

CHAPTER TEN



PUBLIC SERVICES

10. Public Services

The County and other agencies provide a range of public services to the community including law enforcement, fire and emergency medical services, library services, schools, parks and recreational facilities, water, sewer, and flood control. Ensuring that these facilities and services are provided and maintained is an important responsibility of the County and others. This Community Plan describes the existing public services and infrastructure system as well as infrastructure and



Figure 10.0.1: Sheridan's first school was established in 1864.

service improvements required to accommodate existing development and future growth. Fire protection and recreational facilities are covered in other chapters.

An important first step of the Community Plan is to protect existing investments, which includes identifying what systems are currently in place and their state or repair. Much of Sheridan is served by a comprehensive network of infrastructure and utilities that supports its economic function and growth. Infrastructure and related services will be provided in a coordinated, timely manner and maintained at a level that is financially sustainable to meet the needs of the existing businesses and residents, as well as providing for limited future growth as provided for in the Community Plan Land Use Diagram.

For the purposes of this Plan, public/quasi-public services includes sanitary sewer and water supply, schools, law enforcement protection, other public services such as libraries and solid waste disposal and, electric power distribution and transmission facilities, telecommunications and other cabled services. These are provided by various government agencies, public bodies and the private sector.

10.1 PUBLIC SANITARY SEWER

It is the purpose of this section to identify sewage disposal issues and limitations as they relate to the Sheridan Community Plan area.

10.1.1 GOAL AND POLICIES

GOAL

1. Require sanitary sewer facilities, both collection and treatment, which are sufficient to serve the Plan area's proposed density of residential, commercial, and public/institutional uses in a way which protects the public and environment from adverse water quality or health impacts.
2. Facilitate the provision of reliable and cost-effective sanitary sewer services to residents in the County Service Area.

POLICIES

1. Allow annexations into the sewer service areas to developments where public connection to sanitary sewer systems can be provided.
2. Require developments needing new connections to construct sanitary sewer collection facilities for their project which are adequately sized and located to provide sewer service which support development based on the permitted densities of the Land Use Element. Sanitary sewer collection systems shall be designed for gravity flow. The agency providing service may approve pumping service where a site specific engineering analysis demonstrates the long-term cost effectiveness of pumped facilities.
3. Require all public sanitary sewer facilities to be designed and built to the current standards of the agency providing service.
4. Require developments needing new connections to pay their fair share of the cost for future public sanitary sewer facilities which support development based on the permitted densities of the Land Use Element. The fair share will be based on the demand for these facilities attributable to the new development.
5. Prior to acceptance of completed project improvements, require proponents of new development within a sewer service area to provide written certification from the service provider that collection and treatment services are available.
6. Encourage pretreatment of commercial and industrial wastes prior to their entering community collection and treatment systems.
7. Facilitate extension of septic tank effluent pumping (STEP) service or conventional wastewater collection service to areas with failing onsite systems.

Sheridan Wastewater Treatment Plant

During Sheridan's early years, homes had individual wells and septic systems, mostly using seepage pits. By the 1960s, the majority of structures in Sheridan had wells that were contaminated by the seepage pits. The problem generated a federal loan/grant program and in 1973, led to the construction of two public water wells, a water distribution system, sewage collection system and two wastewater treatment ponds. Once completed, mandatory connection to both the sewer and water system was initiated within the townsite.



Figure 10.1.1.1: Treatment pond at Sheridan Wastewater Treatment Plant.

Between 1973 and 1985, several small sewer extensions were constructed and approximately 50 new homes were built in the community. Then, due to lack of capacity in the wastewater treatment ponds, a moratorium was placed on new connections to the sewer system by the State of California. The moratorium and the lack of land and soil for leach fields resulted in no new homes built in the townsite since 1985 with exception of homes built where existing homes were removed.

Placer County converted County Service Area 28, Zone 6, Sheridan Wastewater Treatment Plant (WWTP) from a combination land disposal and surface water discharge plant to a full land disposal plan without surface water discharge. The WWTP has historically discharged most of its wastewater to land through crop irrigation and had a permit for discharge of excess wastewater during wet weather periods. This conversion was in response to a Cease and Desist Order issued by the Central Valley Regional Water Quality Control Board in 2002.

