,398.85 1,956.46	0.000646 0.492659 0.070553 0.041147 0.002096	(1.04) (795.90) (113.98) (66.47) (3.39)	602.29 459,018.99 65,730.54 38,332.38 1,953.07	0.00 0.00 0.00 0.00 0.00
	Western Placer Unif M&O Sierra College M&O	459,814.89 65,844.52	0.492659 0.070553	(795.90) (113.98)	459,018.99 65,730.54	0.00 0.00
34200	Western Placer Unif M&O	459,814.89	0.492659	(795.90)	459,018.99	0.00
				, ,		
33700	PI Co Resource Conserv	603.33	0.000646	(1.04)	602.29	0.00
24400						
17800	Placer County Cemetery #1	18,893.67	0.020245	(32.71)	18,860.96	0.00
10700	Placer Mosquito & Vector Control-Sherida	36,059.14	0.038639	(62.42)	35,996.72	0.00
10600	CSA #28-Zone 6B	33,225.20	0.035600	(57.51)	33,167.69	0.00
01700	Fire Control	11,213.45	0.012018	(19.42)	11,194.03	0.00
01600	County Library	12,664.50	0.013573	(21.93)	12,642.57	0.00
01500	County General	254,616.48	0.272824	(440.75)	254,175.73	0.00
TRA:	: 076-016 Tax Increment: (1,615.51)	•				
Tax Code	Description	Prior Year Alloc	Incr Factor	T/C Incr	Total \$	Annex Adj

#### Table 2

AUD70-2500-060 wTaxIncrementDistribByTra 2.4.000

# County of PLACER MPTS2010 Property System - Auditor Tax Increment Distribution Report Model Num: FINAL, Tax Year: 2012

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Tax Code	Description		Prior Year Alloc	Incr Factor	T/C Incr	Total \$	Annex Adj
TRA	A: 076-040 Tax	k Increment: 2,075.48					
01500	County General		1,767.22	0.272980	566.56	2,333.78	0.00
01600	County Library		87.05	0.013607	28.24	115.29	0.00
01700	Fire Control		76.92	0.011941	24.78	101.70	0.00
10600	CSA #28-Zone 6B		230.59	0.035546	73.78	304.37	0.00
10700	Placer Mosquito & Vector	Control-Sherida	250.63	0.038600	80.11	330.74	0.00
17800	Placer County Cemetery	#1	131.46	0.020272	42.07	173.53	0.00
24400	PI Co Resource Conserv		3.36	0.000555	1.15	4.51	0.00
33700	Western Placer Unif M&O	,	3,193.03	0.492641	1,022.47	4,215.50	0.00
34200	Sierra College M&O		457.82	0.070536	146.40	604.22	0.00
34600	Superintendent of Schools	s	265.28	0.041100	85.30	350.58	0.00
41400	Plcr Co Water Agy M&O		16.48	0.002222	4.61	21.09	0.00
TRA	Totals:		6,479.84	1.000000	2,075.48	8,555.32	0.00

