

# Sheridan Community Plan

**DRAFT**

Community Development/Resource Agency  
PLANNING SERVICES DIVISION

\_\_\_\_\_, 2014

Placer County

# SHERIDAN

## COMMUNITY PLAN

**Prepared by:**

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**Supercedes 1976 Sheridan General Plan**

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# CHAPTER ONE

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## INTRODUCTION

# 1. Introduction

The Sheridan General Plan, first adopted in 1976, set forth designated land uses and circulation patterns for growth and development of the community. It contained local policy direction to guide the community's growth through 1990. Due to infrastructure constraints, there was minimal opportunity for development in the Community Plan area and the 1976 document had not been updated until this time.

From an independent agricultural community to a major center of commerce serving the surrounding rural areas, to a residential satellite of Sacramento, Sheridan has gone through a number of growth phases which represent the community's economic history and future.

Recent infrastructure upgrades to allow for new development in Sheridan, the opening of the Highway 65 Bypass, and changing community desires attested to the need for a comprehensive update and reorganization of the Sheridan General Plan. This Sheridan Community Plan is a long-range vision and a land use strategy to guide growth and development of Sheridan through the year 2035. It is an attempt to capture the community's aspirations and confront the challenges Sheridan faces.

The purpose of the Community Plan is to give clear direction as to how physical development and land-use decisions should take place in Sheridan (also referred to as the "Plan area" throughout this document) to meet the current and future needs of its residents. It is also intended to reflect their collective aims and aspirations, as to the character of the area and the quality of life to be preserved and fostered within the community. The Plan also provides policy guidance to assist business interests in their decision to invest and grow in Sheridan. Finally, the Plan clarifies and assists in the delivery of public services.

The Plan is developed based on an analysis of Sheridan's physical and environmental conditions, and from extensive input from stakeholders, business owners, landowners and the community-at-large.

This Plan consists of goals, objectives, policies, implementation measures, and design guidelines and standards to guide the Community's development. It uses words, maps, and illustrations to describe the shared expectations for the types, location, and intensity of future development. Most importantly, the Community Plan, which is in compliance with the overall Placer County General Plan growth and development policies, ensures growth and development will be coordinated in an orderly manner.

Upon adoption by the Placer County Board of Supervisors, this Plan replaced the original 1976 Sheridan General Plan.



## 1.1 PURPOSE OF THE COMMUNITY PLAN

The Sheridan Community Plan is the principal legislative tool for guiding future growth and change in Sheridan. The Plan is an expression of the fundamental values and goals of the community. It establishes directions for achieving a collective vision of what Sheridan should be.

As a community and region, we are in a time of significant change. Placer County is expected to double in population over the next forty years. The way in which we manage the challenges of population growth will be critical to the health and well-being of Sheridan.

This Community Plan is Sheridan's second. The previous Community Plan was adopted in 1976 and was envisioned to manage growth through 1990. Although the 1976 Sheridan General Plan allowed for a significant amount of new development around the townsite, infrastructure constraints for public sewer and water limited the potential to accommodate the urban levels of development contemplated at the time. Consequently, minimal growth has occurred.

Major reviews of the Community Plan document, typically undertaken every ten to twenty years, recognize that circumstances can change, new issues can emerge, technology can advance, and new information can surface. To remain relevant, a Community Plan needs to reflect and respect what is important to the citizens of Sheridan.

While this Plan builds on the existing Community Plan and other planning documents, several underlying principles have influenced its preparation. These include:

- How to manage growth and change;
- How to maximize the sustainable use and protection of resources;
- How to provide transportation and mobility in a socially, economically and environmentally responsible way;
- How to create a vibrant community; and,
- How to integrate the interactions and outcomes of the various environmental, social and economic factors that shape Sheridan and the lives of its citizens.

This Plan is organized into a number of sections. The sections are linked by an overall policy and action framework founded on the underlying principles of sustainability and livability. The Plan includes:

- A vision for the future;
- The planning context;
- Planning for environmental integrity in both the natural and built environment;
- Planning for social well-being to meet basic needs and strengthening the community; and,
- Planning for economic vibrancy.

It is important to continually examine the trends and influences that are shaping and affecting the community and to develop strategies that can influence, adapt to, and take advantage of opportunities as they arise.

Community planning in Sheridan is undertaken in the context of local circumstances. Physical and biological attributes, history, socio and economic trends, legislative requirements, and regional priorities are considered.

**Relevant Plans Affecting Sheridan**

The Sheridan Community Plan must be consistent with a hierarchy of policy initiatives and legislation at the state level. Goals and policies found in various planning documents, most importantly the Placer County General Plan and the 1976 Sheridan General Plan, have been consulted when preparing this Plan. Policies and plans of jurisdictions in proximity to Sheridan such as Yuba

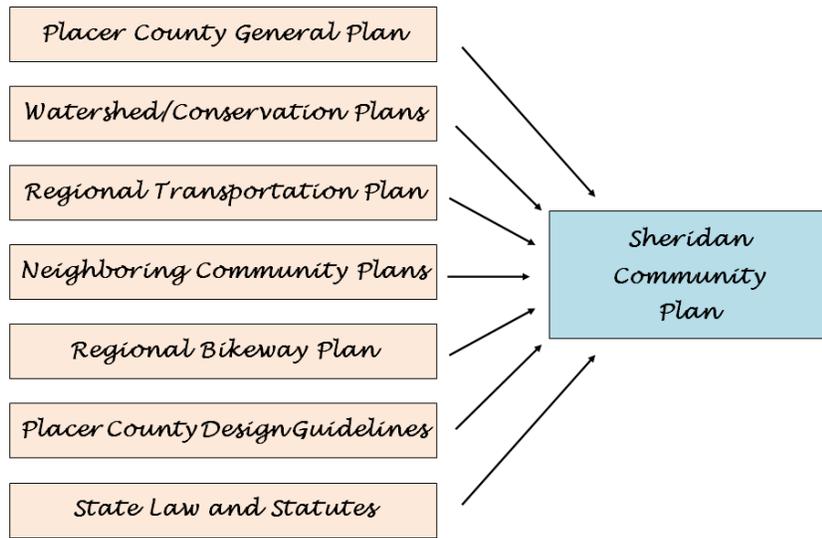


Figure 1.1.1: A number of planning documents feed into the Community Plan.

County and the cities of Lincoln and Wheatland provide additional information that has helped guide this planning document as well.

**Placer County General Plan**

The Placer County General Plan (May 2013) provides specific goals, policies, and programs for countywide development with which the Sheridan Community Plan as well as other community plans throughout the county must comply. The Sheridan Community Plan policies are consistent with the Placer County General Plan.

**Placer County Design Guidelines/Placer County Rural Design Guidelines**

The Design Guideline manuals are documents which can be used by developers, County staff and others in working toward better design of the built environment. They establish design standards which give the County and private property owners a tool to achieve the highest architectural, functional, and environmental quality.

### **Regional Transportation Plan**

The Placer County 2035 Regional Transportation Plan (RTP) was developed in 2010 by the Placer County Transportation Planning Agency. The 2035 RTP provides a clear vision of the Placer region's transportation goals, objectives, and policies and guides the long-range planning and development of transportation projects within the Plan's horizon.

### **Placer County Regional Bikeway Plan**

The Placer County Regional Bikeway Plan was adopted by the Board of Supervisors in 2002 to provide for a regional system of bikeways for transportation and recreation purposes. The focus of the plan is on regional connectors and key routes providing access to activity centers such as employment, shopping, schools, and public facilities such as parks and libraries.

## **1.2 DESCRIPTION OF THE STUDY AREA**

The Sheridan Community Plan includes an area of 14,958 acres or 23.4 square miles. The boundaries generally are the Bear River/Yuba County to the north, Sutter County on the west, Karchner Road on the east, and Waltz and Nader roads on the south. The area is located 1.27 miles north of the City of Lincoln.

Sheridan has historically been a trading point for farmers and ranchers. Sheridan was first settled in 1855 by E.C. (Eugene) Rogers and was originally called "Union Shed" or simply "Shed." It was at the "Shed" that wagon teams laid in supplies to last during their journeys. The settlement became a market place and town site at which the farmers of the area congregated for the purpose of selling their wheat, oats and barley.

Sheridan greeted its first train from Sacramento, via Junction (now Roseville) and Lincoln in 1866. A post office was established on July 10, 1868. The post office and town needed a name. "Sheridan" was chosen in honor of Union General Phillip Sheridan of Civil War fame. By 1869 the town had been laid out in blocks, streets and lots and the surrounding agricultural areas continued to flourish.

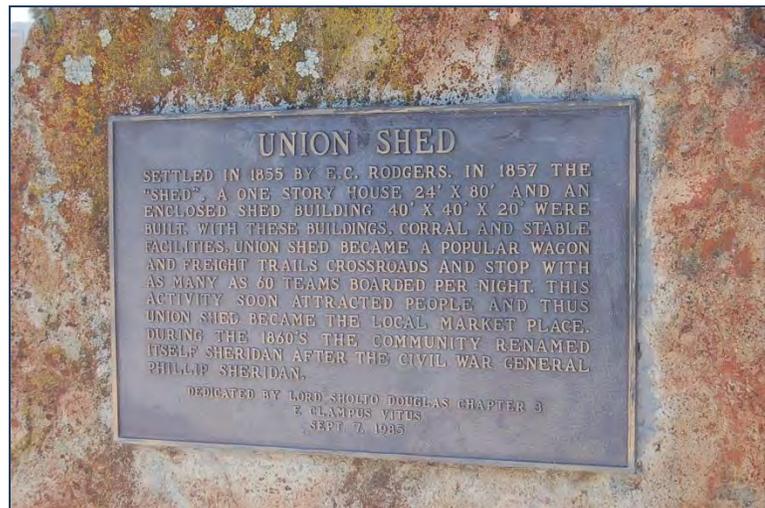


Figure 1.2.1: Historical market located on 13th Street near "H" Street.

On August 25, 1891, nearly the entirety of Sheridan's business district burned down. Sheridan's promising future took a turn. Many of the businesses chose to relocate to Lincoln which was burgeoning at the time.

In the late 1950's a disease called 'pear decline' virtually brought the local fruit industry to a halt. Pear decline and the ability of the large Central Valley farms to produce higher yields than the small ranches in Placer County also contributed to the demise of Placer's once thriving fruit industry.

During the years following the decline of the fruit industry, the county supported an important dairy industry with many of the county's fruit ranches being converted to dairies. By 1961, population in the town was approximately 250. According to published accounts, Sheridan at the time had one general store, the post office, a hardware store, two gas stations with garages, one second-hand store, one tavern, an old vacant warehouse, a modern school, three churches, one turkey ranch, a roadside seasonal market, many old houses, cabins, and several new homes.

Sheridan's growth mirrored the growth of Placer County and other Sacramento suburbs since 1970. In particular, the construction of public wells, a water distribution system, sewage collection system, and two wastewater treatment ponds in 1973 led to a 'boom' in home construction within the townsite. Between 1970 and 1979, 52 residences were constructed within the 1976 General Plan area's boundaries. That increased to 71 residences constructed in the 1980-89 period and 35 residences built since 1990. Until early 2012, there was a moratorium on new sewer connections within the Sheridan townsite due to constraints at the waste water treatment plant. Outside of the townsite there was a spurt in construction that started in the late 1980's and continued until the real estate market softened in 2007.



*Figure 1.2.2: Homes in the townsite are typically on 50' to 65' lots.*

According to the 2010 Census, the Plan area's population was 1,172 people. Over the past several decades, growth in the Sacramento region, especially employment growth and housing development, has been concentrated in south Placer County. Sheridan is well-located in this context.

The Sacramento area has been one of the fastest growing regions in California. According to the U.S. Census, the population of the Sacramento region (Placer, Sacramento, El Dorado and Yolo counties) grew twice as fast as the rest of the state during the 2000-2010 period, adding 350,000 residents, an increase of 20 percent. As of April 1, 2010, the population of the Sacramento region stood at 2.3 million. Placer County's population was 348,432, growing nearly 40 percent since 2000, the second-highest growth rate in the state behind Riverside County. Forecasts completed by the Sacramento Area Council of Governments show the Sacramento region growing to 3.35 million persons in 2035.

Residents have access to economic opportunities, jobs and services. Sheridan is close to employment centers in Lincoln, Rocklin, Roseville, Marysville, and Sacramento. The access to Highway 65, proximity to I-80, and proximity to more developed cities makes Sheridan attractive to commuters. It offers a rural lifestyle characterized by the predominance of large lots outside of the townsite, limited commercial development, affordable housing, high-quality schools, a gateway to Camp Far West, and the prevalence of small agricultural and animal raising uses. More affordable housing, at least during the recent boom period, made communities at the edge of the Sacramento region grow at a faster pace than their metropolitan area as a whole. However, infrastructure constraints and the large parcel size requirements in the rural portions of the Community Plan area limited the amount of growth in Sheridan compared to surrounding communities.