The wastewater treatment facilities were upgraded to provide a higher and more dependable level of treatment. As part of the changes, the County decided to cease further discharge of wastewater to surface waters and discharge all wastewater on land.

In 2005, the County applied for and received a Community Development Block Grant to assist the district in correcting an Infiltration and Inflow (I/I) problem. I/I is groundwater that enters the sewage system through broken sewer pipes (Infiltration) and surface water that enters the sewer through some inlet (Inflow). That year, 60 separate locations in the public sewer system were

repaired and funds were made available for property owners to also repair their private upper laterals.

In 2006, the County constructed a new lined seasonal storage reservoir that provided sufficient storage to contain the 100 year seasonal inflow and ceased discharge to surface water. A second grant was applied for and received in 2007 which repaired an additional 43 pipe locations, completing the remainder of the district.

A \$1.47 million project that was completed in 2010 added 5.4 acres of spray disposal capacity for treated effluent. The additional acreage now gives the facility 20 acres of spray disposal capacity. In addition, the project included upgrades to the treatment plant, including upgraded pumps and controls, new aerators, chlorine chemical feed pumps and related improvements to the pump stations, and new, low-maintenance sprinklers.

At the present time, there are 212 equivalent dwelling units connected to an approximately three-mile long sewer system in Sheridan.

The upgrades will enable the plant to meet all state wastewater treatment standards and allow approximately an additional 84 EDU (equivalent dwelling units) sewer hook ups. Service is available for individual connections on a first come, first serve basis. The current connection fee for sewer is \$5,549.

Expansion of Public Sewer

Annexations are allowed into the District. Developers, joint ventures and individual property owners must extend the public sewer at the owner's expense based on the project requirements and applicable County ordinances and standards. The public sewer design must be completed by a California registered civil engineer and submitted to the responsible agency for plan checking and subsequent approval. After construction of the sewer extension and upon acceptance of the improvements by the responsible agency, the sewer line becomes public and maintenance then becomes the responsibility of the operating agency.

In order for sewer service to be provided to a project, the project must verify that sufficient wastewater treatment capacity and collection system capacity are available. The development project is required to obtain a Sewer Will-Serve letter prior to sewer service. Once public sewer is available and prior to issuance of a building permit(s), the developer/property owner will be required to purchase a sewer permit(s). The developer/property owner will be responsible for the cost of all private building sewer services, force mains and/or pumps. The agency providing sewer collection service is subject to new restrictions at any time which could effectively reduce the capacity of the system.

10.2 ONSITE SEWAGE DISPOSAL

There is no public sewer system outside of the townsite including west of Sheridan Lincoln Boulevard. Future growth in this area, generally in the form of parcel maps, will continue to be served by septic systems unless required by Placer County Environmental Health Services to connect to the community sewer system. Sewer systems may be necessary for development of higher densities that generate high sewage flows or concentrate large quantities of sewage in limited areas.

The ability to locate septic systems remains limited in some areas by shallow soils and may be a constraint on development in the areas not served by sewers.

10.2.1 GOAL AND POLICIES

GOAL

1. Require sanitary sewer facilities, both collection and treatment, which are sufficient to serve Plan area's proposed density of residential, commercial, and public/institutional uses in a way which protects the public and environment from adverse water quality or health impacts.

POLICIES

1. Require commercial, industrial, and institutional projects to install and connect to a public sewer system. Encourage residential subdivisions to install and connect to a public sewer system.
2. Where connection to public sewer is not required, permit onsite sewage disposal on parcels where all current regulations can be met and where parcels have the area, soils, and other characteristics which permit such disposal facilities without threatening surface or groundwater quality or present any other health hazards.
3. Require that the onsite treatment, development, operation, and maintenance of disposal systems comply with the requirements and standards of the County Division of Environmental Health and the Placer County Code.
4. The County shall continue use of technically-based criteria in review and approval of septic tank/leachfield systems for rural development.

10.3 WATER SERVICE

The primary water service area (Community Service Area 28/Zone 6) serves 184 connections on 209 acres within Sheridan's townsite.

Residences and businesses not served with water by the water system receive water from private wells, and in some cases, from agricultural water provided by Nevada Irrigation District.