#### Table 3

AUD70-2500-060 wTaxIncrementDistribByTra 2.4.000

# County of PLACER MPTS2010 Property System - Auditor Tax Increment Distribution Report Model Num: FINAL, Tax Year: 2012

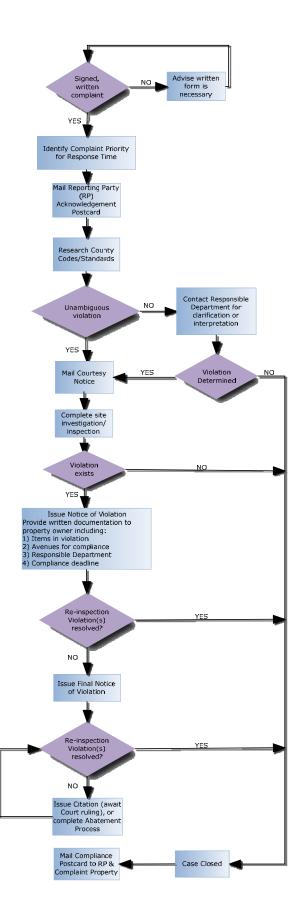
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Tax Code	Description	Prior Year Alloc	Incr Factor	T/C Incr	Total \$	Annex Adj
TRA	A: 076-044 Tax Increment: 232.71					
01500	County General	1,041.47	0.258388	60.13	1,101.60	0.00
01600	County Library	51.88	0.012864	2.99	54.87	0.00
01700	Fire Control	48.50	0.011465	2.67	51.17	0.00
10600	CSA #28-Zone 6B	136.58	0.033837	7.87	144.45	0.00
10700	Placer Mosquito & Vector Control-Sherida	149.30	0.036633	8.52	157.82	0.00
17800	Placer County Cemetery #1	78.83	0.019295	4.49	83.32	0.00
24400	PI Co Resource Conserv	2.95	0.000559	0.13	3.08	0.00
33700	Western Placer Unif M&O	1,893.87	0.466723	108.61	2,002.48	0.00
34200	Sierra College M&O	272.69	0.066835	15.55	288.24	0.00
34600	Superintendent of Schools	159.61	0.039150	9.11	168.72	0.00
41400	Picr Co Water Agy M&O	8.32	0.001958	0.46	8.78	0.00
45800	Nevada Irrigation M&O	209.94	0.052293	12.17	222.11	0.00
TRA	Totals:	4,053.94	1.000000	232.71	4,286.65	0.00



### TYPICAL CODE COMPLIANCE PROCESS

The following flow-chart identifies the step-by-step process the County follows when a land-use complaint is received. In an effort to negate selective enforcement, the County only accepts signed written complaints. The primary objective of Code Enforcement is to obtain voluntary compliance. Most land use issues are rather unique and may take a substantial course of time to identify and resolve the issue at hand. Our inspection and enforcement process is focused on assisting the property owner in bringing the property into compliance with the law, and working collectively with them through education and guidance to achieve compliance.



Revised: 5.26.10

#### For official use only: ☐ ANIMAL CONTROL ■ ENVIRONMENTAL HEALTH ■ ENGINEERING & SURVEYING 11251 B Avenue Auburn, CA 95603 3091 County Center Dr Ste 180, Auburn, CA 95603 3091 County Center Dr Ste 120, Auburn, CA 95603 (530) 886-5500 FAX (530) 889-5538 (530) 745-2300 FAX (530) 745-2370 (530) 745-7500 FAX (530) 745-7544 ■ BUILDING DIVISION **◯** CODE ENFORCEMENT 3091 County Center Dr Ste 160, Auburn, CA 95603 3091 County Center Dr Ste 160 Auburn, CA 95603 (530) 745-3010 FAX (530) 745-3058 (530) 745-3050 FAX (530) 745-3059



### PLACER COUNTY COMPLAINT FORM

Your Name:	Telephone:		
Mailing Address:			
	City	State	Zip Code
Your Signature:		Date:	
NOTE: Due to legal requirements, only written action is taken that may require the complainant	n and signed complaints can be investigated. Con t to be specifically identified.	nplaints will remain co	nfidential unless legal
	nvestigating your complaint. Complete and accurate . Complaints regarding activities/uses involving pod in sequential order as they are received.		
Type of Complaint:			
(Additional informa	ation and/or a directional map may be included on the b	ack of this form.)	
Address or APN of Violation:			
Property Owner:	Telenhone		
Troperty Owner.	Telephone.		
Address	City	State	Zip Code
Tonanti	·		•
Tenant:	Telephone:		
Address		St. 4	7: 0.1
	City	State	Zip Code

<u>This request will not be processed unless it is SIGNED and is legible.</u> Incomplete or insufficient information may delay or stop this investigation. This form is available at <u>www.placer.ca.gov</u>.

\*\*\*Reporting parties are NOT normally contacted regarding case status\*\*\*

PORTIONS OF THIS FORM MAY BE A PUBLIC RECORD

**DRAFT PCCP RESERVE MAP (6-28-12)** 