### **Land Use**

The Plan area is comprised of residential, commercial, industrial, and agricultural uses. Commercial uses are found along 13<sup>th</sup> Street and Camp Far West Road, and industrial uses are on the west side of Sheridan Lincoln Boulevard and north 13<sup>th</sup> 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.



*Figure 1.2.3: Residential multi-family zoned property at the end of 10<sup>th</sup> Street.*

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. A manufactured home park is located at the northern terminus of 10<sup>th</sup> Street.

The grid pattern of development that has defined the townsite is somewhat unique in Placer County in that alleyways are used. However, the alleys aren't utilized as in other communities. There are few if any garages with access off the alley right-of-way. Car parking and driveways are typically located at the front of the lots.

Large lot rural residential and agricultural uses surround the townsite. The land adjacent to the new Highway 65/Riosa Road intersection is zoned Farming or Industrial. Much of this property is owned by CALTRANS.

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



Figure 1.2.4: 13<sup>th</sup> and H streets in the townsite.

Sheridan Lincoln Boulevard and the Union Pacific Railroad 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 West Road that originates in Sheridan and heads north before turning to the east along the Bear River. 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.

### ***Terrain***

The Plan area is characterized by gently rolling hills, ranging in elevation from 70 feet to 443 feet above sea level.

### ***Climate***

Climatic conditions have played a significant role in the area's attractiveness as a place to live. The Mediterranean climate is generally characterized by warm summers and mild winters. Monthly averages of daily extreme temperatures range from 33°F minimum to 52°F maximum in January to 58°F and 97°F in July. The annual rate of precipitation is approximately 20 to 25 inches. Approximately 90 percent of average annual rainfall occurs in the six-month period extending from November to April. Prevailing winds are moderate and vary from moist clean breezes from the south to drier winds from the north.

### ***Vegetation***

Vegetative cover in the Plan area includes very little natural type cover in the west to dense oak woodlands in the east. The townsite has many tall Eucalyptus trees that have been planted for shade. Outside of the townsite, the Plan area has a long history of agricultural use and related activities including row crops, orchards and grazing. Grassland was likely always the dominant vegetation community.

Local plant communities are varied and include typically ruderal annual grasses and forbs in range lands and pastures, croplands or orchards, lawns and scattered native or non-native trees in landscaped areas, vernal pools, and smaller areas of emergent or scrub shrub wetlands and creeks.

### ***Fish and Wildlife***

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.

Yankee Slough, south and east of the Plan area, supports a primarily introduced fishery including mosquito fish, green sunfish, carp and bigscale logperch.

Existing agriculture and undeveloped areas in the Plan area provide potential habitat for species identified as sensitive or special status by the California Department of Fish and Wildlife and the U.S. Fish and Wildlife Service. Examples include northwestern pond turtle, giant garter snake, northern harrier, Swainson's hawk, loggerhead shrike, bank swallow, Conservancy fairy shrimp, vernal pool fairy shrimp and western spadefoot toad.

## **1.3 PLAN UPDATE PROCESS**

The Sheridan Community Plan is the result of a collaborative consensus building process involving the citizens of Sheridan, a Sheridan Municipal Advisory Council (MAC) Subcommittee Working Group, Placer County staff, and various local agencies. The Sheridan MAC encouraged a high level of public participation in the Community Plan update process in an effort to develop a community consensus on hopes and expectations for the future of Sheridan.

The community considered the crucial issues confronting Sheridan. It built upon past planning efforts, provided new technical information and analysis, and created multiple opportunities for public input and guidance. A timeline of major activities can be found below.

On April 10, 2012, the Planning Services Division received preliminary direction from the Board of Supervisors to explore options for an update to the Sheridan General Plan including modification

of the Plan area's boundary and studying the potential of relocating the Placer County Fairgrounds Facility into the Sheridan area.

On April 11, 2012, County staff attended the Sheridan Municipal Advisory Council meeting to outline to the MAC and the community the options under consideration and a draft timeline of the update process.

The Placer County Board of Supervisors authorized Staff to update the Sheridan General Plan on November 6, 2012. A two year work program with a strong public outreach effort was proposed and approved. Immediately thereafter, a four page community survey was mailed to 436 property owners within the Sheridan MAC boundary area.

On November 28, 2012, a kick-off workshop was held at Stewart Hall in Sheridan with over 90 residents in attendance. Notice for the meeting was included in the community surveys mailed to MAC-area property owners earlier in the month. Placer County planners and others were on hand to explain the update process and hear initial public comments. Citizens also had the opportunity to discuss with County staff any matters of importance related to the future of Sheridan. Staff conducted a scenario planning exercise with break out groups to identify the best areas to preserve and the most appropriate lands to develop and to answer the following questions:

- *Does the community want the Community Plan area to expand?*
- *What does your ideal future community look like?*
- *Does the community want a Sheridan site to be considered for a Placer County Fairgrounds relocation?*

A Sheridan MAC subcommittee was formed to work with County staff to review proposed goals and policies and updates to the 1976 General Plan document. The subcommittee consisted of two MAC members and anyone from the public that wished to attend the monthly meetings. A total of nine meetings were held, the first on December 19, 2012.

Based on input from this survey and community workshops, the Sheridan MAC Subcommittee Working Group drafted a vision statement that formed the foundation of the Community Plan's goals and policies.

The Community Plan update process included an opportunities and constraints analysis. The Placer County Planning Services Division and other departments reviewed relevant data and prepared a Background Report that was released in December 2012.

The Background Report included an inventory of existing land uses, identification of vacant parcels and development opportunities, existing conservation easements, and Williamson Act

contract parcels. This analysis also identified existing and potential circulation corridors, pedestrian and bicycle corridors, and areas subject to circulation conflicts.

A list of challenges was identified during the early stages of the Community Plan process and strategies to overcome those challenges. These strategies form the foundation of the Plan's objectives, policies, implementation measures, and design guidelines and standards.

### Expansion of Plan Area Boundary

One of the items addressed by the Sheridan Subcommittee Working Group early on was the question on whether to expand the Plan area boundaries. Community plans are often used by municipalities to plan the future of a particular area at a finer level of detail than that provided by the general plan. A community plan is a portion of the General Plan focusing on the issues pertinent to a particular area or community within a city or county. It supplements the policies of the General Plan, but may diverge from the issues contained in the General Plan into other subjects viewed by the community as being of relevance.

The 1976 Sheridan General Plan included an area of 1,711 acres or 2.67 square miles. The boundaries generally were Alder Lane to the north, the Highway 65 Bypass on the west, Andresson Road to the east, and an unnamed tributary to Yankee Slough to the south.

The Subcommittee Working Group debated the merits of keeping the 1976 General Plan area boundaries as-is, expanding the boundary to the west, expanding to include the current Sheridan Municipal Advisory Council boundary or a hybrid expansion of the options that were presented. Twenty-nine Subcommittee members voted on January 16, 2013 to recommend that the plan area boundaries expand to the MAC boundary, minus the joint MAC area (24 in favor of the MAC boundary, five votes for other options. See Figure 1.3.1).

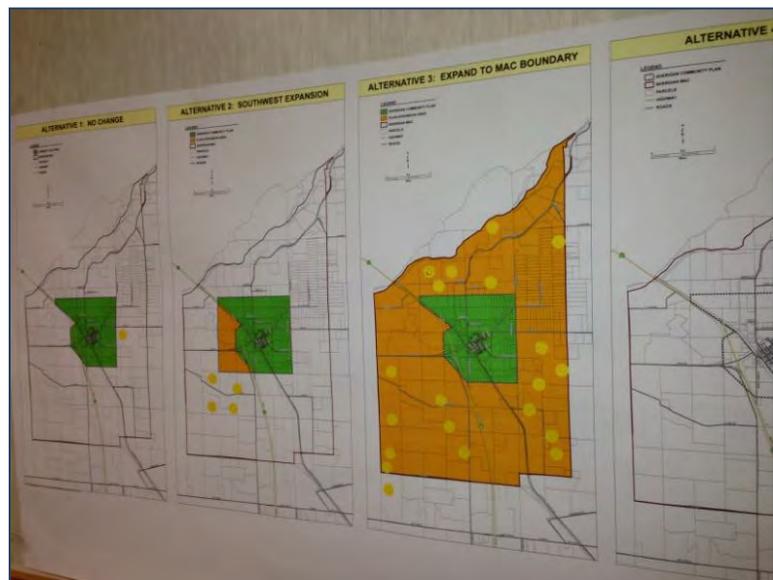


Figure 1.3.1: Subcommittee voting results on Plan area expansion.

It was later decided that the Sheridan Community Plan should also include 1,178 acres owned by the United Auburn Indian Community of the Auburn Rancheria between Karchner and Camp Far

West roads. These ten properties are within the “Joint MAC Area” that is represented by both the Rural Lincoln MAC and the Sheridan MAC. An expanded plan area establishes development policy at a community level that is more tailored to local conditions and needs than the Placer County General Plan.

New plan area boundaries are Bear River/Yuba County to the north, Sutter County to the west, Waltz Road to the south, and generally Karchner Road to the east. It encompasses a total area of 14,958.5 acres.

### **Land Use Changes**

During the planning process, Sheridan’s existing character as a predominately rural residential community with smaller, distinct nodes of commercial and industrial uses was acknowledged and then chosen for its future growth pattern. Therefore, minimal land use and zoning changes were made as part of the Community Plan update.

Infill residential development is anticipated within the townsite to take advantage of existing water and sewer capacity. There is also capacity for further residential development on larger parcels outside of the townsite under current zoning that continues existing density patterns.

Changes have been made to allow for a mix of uses along 13<sup>th</sup> Street. A Highway Service zone has been created at Riosa Road and Sheridan Lincoln Boulevard to provide commercial uses for the convenience of Plan area residents and travelers along Highway 65. Further rezoning allows additional business and industrial uses along Wind Flower Place.

### **Environmental Review**

During the Sheridan Community Plan preparation, an environmental analysis was undertaken to identify potential environmental effects and allow for plan modifications, which either mitigated or avoided potential environmental effects. The intent was to minimize the Plan’s environmental effects while providing realistic Community growth and development opportunities. The Sheridan Community Plan Initial Study and Negative Declaration (SCH #2013122066) analyzed the potential environmental effects of the Community Plan and responded to potential environmental issues.

By engaging in multiple phases of environmental analysis during the Community Plan process, solutions to environmental issues in the form of policies, implementation measures, zoning designations, and design standards have been woven into the fabric of the Sheridan Community Plan. As such, a number of policies, implementation measures and design standards in this Community Plan serve a dual purpose of implementing the Plan, as well as avoiding potential environmental effects. These policies, implementation measures, zoning designations, and design standards have been incorporated into this Plan to mitigate or avoid environmental effects that might otherwise result from implementing the Community Plan.

### 1.4 COMMUNITY PRIORITIES

This Plan reflects the Community’s priorities of promoting balanced growth, and an overall vision for Sheridan’s future. As a statement of the Sheridan’s priorities and vision, this Community Plan serves as a guide for directing and coordinating planning decisions, and guiding physical changes within the Plan area. As a guide for directing and coordinating Sheridan’s future, this Plan also defines the desired character and quality of development, as well as, directing the process for how development should proceed. The goals, objectives, policies and implementation measures in this Community Plan define the manner in which Sheridan’s priorities and vision are to be achieved.

This section summarizes the key directions that the community has said it wants Sheridan to go in the foreseeable future. Taken together, these directions constitute the vision inherent in this Plan. Although the Community Plan consists of distinctive elements, these key directions highlight the principal shared themes found in subsequent chapters. These directions arise from public sentiment expressed in the Community Survey results, at the kick-off workshop, and the deliberations of the MAC Subcommittee Working Group.