10.3.1 GOALS AND POLICIES

GOALS

1. Provide an adequate quantity and quality of water to the Sheridan townsite area.
2. Supply the highest quality of water available and best service possible, meeting applicable federal and state water quality standards at fair and reasonable rates.
3. Maintain historic water use quantities necessary to support the allowable uses depicted in the Land Use and Zoning Maps of the Sheridan Community Plan, while balancing the requirement to reduce water usage by 20 percent from the baseline 10 year average per capita water usage required by State law.
4. Preserve Plan residents' access to untreated canal and ditch water for agricultural, animal, and landscape uses.

POLICIES

1. Encourage the existing water service entities Community Service Area [CSA] 28/Zone 6) to develop the most effective water delivery systems possible.
2. Allow development only where an adequate water supply and distribution system is available to serve such development.
3. Work with the water districts to ensure that distribution systems are incrementally upgraded as the means become available to do so, either through new development activity or district- funded improvement projects.
4. Protect existing untreated canal and ditch water usage access rights for Sheridan residents.
5. Encourage the development and maintenance of the most cost-effective water treatment and delivery systems possible.
6. Allow development only where an adequate supply and distribution system is in place or can be installed to serve such development at the developer's cost.
7. Encourage water conservation whenever possible and in accordance with state law and regulations, and District Ordinances. Although there is currently adequate water supply, the State law requires a reduction in the amount of water used per person. This law does not restrict new development, but new development must also meet the reduced water requirement on a per capita basis.

The Department of Facility Services has incrementally upgraded the public water system in Sheridan as funding permits. The Sheridan water system currently consists of three public water wells and a series of 4- and 6-inch distribution pipelines. Two of the wells provide drinking water, while the third is only used to fill fire department tanker trucks. The existing water supply system wells produce water that meets all federal and state drinking water standards without treatment.

By 1982, Sheridan had expanded to 200 residences and the sewer system was no longer in regulatory compliance. As a result, in 1983, Placer County implemented a self-imposed building moratorium in Sheridan, which was lifted in May 2011 due to completion of sewer system improvements and approval of new sewer and water connection fees.

The Placer County Department of Facility Services, Environmental Engineering Division is proposing to upgrade the public water system. On June 26, 2008, the California Department of Public Health performed a routine inspection of the Sheridan water system and noted that Sheridan had insufficient source and storage capacity to meet current California Waterworks Standards. The water system deficit was determined to be approximately 70 gallons per minute. The system also did not meet the minimum State fire flow requirement of 1,500 GPM for two hours. In addition, the system is required to provide storage capacity for two days of maximum day demand.

A \$1.5 million water system upgrade project that included the development of a new groundwater well, water storage tank, pump station, supporting infrastructure, and pipeline upsizing and extensions was completed in late-2013. Funding for the project was obtained from a number of sources including the California Department of Housing and Community Development (HCD) Community Development Block Grant Program (CDBG) and U.S. Department of Agriculture (USDA) Rural Utilities Services (RUS).

Water Connections

Annexations are allowed into the District on a first come, first serve basis. After the completion of the water upgrade project, there will be capacity for an additional 84 EDU (equivalent dwelling units). The current connection fee for water is \$3,717.

Water Conservation

New State legislation requires the reduction of water usage on a per capita basis from a baseline ten year average per capita water usage. Implementation of this and other state and federal regulations and legislation are increasing the cost of water supply to the consumer at the same time reducing the water available for use by the consumer. Upcoming regulations and legislation have the potential to further limit water usage by consumers as well as significantly increase the anticipated costs associated with water delivery, which in turn have the potential to increase water rates significantly.

Conservation is an important component of the water resource and Placer County recognizes that all area municipalities have a responsibility in developing and implementing water conservation strategies. Water conservation measures will ensure present and future generations have access to a safe and abundant water supply, which will sustain life and ensure economic prosperity. California water officials estimate that approximately 70 percent of water used at homes is for landscaping, not for human use. The State has set a goal of reducing water usage by 20 percent

by 2020 and half-way to this target by 2015, which would reduce local per capita rates to 257 and then 230 gallons per day.

State law requires local governments to establish "water budgets" for future developments and conserve water by altering landscaping practices. AB 1881, the Water Efficient Landscape Act, requires all California cities and counties to adopt water efficiency laws or allow a Sacramento-crafted measure to take effect. The act set January 1, 2010 as the deadline for municipalities to pass their own laws. Placer County is utilizing the State's model ordinance but has not ruled out collaborating with area jurisdictions to adopt a regional ordinance.