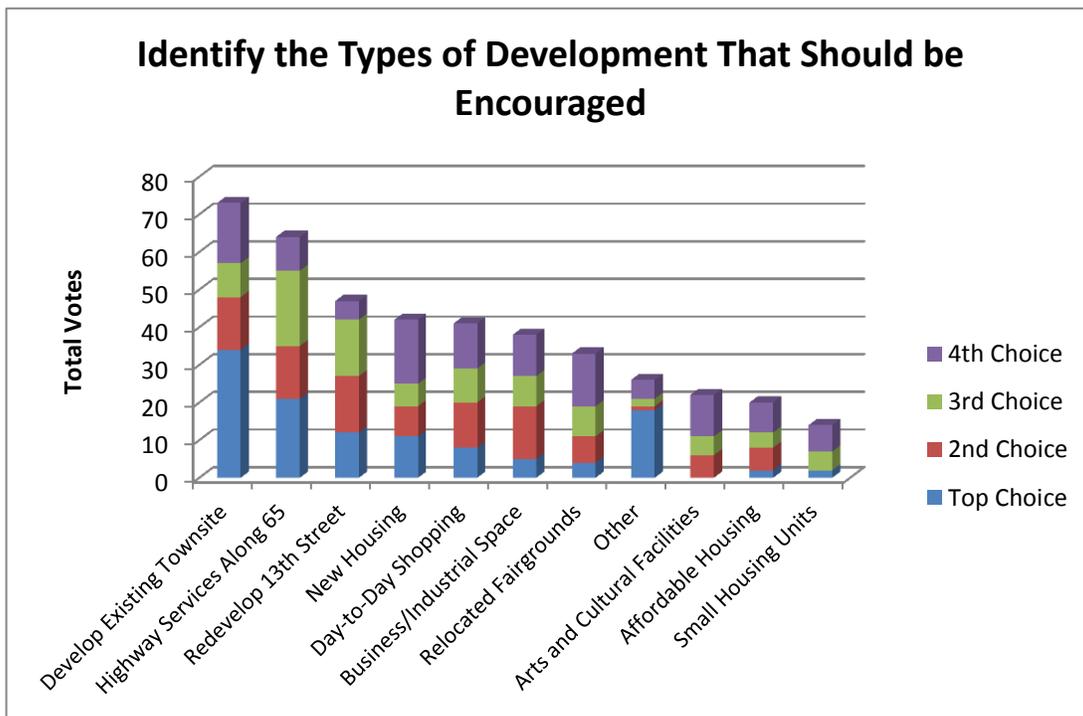


Figure 1.4.1: Survey respondent’s priorities for Sheridan development.

## Community Survey

A community survey was released in early November 2012 to gather input and provide a participation method for those uncomfortable with public meetings or unable to attend the workshop. It was mailed to all 436 property owners within the MAC boundary area. The survey was also available on the County website. 97 surveys, or 22.2 percent, were returned.

County staff compiled and organized survey results to reveal trends and levels of support for various policy directions.

The key question in the survey asked community residents to identify the types of development they would most like to encourage in Sheridan. Respondents were asked to rank their top four choices. The results are found in Figure 1.4.1.

Developing the existing townsite was identified as the top choice by survey respondents, followed by allowing highway services along the new Highway 65, redevelopment of 13th Street and encouraging new housing. Arts and Cultural facilities, affordable housing and encouraging small housing units received the fewest votes.

Respondents were also given the opportunity to provide additional comments. The most frequent issues noted by respondents involved law enforcement and marijuana growing. Other repeated comments included a desire to clean-up blighted properties, maintain Sheridan's rural lifestyle, and a need for more sidewalks and curbs.

A vast majority of respondents felt that more visually attractive streets (i.e. street trees, landscaping, and lighting) was the most needed improvement in Sheridan. Other top issues voiced by residents included better sidewalks, nicer looking/higher quality commercial buildings, and more/better shops and restaurants.

## Community Kick-off Meeting

On November 28, 2012, a Community Plan update kick-off meeting was held at Stewart Hall. County staff was present at the meeting to explain the update process and receive public comment. Property owners, residents, and all other interested parties were invited to attend and given an opportunity to discuss the community's goals and priorities.

After the general discussion, a breakout session was held where five smaller groups were asked to discuss:

- Their vision for Sheridan;
- Whether the Plan area boundary should change;
- Possible land use changes; and,
- The potential for a Sheridan location for a relocated Placer County Fairgrounds.

Facilitators at each table took notes and there were consistent themes and comments received including:

- “Keep it Rural”
- “Retain Small Town Community Feel”
- “Preserve Open Space”
- “No Land Use Changes Outside of Townsite”

There was minimal support to relocate the fairgrounds to Sheridan. Residents expressed a desire for additional services and shopping, and more streetlights and sidewalks. Residents did not think Sheridan needed additional low-income or multi-family housing.

Residents were concerned about the visual appearance of Sheridan, including vacant buildings, overgrown lots, unattractive storage on residential lots, and unregistered cars. Other feedback included:

- Infill development in townsite was seen as a positive
- Small “tweaks” to land use should be considered
- Redevelopment of 13th Street is a priority
- General support for highway services at new Highway 65/Riosa Road interchange
- Current residents should not pay for new growth

**Key Directions for the Community**

The Subcommittee Working Group felt the workshops and surveys, based upon participation rates, were a good starting point for establishing community direction, and therefore utilized these results to draft the Community Plan’s vision, goals, objectives, policies and actions.

**Key Directions for the Community**

- ***Maintain Sheridan’s existing community character***
- ***Encourage infill development in the townsite***
- ***Protect agricultural uses and open space***
- ***Provide community services to meet the needs of all residents***
- ***Diversify and expand the economic base***

***Maintain Sheridan’s Existing Community Character***

The residents of Sheridan have a strong interest in maintaining the character of their community for years to come. The foremost priority heard during the workshop and gleaned from the

Community Survey was to preserve Sheridan's existing rural community character. The preservation of Sheridan's community character will require a variety of different approaches, including protecting and promoting adaptive reuse of existing buildings, focusing development in already-developed areas, creating design standards that ensure new development is in accord with existing neighborhood character, protecting critical agricultural and habitat lands, and promoting the local agricultural economy.

As part of retaining existing community character, Sheridan's historic resources should be protected. Historic preservation can play an important role in revitalizing an older community, building civic pride, and retaining the sense of place and continuity with the community's past.

#### ***Encourage Infill Development in the Townsite***

The townsite should be a focus for the community's economic life, vigor, educational, and social activity. Vitality in the townsite can be pursued through a variety of initiatives, including infill housing development, strategic expansion of the townsite grid, economic investment, promotion of appropriate commercial development, and improvements to the public realm (i.e. parks and streetscapes).

#### ***Protect Agricultural Uses and Open Space***

Perhaps the most significant themes that surfaced throughout the update process is the need to protect Sheridan's open spaces, farmland, scenic vistas, and environmentally sensitive areas. As with many communities in the region and Central Valley, any outward expansion translates into the loss of productive farmland. To avoid expansion into productive farmland, the Sheridan Community Plan increases development opportunities within the central core of the community, and steers growth away from agricultural and rural areas by leaving existing large-lot zoning in place.

#### ***Provide Community Services and Housing Choices to Meet the Needs of all Residents***

Sheridan is a diverse community in terms of age, income, and education. Sheridan's services, facilities, and housing must keep pace with the population's changing needs, including maintaining its existing elementary school, public works and recreation facilities, providing a mix of housing types, and providing critical support services such as police protection, fire, and health clinics.

#### ***Diversify and Expand the Economic Base***

Sheridan should pursue policies and regulations that encourage diversification and expansion of its economic base in a manner consistent with the community's character and desires. This will generate benefits for the community, create more private sector job opportunities for residents, and reduce the need for residents to travel for goods and services.

## 1.5 COMMUNITY VISION

The heart of the Community Plan, the Vision Statement, describes what the community seeks to become; it gives the Plan a purpose and provides a foundation for change that is shared by residents, homeowners, developers, business owners, elected officials, and County departments.

A vision statement captures what community members most value about their community, and the shared image of what they want their community to be. It inspires community members to work together to achieve the vision. A thoughtful vision statement is one of the elements needed to form a forward-looking strategic framework that gives stakeholders the long-term-comprehensive perspective necessary to make rational and disciplined tactical/incremental decisions on community issues as they arise.

The Vision Statement is based on public input received at the November 28, 2012 public kick-off meeting, results of the November 2012 community survey, and discussion at the first subcommittee meeting on December 19, 2012. The following was approved by the Subcommittee Working Group on January 16, 2013:

*"Maintain the rural, small-town character of Sheridan by managing growth, revitalizing the existing townsite, striving for high-quality aesthetics, and providing for community development needs to enhance the quality of life for current and future residents."*

## 1.6 PLAN ASSUMPTIONS

Plan assumptions, along with the goals and policies, form the foundation of any community plan. Plan assumptions are statements of anticipated facts and trends based on the current observations projected into the future. These assumptions provide a basis for planning recommendations and give direction to future interpretations of the plan.

The following are the assumptions for the Sheridan Community Plan:

1. Residents of the Sheridan area locate here primarily because of the rural surroundings and ancestral residences. Sheridan will remain a rural community providing limited services for the residents and adjacent agricultural areas.
2. Population within the Sheridan planning area will continue to grow at a slower rate than other parts of Placer County. The maximum overall build-out of the Community Plan cannot exceed 7,187 residents based on current zoning and infrastructure constrains.

3. Redevelopment and reuse of vacant or underutilized property along the 13th Street frontage will provide for an increase in small, neighborhood-type commercial activities. This increase in commercial activities should not, however, substantially affect the population growth through increased employment. Therefore many residents' needs for employment, and goods and services will continue to be met through outlets and facilities in other parts of the region.
4. The primary residential unit will continue to be the single family dwelling constructed on both residential lots and larger agricultural acreage.
5. The need to protect and conserve agricultural lands and open space will increase with a growing population. Land surrounding the Sheridan community will be kept in open space/agriculture uses which will be consistent with the proposed Placer County Conservation Plan (PCCP).
6. Existing water and wastewater infrastructure within Sheridan has limited capacity to support existing zoning and therefore may need to be expanded within the planning period.
7. Growth in the rural areas will be limited by sewer and water system capacities and the agricultural lands which surround them.
8. The Sheridan Community Plan update process shall consider land use alternatives separately from land ownership and tenure.
9. Land use around the Highway 65 Bypass could provide limited opportunities for services.
10. Land use designations for "higher density" residential housing will occur within or adjacent to the existing town site and where public services and utilities are available.
11. The primary means of transportation through the year 2035 will be the automobile as public transit is not expected to be provided in the Plan area. However, strong efforts will be made to encourage the use of other non-auto forms of transportation such as walking and cycling.
12. Other than the planned Highway 65 Wheatland Bypass, new significant roadways will not be necessary before the year 2035.
13. Continuing growth will be predicated on the provision of adequate supporting infrastructure including roads, water, wastewater, schools and other public services. It is the purpose of this plan to ensure that continuing growth will not be detrimental to existing development service levels.

## 1.7 GENERAL COMMUNITY GOALS AND POLICIES

This Plan includes the goals, policies, standards, implementation programs, and the Land Use Diagram and Circulation Plan Diagram, which together constitute Placer County's formal policies for land use, development, and environmental quality within the Plan area.

The following definitions describe the nature of the statements of goals, policies, standards and implementation programs. They represent a common hierarchy of planning principles – going from the most general to the most specific.

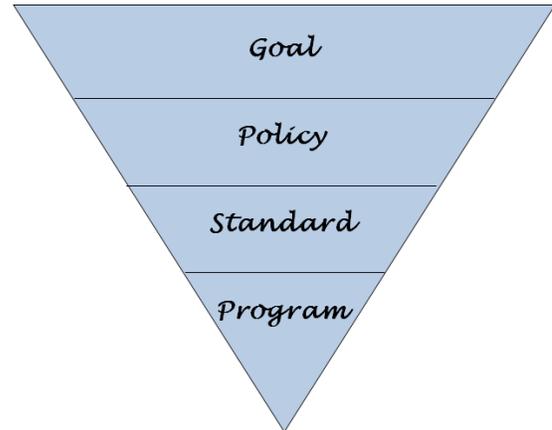


Figure 1.7.1: Hierarchy of Planning Principles.

- **Goal** – an ultimate purpose of an effort stated in a way that is general in nature and immeasurable. It is a future result toward which planning and implementation measures are directed.
- **Policy** – a specific statement that guides decision-making and indicates a commitment to a particular course of action. A policy is based on and helps implement a goal.
- **Standard** – a specific, often quantified guideline, incorporated in a policy or implementation program, defining the relationship between two or more variables. Standards can often translate directly into regulatory controls.
- **Implementation Strategy or Implementation Program** – the most specific of planning principles. It describes specific actions, programs, techniques or implementation measures that carry out a Plan policy.

Within this document, the following terms are used in reference to expected compliance of this plan. These terms are intended to have the following meaning with respect to compliance:

- **May, Encourage, or Recommend** – it is desirable to comply with this guideline.
- **Should** – it is highly encouraged and requires a convincing reason in order not to comply, in the opinion of the County, with this guideline.
- **Must or Shall** – compliance is expected.

## Goals and Policies

The goals described below are general in nature and basic to the entire Plan. Goals and policies related to specific aspects of the Plan are stated in other appropriate sections.

1. Promote the wise, efficient, and environmentally-sensitive use of land in Sheridan to help meet the present and future needs of residents and businesses.

*1.1 Provide transitional land uses or a landscaped buffer wherever necessary to minimize the conflicts inherent to adjoining properties of different zoning intensity, density, or adverse uses.*

*1.2 The County shall require that significant natural, open space, and cultural resources be identified in advance of development and incorporated into site-specific development project design.*

*1.3 Higher density development should be located within or adjacent to the townsite where public infrastructure and services may be provided.*

2. Create a balanced land use pattern with an appropriate mix of uses to accommodate the rural lifestyle, resident employment, service, and social needs within Sheridan.

*2.1 Implement land use regulations that can help broaden the tax base while avoiding inappropriate businesses, big boxes, heavy industry, etc.*



*Figure 1.7.2: Grasslands and vernal pools outside of the townsite.*

*2.2 Through the development review process, ensure that commercial and industrial activities are compatible with surrounding land uses in terms of visual appearance, traffic generation, noise, and air quality effects.*

*2.3 Encourage land uses and a development pattern which accommodates and promotes alternative transportation modes.*

*2.4 Encourage a mix of housing choices that support a range of lifestyles in the community, ranging from higher density within the townsite to larger parcels in the more rural areas on the fringes of the Plan area.*

3. Take full advantage of Sheridan's existing infrastructure.
  - 3.1 *Infill projects within the townsite and development that is contiguous to existing development and that allows for cost-effective, orderly growth that is compatible with existing land uses and potential future development is favored.*
  - 3.2 *New development shall emulate the best characteristics (e.g., form, scale and general character) of existing adjacent neighborhoods.*
  - 3.3 *New development shall provide appropriate infrastructure and meet County service standards.*
  - 3.4 *Enhance existing parks and recreation facilities to ensure that the community's current and future recreational needs are met.*
4. Promote economic vitality through attracting commercial enterprises such as neighborhood retail, restaurants, and services to Sheridan.
  - 4.1 *Provide highway commercial along Highway 65 to provide services for the travelling public and residents of the Plan area without being a detriment to the existing community. Commercial development should be centered at the Riosa Road/Highway 65 intersection and not strung along the highway.*
  - 4.2 *Support the development of mixed-use residential, commercial, office, and live/work spaces along 13<sup>th</sup> Street.*
5. Designate specific areas suitable for industrial development and reserve such lands in a range or parcel sizes to accommodate a variety of industrial uses. Industrial use types include, but are not limited to:
  - a) Warehousing, storage, manufacturing, production and assembly
  - b) Incubator or small-scale businesses
  - c) Campus-type business parks
  - d) Offices and business support services
  - 5.1 *Provide existing and potential light industrial and commercial development with necessary infrastructure in appropriate areas for businesses, retail and services, offices, and other appropriate business uses.*
  - 5.2 *Ensure that an adequate supply of land designated for a range of commercial and industrial uses is provided.*
6. Guide new growth so as to minimize impact on Sheridan's open space and small-town rural character.
  - 6.1 *Any new growth in Sheridan should be designed to protect the Plan area's natural resources and preserve its existing character.*

6.2 *The County shall not approve the development of isolated, remote, gated, and/or walled residential projects.*

7. Identify design standards that will preserve existing community character including the preservation of historic buildings.

7.1 *Utilize design standards that capture the existing character of the Plan area and, where appropriate, require future buildings to reflect a similar character in terms of height, bulk, relationship to the streetscape, and appropriate architectural styles and building materials.*



Figure 1.7.3: Historic Properties along Camp Far West Road.

7.2 *Undertake reasonable efforts to preserve and maintain structures identified as historically significant.*

8. Provide opportunities for a rural lifestyle that preserves the unique character of the Plan area.

8.1 *Support agricultural uses and animal-raising activities that are established to ensure the continuation of an important lifestyle in the Plan area.*

8.2 *Encourage continued and increased agricultural activity on land conducive to agriculture uses.*

8.3 *Creation of flag lots ((a parcel of land shaped like a flag, with a narrow strip ("flag pole") providing access to a right-of-way and the bulk of the property ("flag" portion) containing no frontage)) is not allowed.*

9. Engage citizens, businesses, and other groups in partnerships to actively implement Sheridan's vision.

9.1 *Utilize the Municipal Advisory Council to sustain public input during the implementation stage.*

9.2 *Use and consistently evaluate new involvement tools and technologies to improve ways for individuals to receive information and provide input.*

## 1.8 EMERGING PLANNING ISSUES

The principles of sustainable development and healthy communities are two emerging planning approaches which, among others, have influenced this Community Plan update. Sustainable development and healthy community principles aim to improve and protect the quality of the environment and enhance the quality of life and the welfare of all of the people in a community.

Like its conventional counterpart, sustainable local community planning takes place within the legislative and policy context provided by the State and Federal governments. In the past, environmental and social issues such as health were not considered as part of mainstream community planning. Instead planners focused on a community's physical systems. By the 1990s, a general consensus had emerged that environmental issues could not be managed in isolation and that a new, holistic approach to municipal governance and community planning with environmental issues at their core was needed. Growing concerns with water and air quality, energy depletion, climate change, public health disasters, and loss of natural features such as wetlands and woodlands, all conspired to put environmental issues into the mainstream of planning practice.

Since the Community Plan was adopted in 1976, numerous State laws have moved environmental issues to center stage in the planning field. The "smart growth" movement emerged in the United States in the 1990s in reaction to the depredations of urban sprawl. Since 2005, the State of California has responded to growing concerns over the effects of climate change by adopting a comprehensive approach to addressing emissions in the public and private sectors. This approach was officially initiated with the passage of the **Global Warming Solutions Act of 2006 (AB 32)**, which requires the state to reduce its greenhouse gas emissions to 1990 levels by 2020. Among many other strategies, it encourages local governments to reduce emissions in their jurisdictions by 15 percent. AB32 compliance measures are certain to have implications to land use planning and project design in the future.

California's **Sustainable Communities Planning Act (SB 375)** was enacted in 2008 to help California offset the environmental impacts of greenhouse gas emissions. By integrating greenhouse gas reduction into existing community planning efforts, SB 375 aims to reduce vehicle miles traveled through development of sustainable growth patterns and smart transportation infrastructure. Vehicle miles traveled is one of the leading causes of greenhouse gas emissions.

Additional State and Federal regulations in coming years are likely to require new implementation measures to further protect and enhance the environment, promote energy and water conservation, improve air quality, and promote consistency between transportation improvements and state and local planned growth and economic development patterns. Therefore, Community Plan goals, policies, and implementation mechanisms will likely evolve over time to reflect new regulatory requirements.

Sustainable community planning remains an emerging paradigm. Many jurisdictions and regions have adopted sustainability principles as the bases of their community land use plans and have approached other planning activities with a similar lens. Placer County is expected to complete a Climate Action Plan as part of its next General Plan update (2015). This Plan does not have stand-alone sustainability or healthy community chapters. Because health and sustainable design are such cross-cutting issues, sustainable development considerations are integrated within the individual chapters of this Community Plan.

**Sustainable building design**, siting, construction, and operation can have a significant positive effect on energy and resource efficiency, reduction of waste and pollution generation, and the health and productivity of a building's occupants over the life of the building.

The passage of AB 32 and other pivotal legislation and policy in California - such as the establishment of statewide energy efficiency goals (AB 2021), the Governor's Green Building Executive Order, the California Energy Commission Integrated Energy Policy Report (2007), and the CA Public Utilities Commission (CPUC) Strategic Plan (2008) - create an environment where energy efficiency efforts are increasing through regulatory means.

Sustainable building design, construction, and operational techniques have become increasingly widespread in commercial and residential building construction. National and regional systems have been established to serve as guides and objective standards for green building practices.

The U.S. Green Building Council's Leadership in Energy & Environmental Design (LEED) certification program is the nationally accepted benchmark for green building design and construction (see sidebar above). Green buildings help lower greenhouse gas emissions, conserve energy and water, reduce storm water impacts, minimize waste, improve air quality, preserve natural resources, and enhance human health. By using less energy, LEED-certified buildings save money for families, businesses and taxpayers, and contribute to a healthier environment for residents, workers, and the larger community.

#### What is LEED?

LEED is a nationally accepted benchmark for the design, construction and operation of environmentally-friendly buildings. It promotes a whole-building approach to sustainability and encourages global adoption of sustainable building and development practices. LEED focuses on five areas:

- Sustainable Site Development
- Energy Efficiency
- Water Savings
- Materials Selection
- Indoor Environment Quality

*Source: U.S. Green Building Council*

## CHAPTER TWO

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# POPULATION AND HOUSING

## 2. Population and Housing

The purpose of this Population and Housing section is to discuss historic and projected population growth and to determine present and future housing needs in the Sheridan Community Plan area, with the ultimate goal of providing adequate housing for all economic segments of the community.



Figure 2.0.1: Sheridan contains a mix rural and higher density housing.

### 2.1 POPULATION

**Regional Population.** The Sacramento region’s population, El Dorado, Placer, Sacramento and Yolo Counties, was 2,149,127 in

2010, and is expected to nearly double by 2050. In 2004, the Center for Continuing Study of the California Economy (CCSCE) prepared long-term population, household, and household income projections for the Sacramento Council of Governments (SACOG). CCSCE’s population projections show the region reaching a population of 3.23 million people by 2030, and 3.95 million by 2050. This implies an average annual growth rate of 1.70 percent for the first 30 years, and 1.01 percent for the following twenty years.<sup>1</sup>

CCSCE also developed a range of job projections for the SACOG region. The middle projection series has 1,445,100 jobs for the SACOG region in 2030 up from 965,500 jobs in 2003. The region is projected to experience a 49.7 percent job increase between 2003 and 2030, which is higher than the projected 39.5 percent statewide job gain and the 28.4 percent national job gain. The number of added jobs is close to 500,000 during the period to 2030.

**Table 2.1.1**  
**Job, Population, and Household Projections- Sacramento Region**

	2000	2030	2050
<b>Jobs</b>	920,265	1,445,137	1,800,211
<b>Households</b>	712,866	1,209,216	1,445,678
<b>Population</b>	1,948,700	3,232,589	3,952,098

Source: Center for Continuing Study of the California Economy, 2004.

<sup>1</sup> Center for Continuing Study of the California Economy, “Projects of Employment, Population, Households, and Household Income in the SACOG Region for 2000 – 2050. 2004.

**Placer County Population.** Placer County has been one of the fastest growing counties in California. According to the U.S. Census, Placer County’s 2010 population was 348,432, growing nearly 40 percent since 2000 when the population was 248,399, the second-highest growth rate in the state behind Riverside County. In 1980, Placer County’s population was 117,247.

**Sheridan Population.** The population within the Sheridan Community Plan boundary is 1,172 as of April 2010 according to the 2010 U.S. Census. In 2000 the population was 1,122, an increase of 4.5 percent over the previous Census.

Understanding population trends by age group (Table 2.1.2 below) can help allocate resources for public infrastructure and services to meet the needs of the population.

**Table 2.1.2  
Population by Age in Plan Area**

<b>Cohort</b>	<b>Male</b>	<b>Female</b>	<b>Total</b>	<b>Percent</b>
Under 5 years	34	30	64	5.5%
5 to 9 years	41	33	74	6.3%
10 to 14 years	36	52	88	7.5%
15 to 19 years	48	55	103	8.8%
20 to 24 years	44	21	65	5.5%
25 to 34 years	73	60	133	11.3%
35 to 44 years	70	70	140	11.9%
45 to 54 years	101	105	206	17.6%
55 to 59 years	45	47	92	7.8%
60 to 64 years	28	35	63	5.4%
65 to 74 years	47	44	91	7.8%
75 to 84 years	19	19	38	3.2%
85 years and over	4	11	15	1.3%
<b>Total</b>	<b>590</b>	<b>582</b>	<b>1,172</b>	<b>100%</b>

*Source: 2010 U.S. Census*

**Table 2.1.3  
Race in Plan Area**

Race	Total	Percent
White	858	73.2%
Hispanic or Latino	246	21.0%
Other	35	3.0%
American Indian	14	1.2%
Asian	12	1.0%
Black or African American	7	.6%
<b>Total</b>	<b>1,172</b>	<b>100%</b>

*Source: 2010 U.S. Census*



*Figures 2.0.2 and 2.0.3: Townsite residences.*

**2.2 SHERIDAN POPULATION PROJECTION**

Though it is difficult to develop population projections for future years, predicting future population growth is critical for planning the expansion of community services and facilities. Population trends are affected by numerous variables, including economic and demographic shifts and other similar events. Local population projections have typically been based on a community’s historical share of regional or county growth. These figures are only best estimates and are derived from regional data which are disaggregated to the community level.