The provisions of AB 1881 apply to the following projects:

Landscapes that require a building permit, plan check or design review and are:

- 2,500 square feet or more (landscape area)
- Owned by a public agency (parks, schools, County properties)
- Private development (retail, industrial, commercial properties)
- Developer-installed at single family and multi-family projects

Single-Family Home (non-developer):

- 5,000 square feet or more (landscape area)
- Homeowner-provided (or contractor) single-family and multi-family

The new measures are designed to reduce water use for the yards and gardens of future homes, businesses and government buildings. Future projects could meet water-saving requirements by setting aside yard and garden space to native plants instead of turf. Other options include greater use of recycled water for landscaping. Specifically, AB 1881 requires that new landscapes:

- Minimize overspray and runoff
- Utilize landscape water budgets
- Appropriately group plants based on water needs
- Use automatic irrigation systems and schedules
- Capture and retain storm water onsite where possible

The law does not require retrofitting at existing projects. Placer County will work with the State of California and conservation authorities to promote conservation of water use through education and promotion initiatives, and through the development of policies, where appropriate.

10.4 SCHOOLS

The Sheridan School has long been the center of the community. Established as Norwich School District in 1864, first classes were held in the ballroom of “The Shed.” The Shed was built by C.E. Rogers in 1857 and was later called “Union Shed.”

Families were often reluctant to settle near E.C. Rogers’s Shed in the late-1850s and early 1860s because there was no school. There were schools in Lincoln, Manzanita and Mt. Pleasant but these were too distant for children walking. Rogers wanted “reliable family men in his employ,” so he started a school at the Shed in 1864.

Soon after, Rogers convinced the County Supervisors that a public school was needed in the area. The Shed was officially in the Manzanita School District, so the Supervisors created a new district out of the growing northern part of that district. Rogers had the district and school named Norwich, the name of the Connecticut town where he was born.

In 1877 the citizens of Sheridan held an election and decided to move the school into town. It had still been located at the original site of Rogers’ Shed south of town. A subscription pledge was circulated to raise funds for a new two-story building with two classrooms on the ground floor and a social hall on the second floor (image upper right). The new school opened in December 1877 on the nine-acre ‘H’ Street site of the current school. In 1880 the local school name was finally changed from Norwich to Sheridan.

The wooden school house was replaced by a new tile building on the site in 1927 which contained two classrooms, a library, teacher’s lounge, an office as well as cloakrooms and lavatories. In the early 1930’s, the school was designated a California demonstration school where the latest experiments in progressive education were conducted.

By 1949, a wing was added to the school and in 1970 the entire building was demolished because it failed to meet new state standards. Today’s Western Placer Unified School District’s Sheridan Elementary School at 4730 ‘H’ Street serves northwestern Placer County.

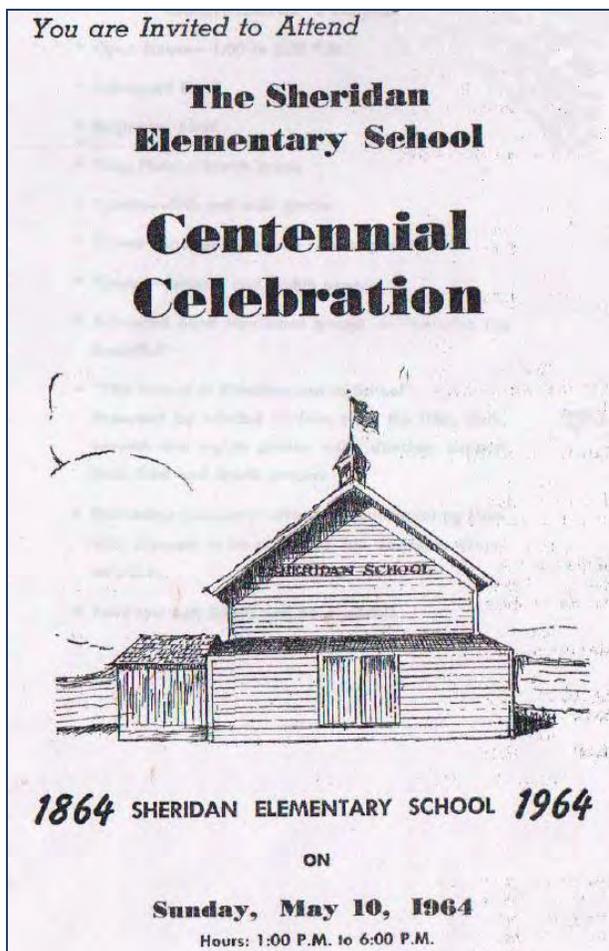


Figure 10.4.1: Sheridan Elementary School Centennial Celebration program. Courtesy of Placer County Museums.