The table below provides the Land Use Policy Map maximum potential build-out for the Sheridan Community Plan area. Based on current Land Use Designations and acreages of all properties (developed and undeveloped), there is a potential of 2,604 housing units in the Plan area (there are currently 424 housing units in the Plan area). Utilizing the current household size of 2.76 persons per household (2010 Census), the Land Use Plan has an ultimate population holding capacity of 7,187 persons. Since many areas of Sheridan have been developed at less than permitted density, the population of Sheridan will not reach the 7,187 level unless land use changes are made in the future.

This build-out scenario provides the maximum build-out potential of the Community Plan area based on current land use designations. Table 2.2.1 below does not account for properties that have been developed at less density than allowed by their Land Use designation. In many instances, maximum density permitted under a land use designation is not fully reached due to the natural environment such as steep slopes and sensitive habitat areas, or lack of sewer and water.

**Table 2.2.1  
Maximum Potential Build-Out According to Land Use Map**

Zoning	Acreage	Total DU
General Commercial	19.4	194
Industrial	101.2	0
High Density Residential (4-10 DU/Ac)	74.0	740
Medium Density Residential (2-4 DU/Ac)	133.7	535
Low Density Residential (.4-2.3 Ac Min.)	62.9	157
Rural Residential (2.3-5 Ac. Min.)	841.0	365
Rural Estate (5-20 Ac Min.)	487.0	97
Agriculture/Timberland (10 Ac Min.)	2,191.7	219
Agriculture/Timberland (20 Ac Min.)	4,715.7	235
Agriculture/Timberland (80 Ac Min.)	4,984.5	62
Open Space	1,347.3	0
<b>Total</b>	<b>14,958.5</b>	<b>2,604</b>

Source: Placer County GIS Database, 2013

In Sheridan there are several known constraints such as limited water and sewer availability that will curb future development and population growth. Therefore, past growth rates cannot be projected to estimate a future Sheridan population.

For the purpose of the Community Plan update, the maximum potential build-out was determined using capacity analysis (with no specific build-out timeframe) based on the Community Plan’s current zoning. As noted above, the build-out analysis shows 2,180 unbuilt housing units. These are units that could be built on undeveloped or under-developed parcels under current zoning designations. In 2010, the number of housing units in the Plan area is 424, with an average household size of 2.76 persons. These numbers imply the Plan area will reach a maximum population of 7,187 at built-out based on current zoning.<sup>2</sup>

Two scenarios (Table 2.2.2 below) have been provided to predict the year 2035 population of the Plan area. Community Plan Assumption No. 2 states Sheridan will “continue to grow at a slower rate than other parts of Placer County.” The first “low-growth” scenario projects that ten percent of unbuilt housing units (permitted by current land use designations and zoning) are constructed by 2035. The second assumes a “high” development rate with one-quarter of the housing units constructed. Both scenarios assume that there are no changes to the Land Use diagram to permit higher densities. These projections are based on assumptions and not trends.

**Table 2.2.2  
Population Projections**

<b>Geographical Area</b>	<b>Population 2000<sup>1</sup></b>	<b>Population 2010<sup>1</sup></b>	<b>Population 2035</b>
<b>Placer County</b>	248,399	348,432	585,215 <sup>2</sup>
<b>Unincorporated Area</b>	100,725	108,153	122,089 <sup>2</sup>
<b>Sheridan Plan Area</b>	1,122	1,172	1,773 (low) <sup>3</sup> 2,676 (high) <sup>3</sup>

<sup>1</sup> 2000 and 2010 US Census

<sup>2</sup> SACOG Projections

<sup>3</sup> County Projections

Sheridan’s resident population is expected to grow from 1,172 in 2010 to 1,773 in 2035 in the low projection and 2,676 in the high projection. This is a corresponding growth rate of 51.3 or 128.3 percent increase in population over the 25 year period. During the 2000 to 2010 period, the population of the Plan area increased by just 50 persons, or 4.5 percent.

<sup>2</sup> Assumes 2010 household size of 2.76 and no zoning changes occur.

It should be noted that Plan capacity or build-out is an imprecise estimate and depends on specific assumptions about future density and pace of development and household size, which may be more, or less, than actually occurs. These population projections should be looked at as only an estimate of future population growth in Sheridan.

### 2.3 HOUSING

As Placer County continues to grow, the unincorporated areas, including Sheridan, will absorb growth from individuals and families. Growth in Sheridan is expected to be limited and to follow the adopted Community Plan.

Housing affordability will continue to play an important role not only in the community's quality of life, but also in its economy, health, and sustainability.



Figure 2.3.1: 10<sup>th</sup> Street.

The provision of a range of housing types that can accommodate people of different ages, incomes, family structures, and physical and social needs is one of the fundamental elements of creating a healthy and inclusive community. As Placer County continues to grow and as family and household characteristics change, a range of housing will be needed to accommodate new residents, meet the needs of an aging population and provide lifestyle choices.

### GOALS

1. Provide sound and adequate housing to meet future needs anticipated in population projections for all economic segments of the community, while ensuring consistency with existing land uses.
2. Support the preservation and improvement of Sheridan's existing residences.

**POLICIES**

1. Provide a diversity of housing types, sizes and price levels that are attractive and meets the diverse needs of the community.
2. Stabilize and improve deteriorating residential areas and eliminate dilapidated housing conditions through continued enforcement of building and health codes.
3. Limit high and medium-density residential development to areas with available public services.
4. Encourage accessory dwelling units such as secondary units along alleyways and multi-generational quarters.

The goals, objectives and policies of the Placer County General Plan (PCGP) Housing Element apply within the Plan area. This section includes more specific housing and population information pertaining to Sheridan. The PCGP Housing Element was adopted on October 8, 2013 and certified by the California Department of Housing and Community Development on November 22, 2013.

<b>Housing Element Goals</b>	
<b>Goal A:</b>	Provide new housing opportunities to meet the needs of existing and future Placer County residents in all income categories.
<b>Goal B:</b>	Encourage construction and maintenance of safe, decent and sound affordable housing in the county.
<b>Goal C:</b>	Promote housing opportunities that meet the specific needs of residents and workers in the Tahoe Basin of Placer County.
<b>Goal D:</b>	Improve the county's existing stock of affordable housing.
<b>Goal E:</b>	Preserve all at-risk units within the unincorporated County.
<b>Goal F:</b>	Meet the needs of special groups of county residents, including a growing senior population, large families, single mothers, farm workers and persons with disabilities.
<b>Goal G:</b>	Alleviate homelessness in the county through a variety of programs, including increased affordable housing opportunities and the provision of emergency shelter for all persons in need.
<b>Goal H:</b>	Increase the efficiency of energy use in new and existing homes with a concurrent reduction in housing costs for Placer County residents.
<b>Goal I:</b>	Assure equal access to sound, affordable housing for all persons regardless of age, race, religion, color, ancestry, national origin, sex, disability, familial status or sexual orientation.
<b>Goal J:</b>	Ensure that Housing Element programs are implemented on a timely basis and progress of each program is monitored and evaluated regularly.

**Existing Condition.** Based on a 2013 Land Use Study prepared from Placer County Assessor's data, there are currently 424 housing units within the Sheridan Community Plan boundary. Table 2.3.1 illustrates the type of housing units in the Plan area.

**Table 2.3.1  
Sheridan Housing Types, 2013**

Housing Type	Housing Units
Single-family Dwelling	367
Multi-Family (2-4 units)	22
Mobile Home	35
<b>TOTAL</b>	<b>424</b>

*Source: Placer County Assessor*

The majority of the housing units are single-family residential, with 87 percent of the total units being of that type. Multiple units represent approximately five percent of the housing mix. The remaining eight percent are mobile home units, primarily in the 10<sup>th</sup> Street mobile home park.

The predominance of single-family housing units reflects the primary demand in the Sheridan area. This demand for the most part is generated by people migrating into the area with their principle place of employment in Sacramento County, the cities of Roseville, Rocklin, Lincoln, Marysville, Yuba City, or elsewhere.



*Figures 2.3.2 and 2.3.3: Townsite residential*

**Table 2.3.2  
New Housing Units Recently  
Constructed in Plan Area**

Year	Number
2005	7
2006	3
2007	2
2008	0
2009	0
2010	0
2011	2
2012	1
2013	0

*Source: County Building Division*



*Figures 2.3.4 and 2.3.5: New residence on H Street.*

**2.3.1 Housing Need**

As mandated by the State of California, Placer County is required to demonstrate a commitment to accommodate its fair share of affordable housing as determined by the appropriate regional housing need. This regional housing needs allocation (RHNA) has been determined by the Sacramento Area Council of Governments (SACOG) for the period between 2013 and 2021. The RHNA process occurs every eight years.

The RHNA identifies not only the number of housing units Placer County must plan for, but also the affordability level of those units. The RHNA allocation for all of unincorporated Placer County is shown in the table below.

**Table 2.3.1.1  
Unincorporated Placer County Regional Housing Needs Allocation 2013-2021**

	Very Low	Low	Moderate	Above Moderate	Total
<b>RHNA Allocation</b>	1,365	957	936	1,773	5,031
<b>Percent of Total</b>	27.1%	19.0%	18.6%	35.2%	100%

*Source: 2013 Placer County Housing Element.*

One of the most important aspects of the Housing Element is to identify sufficient sites and provide land that is properly zoned to accommodate the County’s fair-share of the region’s affordable housing needs. The intent of the allocations is to ensure that each agency provide adequate sites and adequately zoned land to accommodate, at a minimum, the 5,031 affordable units allocated to the County. Placer County must describe in its Housing Element how it will provide capacity in its General Plan land use diagram and zoning for these 5,031 units within the planning period.

The Resource Inventory section of the Housing Element identifies vacant land that is suitable and available within unincorporated Placer County for higher-density residential development. The Housing Element compares this inventory to the County’s RHNA-assigned need for new housing. Demonstrating that the County has sufficient land zoned to meet the County’s fair-share of the region’s affordable housing is essential for certification of the Housing Element by the California Department of Housing and Community Development. Land deemed suitable for residential development in the analysis includes:

- Vacant sites zoned for residential use;
- Vacant sites;
- Zoned for nonresidential use that allows residential development;

- Residentially-zoned sites that are capable of being developed at a higher density; and
- Sites zoned for nonresidential use that can be redeveloped for, and as necessary, rezoned for residential use.

Based on County analysis, no sites in Sheridan met the above criteria to be included in the Housing Element Land Inventory section.

Regional housing opportunities must be available to people of all economic backgrounds. The Housing Element is one of the seven mandatory General Plan elements. All of the topics required to be addressed in a Housing Element by state law are covered in the Placer County General Plan Housing Element. The purpose of the Population and Housing section of the Sheridan Community Plan is to address topics specific to the Plan area, which are of particular interest to residents of Sheridan. The housing need identified below is for the Sheridan Community Plan area and is based on the community’s projected population.

**Table 2.3.1.2  
Projected Sheridan Housing Need**

<b>Population 2010</b>	<b>Percent Growth</b>	<b>Population 2035</b>	<b>Pop. Increase 2010-2035</b>	<b>Avg. Household Size</b>	<b>No. of New Units Needed</b>
1,172	89.8%	2,224	1,052	2.76	381

It is anticipated that the housing need will be close to the middle of the high and low population projection figure found in Table 2.2.2. This projected mid-range growth rate would indicate a demand for 381 additional housing units by the year 2035.



*Figure 2.3.1.1: Larger lot residence east of the townsite.*

# CHAPTER THREE



# LAND USE

### 3. Land Use

The purpose of the Land Use section is to provide goals and policies that address the unique land use issues of the Plan area that are not included in the Placer County General Plan.

Land use policies contribute fundamentally to the character and form of a community. A community can define the type of development it wants primarily laid out in the Land Use and Community Design sections of the Community Plan.



*Figure 3.0.1: Manufactured home community at the north end of 10<sup>th</sup> Street.*

Policy decisions about the community's land use, including zoning code revisions, will directly impact all other elements of this plan. Several key ideas recur throughout this chapter, including: the protection of Sheridan's unique landscape through the preservation of significant natural, scenic, and agricultural lands; the importance of directing future growth towards infilling the townsite; improving the community's fiscal health through strategic land development; and the need to guide new development in a manner that respects Sheridan's history and existing community character.

Permitted densities in land use districts are affected by policies of other sections, particularly the Public Services chapter. Similarly, other portions of the Plan are directly affected by the Land Use chapter. For example, the need for water and public sewer, park facilities, and circulation system is based on the cumulative density identified by the location and size of the various land use districts.

Land use policies are designed to prevent overuse of land and control intensity of use. The overuse or overcrowding of individual sites with buildings, structures and/or accessory uses can create environmental impacts such as excessive traffic, drainage problems, soil erosion, loss of vegetation and other resources, and can destroy the open, rolling terrain, and natural characteristics of a community.

The perception of land use intensity is generally identifiable by: population density, building coverage, extent of impervious surfaces, public service requirements, traffic movement, topography, natural hazards, fire safety, and natural resources.

### 3.1 GOALS

1. Promote the wise, efficient, and environmentally sensitive use of land in Sheridan to help meet the present and future needs of residents and businesses.
2. Maintain and support agricultural uses such as orchards, farms, animal raising, and large lot residential as the predominant land use on rural lands.
3. Create a balanced land use pattern with an appropriate mix of uses to help accommodate resident employment, service, and social needs.
4. Encourage a land use mix and pattern which accommodates and promotes alternative transportation modes for ease of access.
5. Take full advantage of Sheridan's existing infrastructure.
6. Develop a land use diagram which recognizes known constraints in public services, transportation facilities, and environmental conditions.
7. Support the development of mixed-use commercial, office, and live/work spaces along 13th Street.
8. Identify key locations for business development and adopt land use regulations that can help broaden the tax base while discouraging inappropriate businesses, big box retail, heavy industrial uses, etc.
9. Designate specific areas suitable for industrial development and reserve such lands in a range of parcel sizes to accommodate a variety of industrial uses. Industrial use types include, but are not limited to:
  - a) Warehousing, storage, manufacturing, production and assembly
  - b) Incubator or small-scale businesses
  - c) Campus-type business parks
  - d) Offices and business support services
10. Guide new housing growth so as to minimize impact on Sheridan's open space and small-town rural character.
11. Utilize design standards that will preserve existing community character including the preservation of historic buildings.
12. Encourage a mix of housing choices that support a range of lifestyles in the community, ranging from higher density within the townsite to more rural on the edges of the Plan area.
13. Continue the rural lifestyle that preserves the unique character of the Plan area.

### 3.2 POLICIES

1. Any new growth in Sheridan should be designed to protect the Plan area's natural resources and preserve its existing character.
2. Encourage infill projects that are contiguous to existing development and that allows for cost-effective, orderly growth that is compatible with existing and potential future development.
3. Provide ample opportunities for residents to live, learn, work, recreate, and shop in Sheridan.
4. Ensure that an adequate supply of land designated for a range of commercial and industrial uses is provided.
5. Provide land for light industrial and commercial development for clean businesses, retail and services, professional offices, and other appropriate business uses.
6. Through the development review process, ensure that commercial and industrial activities are compatible with surrounding land uses in terms of visual appearance, traffic generation, noise, and air quality effects.
7. Provide for commercial uses at the Riosa Road/Highway 65 intersection to provide services for the travelling public and residents of the Plan area without being a detriment to the existing community. Commercial development should not be strung along the highway.
8. Support agricultural uses and animal-raising activities that are established in association with rural residential uses to ensure the continuation of an important lifestyle in the Plan area.
9. Provide transitional land uses or a landscaped buffer wherever necessary to minimize the conflicts inherent to adjoining properties of different zoning intensity, density, or adverse uses.
10. New development shall provide appropriate infrastructure and meet County service standards.
11. Establish guidelines and standards specifically for 13<sup>th</sup> Street to allow for a mix of residential, commercial, professional office, and live/work uses.

### 3.3 EXISTING CONDITIONS

This section summarizes key land use conditions in the Plan area.

**Current land use pattern:**

Dominant land uses include farm/agricultural lands (79.5 percent); conservation/open space (9 percent); and, rural estate and rural residential (8.9 percent). The Plan area has a relatively small amount of land (less than one percent) designated as commercial or industrial and a small area of high/medium-density residential (1.3 percent).



*Figure 3.3.1: Orchards are prevalent in areas south of the Bear River.*

Generally, commercial uses are centered along 13<sup>th</sup> Street, industrial uses are located along Wind Flower Place and the northern portions of 13<sup>th</sup> Street, higher density residential is located in the townsite, multi-family residential is located at the terminus of 10<sup>th</sup> Street, and low-density residential/agriculture land uses are found at the edge of the Plan area.

**Land preservation priorities:** Preservation of the community's unique rural landscape is a key priority in Sheridan. Thirty-three percent (4,925 acres) of the Plan area's land currently enjoys limited protection from development through the Williamson Act, and 1,347 acres, or 9.0 percent of the community's total land area, is permanently protected through conservation easements.

The continued protection of these significant land areas will help the community retain its rural character, even as some growth occurs.

**Need for focused development:** Ultimately, the preservation of land in the Plan area must be coupled with the development in appropriate areas of the community. More land can be conserved if development is directed to the townsite where higher densities are possible due to public infrastructure.

Directing growth to the townsite uses infrastructure in which public money has already been invested. Development that is outside of these areas does not take full advantage of the investment in public sewer and water facilities. The townsite and neighboring industrial district have a variety of vacant sites that can provide development opportunities.

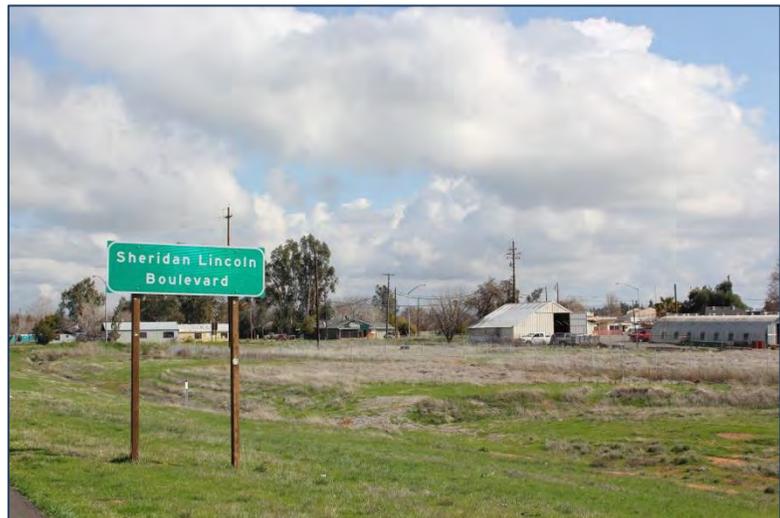
**Need to protect community character:** The Sheridan community takes pride in the historic character of its developed areas. Even as development occurs, design standards (see Chapter 4,

Community Design) can help to ensure that such new development is in accordance with the character and needs of the community. Design standards can also be used to support the development of well-connected neighborhoods.

The Community Plan helps to ensure that development is done in a way that enhances the entire community. The objectives and strategies and the Land Use Plan Map discussed in the remainder of this chapter provide a coherent framework for approaching Sheridan's future land use and reconciling the need to preserve land while supporting growth that benefits residents and businesses alike.

### 3.4 LAND USE DISTRICTS

The goals and policies of the Sheridan Community Plan are implemented in several ways and with the use of different types of planning tools. This section identifies various categories of land use (i.e. land use districts) as the first step in implementation of the Plan. The Plan designations are then more specifically defined through the adoption of precise zoning of each parcel in the Plan area. In all cases, the zoning of property must be consistent with the Plan. For this reason, the Zoning Map was prepared along with the Community Plan.



*Figure 3.4.1: Riosa Road at Sheridan Lincoln Boulevard.*

The usefulness of the Community Plan depends upon the degree to which its goals and policies are implemented. Along with zoning ordinances, several other programs are necessary to implement the Plan. Capital improvement programming at the County and service district level is important, as will be the administration of subdivision ordinances, building codes, grading ordinances, and design guidelines.

Decisions made by private landowners will have the greatest impact of all on the character of the Plan area. The goals, policies, and implementation measures of this Plan will guide such decisions and make possible higher-quality development in Sheridan.

The Plan area is comprised of residential, commercial, industrial, open space, and agricultural uses. Nine land use designations are used to control and direct development. Table 3.4.1 provides a summary of the acreages for each of these land use categories.

**Table 3.4.1  
Distribution of Community Plan Land Use Districts**

Land Use	Plan Designation	Acreage	Percentage of Plan Area
Low Density Residential (.4-2.3 Ac Min.)	LDR	62.9	.42%
Medium Density Residential (2-4 DU/Ac)	MDR	133.7	.89%
High Density Residential (4-10 DU/Ac)	HDR	74.0	.49%
Rural Residential (2.3-5 Ac. Min.)	RR	841.0	5.6%
Rural Estate (5-20 Ac Min.)	RE	487.0	3.2%
Agriculture/Timberland (10 Ac Min.)	AG	2,191.7	14.6%
Agriculture/Timberland (20 Ac Min.)	AG	4,715.7	31.5%
Agriculture/Timberland (80 Ac Min.)	AG	4,984.5	33.3%
General Commercial	GC	19.4	.13%
Industrial	IND	101.2	.68%
Open Space	O	1,347.3	9.0%
<b>Total</b>		<b>14,958.5</b>	<b>100%</b>

*Source: Placer County GIS Database, 2013*

The Land Use Map (located after Page 48) illustrates the various types and distribution of land uses planned for Sheridan. It represents, in a general manner, the land use development intentions of the community of Sheridan as expressed in this Community Plan. It is a broad, collective vision created by residents during the outreach and planning process. With input from the community, the County has created a development framework that focuses most new development within and adjacent to the townsite.

The majority of new residential and commercial development will be selectively directed into existing built areas. New infill and redevelopment within the townsite will have to abide by sensitive design and density controls intended to preserve and enhance existing character. Existing outlying farmlands, orchards, and habitat areas are predominantly shown on the map as permanently preserved lands or as farmland with large lot size minimums.

The land use designation descriptions in the following sections, along with the Land Use Map, provide a rational and orderly approach to land use and development by identifying the types and nature of development allowed in particular locations throughout the community.

### 3.4.1 Low-Density Residential (LDR)

In communities that are surrounded by open space and that are not experiencing much growth, the edge of the townsite can be a transition zone where homes on small lots give way to agricultural uses.

The Low Density Residential designation covers 62.9 acres (.42 percent) of the Plan area. This includes areas suitable for single-family residential neighborhoods ranging in density from 0.4 to 2.3 acres per dwelling unit. This designation is primarily located adjacent to the townsite.



*Figure 3.4.1: Low-Density Residential is found north of the townsite along Camp Far West Road.*

### 3.4.2 Medium Density Residential (MDR)

The Medium Density Residential designation covers 133.7 acres (.89 percent) of the Plan area. This designation is applied to much of the townsite area where some lower-density multifamily residential development may be appropriate. The principal use of land is single-family residential; provision is made for related recreational, religious, and educational facilities normally required to provide the basic elements of a balanced and attractive residential area. Residential density ranges from 2 to 4 dwelling units per acre.

### 3.4.3 High Density Residential (HDR)

The High Density Residential designation covers 74 acres (.49 percent) of the Plan area. This district encourages multiple family developments representing a broad variety of housing types. It allows for residential neighborhoods to have grouped or clustered single-family dwellings, mobile homes, duplexes, apartments, and other multifamily attached dwellings such as condominiums, with a density ranging from 4 to 10 dwelling units per acre.

### 3.4.4 Rural Residential (RR)

The Rural Residential designation covers 841 acres (5.6 percent) of the Plan area and allows for a density ranging from 2.3 to 5 acres per dwelling unit. This designation often serves the same purpose as the Rural Estate district that allows agricultural and equestrian uses. Generally, the smaller lot sizes that are allowed are a result of either the availability of public services, particularly sewer and water, or soils and hydrologic conditions that would permit on-site sewage disposal on smaller lots. The Rural Residential land use designation is used to maintain the rural character of the Plan area.

**3.4.5 Rural Estate (RE)**

The Rural Estate designation covers 487 acres (3.2 percent) of the Plan area. A density ranging from 5 to 20 acres per dwelling unit is permitted. This designation allows for the continued operation and preservation of rural or agricultural uses in the Plan area. The country estates and ranchettes help protect a rural lifestyle that many Sheridan residents desire to retain. Agricultural uses that are allowed in this land use district include both small farm or hobby farm use and small livestock and equestrian uses.

This designation typically includes areas unsuitable for smaller residential lot sizes due to environmental constraints that may exist such as poor soil characteristics, presence of wetlands or other important habitat, or infrastructure constraints such as a lack of adequate roadways.

**3.4.6 Agriculture/Timberland (AG)**

This designation comprises 11,892 acres (79.5 percent) of the total Plan area. Parcels sized 10 acres and larger are included in the Agricultural designation to retain large enough parcels to support continued agricultural use. It is not intended that this district provide a lower standard of development than is authorized in other districts.