10.4.1 GOALS AND POLICIES

GOALS

1. Provide the best possible educational facilities to the residents of Sheridan.
2. Update school facilities as necessary.
3. Increase the safety of children going to and from school.
4. Offer existing school facilities and grounds which are not presently needed for public general education uses to other agencies for educational purposes as determined by law through the Surplus Property process under the direction of the Board of Trustees of the Western Placer Unified School District.

POLICIES

1. County and school district personnel should continue to work together closely to monitor population increases in the area and to ensure that new school facilities are provided as needed. Adequate school facilities must be shown to be available, in a timely manner, before approval will be granted to new residential development.
2. New development in the area must, along with the State of California, continue to provide the funding necessary to meet the demand for new school facilities in a timely manner.
3. New school sites should be sited as close as possible to the townsite, and where roads and pedestrian paths provide the safest access to the sites.
4. Designate a future school site on the Plan area map, identified by general location, size requirements, and likelihood of development.
5. Joint use of school facilities for recreation and other public uses which do not conflict with the primary educational use are to be encouraged.
6. Levy developer impact fees to the fullest extent possible and, if necessary and consistent with state law, adjust the fees annually to reflect the inflation factors.

School Attendance Areas

Sheridan Elementary School's attendance boundary extends to Karchner Road on the east and Wise Road to the south and the county line to the north and west. It encompasses a large unincorporated area of the county with minimal growth potential. Middle school students in the Plan area attend Glen Edwards Middle School in Lincoln and high school students attend Lincoln High School. Enrollment in March 2012 is 78 while there is a capacity of 150.

In the eastern portion of the Plan area (east of Karchner Road), elementary school students attend Western Placer Unified School District's Carlin C. Coppin Elementary School located at 150 E. 12th Street in the City of Lincoln.

Middle school students in Coppin Elementary attendance area attend the Twelve Bridges Middle School while those in the Sheridan Elementary attendance area attend Glen Edwards Middle School. All high school level students attend Lincoln High School located at 790 J Street in Lincoln.

There are seven elementary schools in the Western Placer Unified School District. The possibility of closing the Sheridan School due to declining enrollment and budget cuts has been discussed in the past and is a possibility in the future.



Figure 10.4.2: Sheridan Elementary School, 4730 'H' Street.

Existing schools are encouraged to be held by the district and preserved for future use once demographic trends have cycled again, rather than allow the sites to be sold and have to replace the land and buildings in the future. However, the Board of Trustees of the Western Placer Unified School District has the responsibility of determining the use of facilities that are no longer needed for K-8 general public education needs. They are required to review those facilities to determine whether they will be held vacant, be leased out to other agencies or be sold.

10.5 LAW ENFORCEMENT PROTECTION

The safety and security of residents and properties is key to maintaining social cohesion and citizen involvement in civic affairs. The law enforcement needs for Sheridan are met by the Placer County Sheriff's Office.



Figure 10.5.1: Placer County Sherriff serves the Sheridan community.

The Plan area utilizes Sheriff-Coroner-Marshal public safety services that provide law enforcement patrol, investigative follow-up, crime prevention, community programs, emergency dispatch, civil services, court security, coroner services, corrections and detention.

10.5.1 GOALS AND POLICIES

GOAL

1. Provide adequate law enforcement protection services through the Placer County Sheriff's office to deter increases in crime and to meet the growing demand for services which the increasing population and commercial enterprises in the area require.

POLICIES

1. Identify a means by which new development in the area can be charged with the incremental increase in criminal justice services and costs which they generate.
2. Attempt to reduce response time and increase service levels through road circulation system improvements.
3. Seek to maintain Sheriff's office staff levels at an acceptable level as determined by the Board of Supervisors and County Executive's Office.
4. Consider public safety issues in all aspects of commercial and residential project design.