Regulations for use, area, and intensity of use are designed to encourage and protect agricultural endeavors within the Plan area. Typical land uses allowed include: tree farms, orchards, grazing, pasture, hobby farms, wineries, and row crops. Allowable residential development in areas designated Agriculture includes one principal dwelling and one secondary dwelling per lot, caretaker/employee housing, and farmworker housing.



*Figures 3.4.2 and 3.4.3: Grazing land outside of the townsite.*

**3.4.7 General Commercial (GC)**

The General Commercial land use designation covers 19.4 acres (.13 percent) of the Plan area. The commercial land uses are concentrated along 13<sup>th</sup> Street. Typical uses allowed include all types of retail stores, restaurants, offices, service commercial uses, medical offices, and child care facilities. Commercial land use districts also permit residential uses. For purposes of this Plan, such residential uses within commercial zones, when allowed, may not exceed a density of 10 dwelling units per acre.

**3.4.8 Industrial (IND)**

Industrial land uses are an important component of Sheridan’s economy and provide needed jobs. The Industrial land use designation covers 101.2 acres (.68 percent) of the Plan area. The Industrial designation is applied to areas along Wind Flower Place and “north” 13<sup>th</sup> Street. The designation generally allows for a wide range of activities including offices, manufacturing, assembly, wholesale distribution and storage. If the industrially-zoned land in the Plan area gets utilized, consideration should be given to rezoning additional land along Wind Flower Place for business use.



*Figure 3.4.4: Commercial and industrial properties on Wind Flower Place.*

**3.4.9 Open Space (O)**

The Open Space designation covers 1,347.3 acres (9.0 percent) of the Plan area. It is applied to lands owned by public and/or private entities that have been reserved for open space uses such as mitigation and conservation banks, watershed preservation, wetlands, wildlife habitat and corridors, lakes, trails, parks, and similar uses. The focus is on the preservation of natural open space and restoration and enhancement of native habitat.



*Figure 3.4.5: All but eight acres of the Silvergate Mitigation Bank, permanently protected from development, has been given an Open Space designation.*

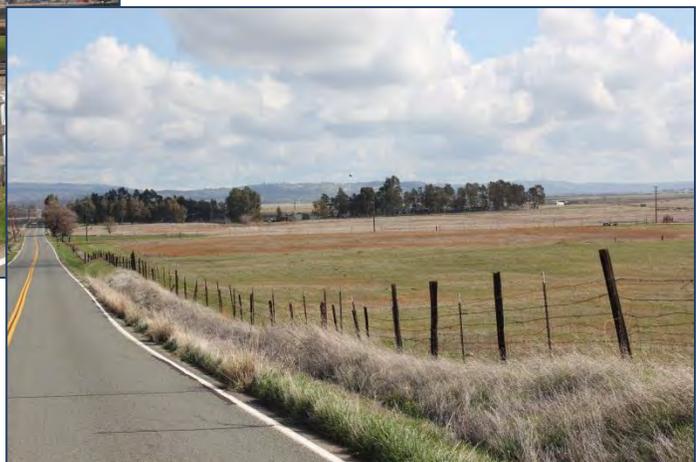
**Sheridan Land Use Designations**

The following land use designation descriptions for the Sheridan Community Plan Area are derived from the allowed land use classifications in the Placer County General Plan. The mix and distribution of these nine different land use designations are described below and shown on the Land Use Map.

**Table 3.4.2  
Sheridan Land Use Designations**

Land Use Designation	Description	
<p><b>Low Density Residential (.4 – 2.3 units/acre)</b></p>	<p>The Low Density Residential district is intended to provide areas for residential development characterized by detached single-family homes and is typically located adjacent to the townsite where commercial and public services are located.</p>	
<p><b>Medium Density Residential (2 – 4 units/acre)</b></p>	<p>The Medium Density residential district is intended to provide areas for residential development characterized by detached single-family homes such as those found within the townsite or in standard subdivision form.</p>	
<p><b>High Density Residential (4 – 10 units/acre)</b></p>	<p>This district provides areas for residential neighborhoods of single-family dwellings, multiple single-family dwellings on one lot, half-plexes, duplexes, apartments, and other multiple-family attached dwelling units such as condominiums.</p>	
<p><b>Rural Residential (2.3 – 5 acre minimum)</b></p>	<p>This designation allows for the continued operation and preservation of rural or agricultural uses in the Plan area. Agricultural uses that are allowed include both small farm or hobby farm use and small livestock and equestrian uses. These parcels typically lack access to public sewer and water.</p>	
<p><b>Rural Estate (5 – 20 acre minimum)</b></p>	<p>This designation allows for the continued operation and preservation of rural or agricultural uses. This designation also includes areas unsuitable for smaller residential lot sizes due to environmental and infrastructure constraints.</p>	

<p><b>Agriculture/ Timberland</b></p>	<p>These designations identify lands set aside for the production of food, grazing and conservation uses. Parcel sizes 20 acres and larger are included in the Agriculture designation to retain large enough parcel sizes to support agricultural uses and to retain large single ownerships.</p>	
<p><b>General Commercial</b></p>	<p>Characterized by office and retail uses (including restaurants) providing for small-scale, day-to-day convenience shopping and services for residents and travelers.</p>	
<p><b>Industrial</b></p>	<p>The Industrial Zone District is intended for a wide range of industrial activities including manufacturing, assembly, wholesale distribution, and storage.</p>	
<p><b>Open Space</b></p>	<p>This classification provides for land which is essentially unimproved and devoted to open space use, including areas for conservation of natural resources and habitat values, for protection of public health and safety. Outdoor recreation such as trails and agricultural uses are also allowed.</p>	



*Figures 3.4.6 and 3.4.7: Ten and twenty acre minimum parcel sizes are found on Riosa Road to the east of the townsite.*

### 3.5 ZONING

The Plan area contains ten base zoning districts. In addition to the base zone districts, there are also six combining districts (see Section 3.6).

Table 3.5.1 identifies the zoning districts in the Plan area and provides their total acreages. This Community Plan introduced five new base zone districts to the expanded Plan area:



*Figure 3.5.1: This area east of Wind Flower Place has been rezoned to Industrial Park (INP).*

#### **Residential-Agricultural (RA)**

The Residential-Agricultural district is established to preserve and protect lands best suited for agricultural uses, while also designating land area for rural residential living that does not alter the general agricultural and open space character of the district. There are eight acres zoned Residential-Agricultural located within the Silvergate Mitigation Bank site where the property owner retained the rights to construct three residences. The balance of the Silvergate site has Open Space zoning.

#### **Highway Service (HS)**

This new district with 6.2 acres is intended to provide commercial facilities for the traveling public along Sheridan Lincoln Boulevard and Highway 65. Commercial uses permitted are typically those types which directly serve automobile needs and provide basic convenience goods for both travelers and residents.

#### **Business Park (BP)**

The Business Park designation is intended to provide for the development of office, research, and limited manufacturing uses in high-visibility locations along Highway 65. Development in this 25.4 acre district is characterized by an absence of nuisances in a clean and aesthetically attractive setting.

#### **Industrial Park (INP)**

An Industrial Park designation on 33.6 acres allows for a wide range of industrial activities including manufacturing, assembly, wholesale distribution, and storage.

#### **Open Space (O)**

The Open Space areas with 1,347 acres protects important natural resources by limiting allowable land uses to low-intensity agricultural and public recreation uses. This designation has been applied to two conservation/mitigation banks that have been permanently protected from development through conservation easements.

**Table 3.5.1  
Acreage by Zoning District**

Zoning District	Acreage	Percentage of Plan Area
Neighborhood Commercial Combining District Use Permit, Design Corr. (C1-UP-Dc)	.74	< .5%
General Commercial Combining District Design Corridor (C2-Dc)	5.0	< .5%
General Commercial Combining Town Center Commercial (C2-TC)	5.3	< .5%
Highway Service Combining Use Permit (HS-UP)	6.2	< .5%
Industrial Combining Agricultural (IN-AG)	42.3	< .5%
Industrial Park Combining Use Permit (INP-UP)	33.6	< .5%
Business Park Combining Use Permit (BP-UP)	25.4	< .5%
Residential Single-Family (RS)	98.4	.5%
Residential Single-Family, Building Site 6,000 sq.ft. Minimum (RS-B-X-6,000 SQ.FT. MIN.)	31.5	< .5%
Residential Single-Family, Building Site 6,500 sq.ft. Minimum (RS-B-X-6,500 SQ.FT. MIN.)	10.8	< .5%
Residential Single-Family, Combining Ag, Bldg. Site 20,000 sq.ft. Min. (RS-AG-B-20)	33.7	< .5%
Residential Single-Family, Building Site 5 Acre Minimum (RS-B-X 5 AC. MIN.)	12.2	< .5%
Residential-Multifamily, Density Limit 10 units/acre, Design Corridor (RM-DL10-Dc)	23.9	< .5%
Residential-Agricultural, 2 Acre Minimum (RA-B-X 2 AC. MIN.)	8.0	< .5%
Farm, 4.6 Acre Minimum (F 4.6 AC. MIN.)	386.7	2.5%
Farm, 10 Acre Minimum (F-B-X 10 AC. MIN.)	1,093.4	7.3%
Farm, 20 Acre Minimum (F-B-X 20 AC. MIN.)	4,615.0	30.8%
Farm 20 Acre Minimum, Planned Residential Development Density = .1 (F-B-X 20 AC. MIN. PD = 0.1)	1,098.3	7.3%
Farm 40 Acre Minimum (F-B-X 40 AC. MIN.)	134.6	.9%
Farm (F) 80 Acre Minimum (F-B-X 80 AC. MIN.)	5,125.6	34.2%%
Farm (F) 80 Acre Minimum, Mineral Reserve (F-B-X-MR 80 AC. MIN.)	56.5	< .5%
Farm (F) 20 Acre Minimum, Mineral Reserve, Special Purpose (F-B-X-MR-SP 20 AC. MIN.)	764.4	5.1%
Open Space (O)	1,347.3	9.0%
<b>Total:</b>	<b>14,958.5</b>	<b>100%</b>

Source: Placer County GIS Database, 2013

The table below indicates how Zoning Districts correspond to each of the Community Plan land use designations.

**Table 3.5.2  
Zoning Compatibility**

Community Plan Designations	Compatible Zoning Districts
GENERAL COMMERCIAL	General Commercial, Neighborhood Commercial, Residential Multi-Family, Highway Service
INDUSTRIAL	Industrial, Industrial Park, Business Park
HIGH DENSITY RESIDENTIAL	Residential Multi-Family, Residential Single-Family
MEDIUM DENSITY RESIDENTIAL	Residential Single-Family
LOW DENSITY RESIDENTIAL	Residential Single-Family, Residential Agriculture
RURAL RESIDENTIAL	Residential Single-Family, Farm
RURAL ESTATE	Residential Single-Family, Farm
AGRICULTURE/TIMBERLAND	Residential Single-Family, Farm
OPEN SPACE	Open Space, Farm

*\*Note: The maximum residential density permitted in the Sheridan Community Plan area is 10 dwelling units per acre.*

**3.6 COMBINING DISTRICTS**

Combining districts are established to provide specialized consideration of unique or sensitive areas. The purpose of a combining district is to modify use and site development regulations to address the specific circumstances presented by a site. Combining 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.

When added to a base zoning district, the standards established in the combining district may require more or less restrictive regulations than allowed in the base zone. Except as noted, allowed uses within the base district are also allowed within each applicable combining district subject to approval of the same land use permit and level of review required in the Zoning Ordinance.

**3.6.1 Design Review (-Dc) Combining District**

The Design Review (-Dc) combining district provides special regulations to protect and enhance the aesthetic character of lands and buildings within public view; to protect historic buildings; to minimize any adverse impacts of conflicting land uses; and to provide special project review procedures for lands and uses which by their nature require special attention to landscaping, circulation, and or/energy conservation.

Within the Plan area, industrially-zoned properties along Wind Flower Place and north 13<sup>th</sup> Street, General and Neighborhood Commercial properties outside of the Town Center Commercial combining district, and the Multi-Family Residential properties at the north end of 10<sup>th</sup> Street have the –Dc designation.

**3.6.2 Town Center Commercial (–TC) Combining District**

The Town Center Commercial (–TC) combining district along 13<sup>th</sup> Street allows a variety of housing types along with commercial uses that cannot be achieved within a standard commercially-zoned district. Property so classified is regulated on the Zoning Map by both the underlying zone and the –TC Combining District. As such, not all of the uses allowed by the underlying General Commercial (C2) zoning district are permitted in the district (see Table 3.6.2.1-2) and there are district-specific setback standards (see Table 3.6.2.3). Projects in the district must also adhere to the design guidelines contained in Chapter 4 of this Community Plan.