Implementation

The Placer County Sheriff's Office currently provides services to the Sheridan area through the Sheriff's South Placer Substation in Loomis. Based on standards contained in the 1994 Placer County General Plan, target ratios are one deputy per 1,000 residents in the unincorporated areas. The current ratio of deputies to residents is one per 1,142 people.

Target response times according to the General Plan are eight minutes in suburban areas and 15 minutes in rural areas. Due to budget/personnel constraints and rapid growth in the area, response times are not as rapid as they should be and are getting worse. It is recommended that the County seek alternative means of funding an increased level of service and that consideration be given to locating a Sheriff's substation in the area at some point in the future.

10.6 OTHER PUBLIC SERVICES

Additional Public Services are provided to the residents of the Plan area by Placer County and others. For example, Municipal and Superior Courts are a County function as are Animal Control and Agricultural Standardization and Weights and Measures.

10.6.1 Library Services

Libraries provide a collection of resources for information, knowledge and learning. Libraries also continue to serve as venues for community functions and events. Libraries are accessible to all residents regardless of social, economic or physical status.

Sheridan does not contain a library. Placer County library services are available to residents countywide. Libraries are located in Auburn, Foresthill, Granite Bay, Loomis and Rocklin. Residents also have access to Roseville and Lincoln libraries through reciprocal borrowing. The closest libraries are in Lincoln: the historic Carnegie Library at 590 Fifth Street and the new Twelve Bridges Library that opened in 2007.

10.6.2 Solid Waste/Recycling

Recology Auburn Placer is responsible for the collection, processing, transfer and safe disposal of waste generated by local residents. It is also responsible for collecting and transporting non-residential waste to waste disposal sites. The private firm provides residential and commercial garbage service, debris box service and recycling to residents and businesses in Unincorporated Placer County.

The Western Placer Waste Management Authority, or WPWMA, operates the Western Regional Sanitary Landfill, located near Highway 65 between the cities of Roseville and Lincoln. The current space available will enable the landfill to accept waste well into the 21st Century. WPWMA, is a regional agency established in 1978 through a Joint Exercise of Powers Agreement between the County of Placer and the Cities of Roseville, Rocklin and Lincoln to acquire, own, operate, and maintain a sanitary landfill site and all related improvements.

Recycling

State Assembly Bill 939, passed in 1989, established a new direction for waste management in the state with the creation of the CA Integrated Waste Management Board and set up a new mandate for local jurisdictions to meet diversion goals. AB 939 mandated local jurisdictions to meet solid waste diversion goals of 25 percent by 1995 and 50 percent by 2000.

As a result of AB 939, WPWMA designed and built a Material Recovery Facility, or MRF, to divert solid waste from being disposed at the landfill. The MRF is a key element of the WPWMA program to help Placer County communities meet California's mandated recycling goals.

Materials that cannot be recycled are taken to the landfill. Currently, the MRF diverts approximately 40 percent of the material received from going to the landfill, helping Placer County comply with a State-mandated recycling rate.

In late-2011, AB 341 was signed into law. It calls for waste reduction, recycling, and composting in multi-family dwellings and commercial properties. The law also raises the state's diversion goal from 50 percent to 75 percent by 2020.

10.6.3 Other Utilities

In cooperation with appropriate agencies and the private sector, Placer County will ensure that all development will have adequate infrastructure and utilities. Sheridan is well served by a comprehensive network of utilities. Electric power distribution and transmission facilities, telecommunications and other cabled services are provided by the private sector in Sheridan.

In accordance with Community Plan Goals, infrastructure and related services are to be provided in a coordinated, timely fashion and maintained at a level that is financially sustainable and meets the needs of the existing community as well as the future growth.

GOALS

1. Work with utility providers to ensure that networks are established and phased to serve new development in a timely and efficient manner.
2. Support energy initiatives that will enable Sheridan residents, businesses and transportation systems to conserve energy and reduce their dependence on fossil based energy sources by changing to alternative or renewable energy systems including food scrap diversion from the landfill.
3. Underground overhead utility lines to the extent funds are available for this purpose.

POLICIES

1. Local service power lines, telecommunications and other cabled services will be located underground, where feasible and desirable.
2. Telecommunication facilities, satellite dishes and cellular antennas should be designed and located to minimize visual impact in high profile and sensitive areas.
3. Encourage the implementation of innovative strategies to achieve energy efficiencies.