In the event of a conflict between the provisions of the combining district and the provisions of the underlying zone, the provisions of –TC district prevail. If the Town Center Commercial combining district is silent to any development standard, the development standard identified in the underlying C2 zone district prevails.



Figure 3.6.2.1: Development-ready land at the corner of 13<sup>th</sup> and F streets.



Figure 3.6.2.2: Sheridan Cash Store and Sheridan Post Office on 13<sup>th</sup> Street north of Riosa Road.

**3.6.2.1 Permitted Uses in –TC District**

Many of the allowed uses within the base General Commercial district are also allowed within the Town Center Commercial combining district subject to approval of the same land use permit and level of review. The –TC District allows detached residential units and does not allow several types of commercial uses however.

Single-family dwelling units are not a permitted use in the General Commercial zone district but will be allowed in the combining district. The single-family dwellings may be detached or semi-detached. Zero lot line housing is also permitted.

**Table 3.6.2.1-1  
Town Center Commercial Combining District  
Allowed Land Uses Not Allowed in General Commercial Zone**

Use Type
<b>Residential Uses</b>
Single-Family Dwellings Including Zero-Lot Line Developments
<b>Live/Work Units</b>

Residential uses may include single-family detached, single-family attached, multifamily residences such as apartments, lofts and condominiums, and residential and business mixed-use including live/work dwellings (see Section 3.6.2.2).



*Figure 3.6.2.1.1: The Sheridan Cash Store is located on a .85acre parcel.*

**Table 3.6.2.1-2  
Town Center Commercial Combining District  
Disallowed Land Uses**

Use Type
<b>Manufacturing and Processing</b>
Recycling Collection Stations
<b>Recreation, Education and Public Assembly Uses</b>
Golf Driving Ranges
Outdoor Commercial Recreation
<b>Residential Uses</b>
Mobile Home Parks
<b>Retail Trade</b>
Auto, Mobile Home, Vehicle and Parts Sales
Building Material Stores
Drive-in and Drive Thru Sales *
<b>Service Uses</b>
Construction/Contractors
Repair and Maintenance – Vehicle
Service Stations *
Storage, Mini-Storage Facilities
Storage Yards and Sales Lots
Storage of Petroleum Products for On-Site Use
<b>Transient Lodging</b>
Recreational Vehicle Parks
<b>Transportation and Communications</b>
Heliports
Vehicle Storage

*\*Allowed only at the corner of Riosa Road and 13<sup>th</sup> Street.  
See Section 4.2.3 for more information.*

### 3.6.2.2 Live/Work Units in –TC District

A live/work unit in the Town Center Commercial district is subject to the requirements of this section. Live/Work units may be created through new construction or through the conversion of existing commercial buildings that were designed, constructed and received an occupancy permit for such non-residential uses.

#### Development Standards

1. Neither the dwelling nor the work component of the live/work unit shall be less than 25 percent of the total floor space of the live/work unit.
2. The dwelling portion of the unit shall be a minimum of 650 square feet. The living space within the live/work unit shall include cooking space, sanitary facilities, and sleeping space in compliance with all applicable provisions of the County Code and any other applicable health, safety, building and fire codes, ordinances, laws, rules, and regulations.
3. The living space within the live/work unit shall be contiguous with and an integral part of the working space, with direct access between the two areas, and not as a separate stand-alone dwelling unit; provided, however, mezzanines and lofts may be used as living space, and living and working space may be separated by corridors, hallways, interior courtyards or similar private space. The living space within the live/work unit shall not have a separate street address from the working space. Where more than one live/work unit is proposed within a single building, each live/work unit shall be separated from other live/work unit and other uses in the building.
4. The dwelling unit and commercial space shall be under single ownership, together in one structure. This does not preclude more than one live/work unit in one structure.
5. Living and working spaces shall not be rented or sold separately.
6. The commercial square footage initially approved for live-work areas within a unit shall remain commercial in nature and shall not be converted to residential use with subsequent owners.
7. The work space shall be designed to allow activities compatible with residential use with respect to noise, smoke, vibration, smell, electrical interference and fire hazard.
8. Live/work units and buildings must comply with any requirements imposed by the Building Services, Fire, Sheriff, and Environmental Health departments intended to protect public health, safety, and welfare.
9. Live/work units are prohibited in retail strip center-type developments.

**Business Practices**

1. At least one resident in each live/work unit shall maintain a valid business license for a business on the premises.
2. The commercial activity shall not have more than two employees or regular assistants on the premises at one time (such employees may be in addition to residents of the live/work dwelling employed or working in the commercial activity portion of the use).
3. No outdoor storage of materials or equipment related to the business activity shall be permitted.
4. The hours of operation for commercial uses shall be no earlier than 7:00 a.m. and no later than 10:00 p.m. daily.

**Allowed Uses**

1. A live/work unit is limited to those uses permitted in the base zoning district in which the live/work unit is located.

**Parking**

1. For a live/work unit of less than 2,000 square feet, two parking spaces are required for each unit. For a live/work unit greater than 2,000 square feet in size, two parking spaces plus .5 parking spaces for each 1,000 square feet of work space is required.
2. Parking location and design shall comply with the requirements found in Section 4.2.7.

**Signage and Lighting**

1. As allowed elsewhere in the combining district. See Section 4.2.3.

**3.6.2.3 Development Standards for –TC District**

A combining district allows for modification of use, height, setbacks or other development standards of the base district with which it is combined (in this case C2). The purpose of the –TC is to establish more specific standards for development in order to implement the goals and policies of this Community Plan and provide standards which are appropriate for the 13<sup>th</sup> Street corridor.

Development in the –TC Combining District shall comply with the development standards in Table 3.6.2.3.

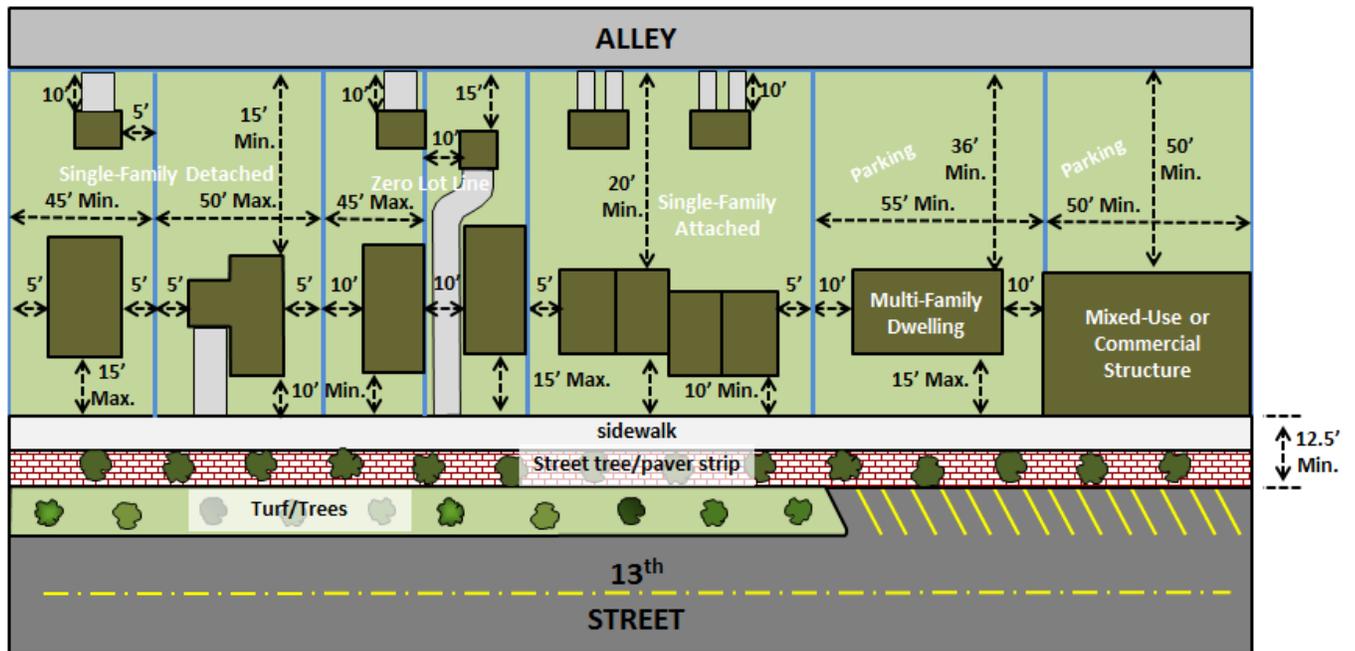
**Table 3.6.2.3  
Town Center Commercial Combining District  
Area, Height and Placement Requirements**

Area/Design Features	Single-Family Detached or Live/Work Dwelling	Zero Lot Line	Single Family Attached Dwelling	Multi-Family Dwelling	Mixed-Use or Commercial Structure
Minimum Lot Area	5,000	4,500	2,000	6,000	6,000
Maximum Density	8 units/acre	9 units/acre	10 units/acre	10 units/acre	10 units/acre
Minimum Lot Width	45' (50' max)	40' (45' max)	20'	55'	50'
Front Setback Min.	10' <sup>1</sup>	10'	10'	0'	0'
Front Setback Max.	15'	15'	15'	15'	0'
Rear Setback <sup>2</sup>	15'	15'	20'	36'	50'
Side Setback	5'	10' one side	5'	10'	0'
Building Height	30'	30'	30'	45'	45'
Parking Required	Two-Car Garage <sup>3</sup>	Two-Car Garage	One-Car Garage	per Zoning Ordinance	per Zoning Ordinance

<sup>1</sup> A front setback on a live/work dwelling unit may be reduced to zero.

<sup>2</sup> Alley-accessed garages may be placed ten feet from rear property line.

<sup>3</sup> For a live/work unit, a two car garage is required. For a Live/Work Unit greater than 2,000 square feet, a two car garage is required plus an additional .5 parking spaces for every 1,000 square feet of work space.



For illustrative purposes only; not drawn to scale.

Figure 3.6.2.3: Selected setback requirements for –TC District.

### 3.6.3 Use Permit (–UP) Combining District

As part of the Community Plan update, several parcels have been rezoned to Highway Service, Business Park, or Industrial Park. Each of these parcels has also been given a –UP, Use Permit combining district designation. Combining districts are established to provide specialized consideration of unique or environmentally sensitive areas.



*Figure 3.6.3.1: Several properties along Wind Flower Place have been rezoned for business and industrial use.*

The County recognizes that use of these sites, due to the lack of public water and waste water west of Sheridan Lincoln Boulevard, requires special review to determine if the use proposed is feasible, or through the imposition of development and use conditions, can be made feasible.

The requirements and standards that apply to land uses within the combining district are the same as otherwise allowed for the applicable zone with which the –UP district is combined, except that Conditional or Minor Use Permit approval is required for all uses. The Planning Services Director determines, based on the proposed use, site and circumstances, whether a Conditional Use Permit (heard by the Planning Commission) or a Minor Use Permit (heard by the Zoning Administrator) is required.

The Planning Commission and Zoning Administrator are empowered to grant and deny applications for Conditional and Minor Use Permits and to impose reasonable conditions upon the granting of a permit. Conditions attached to conditional use permits may include provisions concerning use, height, area, setbacks, parking, loading, signs, improvements, site design, operation characteristics, land use compatibility, public services and facilities to serve the development, time limits for commencing the construction or use authorized, and other conditions the Planning Commission or Zoning Administrator may deem appropriate and necessary.

### 3.6.4 Agriculture (–AG) Combining District

The purpose of the Agriculture (–AG) combining district is to identify areas where parcel sizes and neighborhood conditions are suitable for the raising and keeping of a variety of farm animals in addition to household pets without compatibility problems with surrounding residential uses.

### 3.6.5 Planned Residential Development (–PD) Combining District

Planned Residential Developments permit 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. These policies are intended to promote more economical and efficient use of the land while providing a harmonious variety, type, design, and layout of dwellings. The combining district is designated on the zoning maps by the letters –PD followed by a number which specifies the maximum number of dwelling units per acre allowed in the area defined on the map.

In the Sheridan Community Plan area, there are 1,098 acres with a –PD designation. These lands are located on the north side of Karchner Road east of Porter Road owned by the United Auburn Indian Community of the Auburn Rancheria (UAIC). UAIC has proposed development of 110 single-family residences on five-acre parcels along with a community center, school, recreational facilities, and a wastewater treatment plant.

### 3.6.6 Mineral Reserve (–MR) Combining District

The Mineral Reserve (–MR) combining district identifies lands that may contain valuable mineral resources to protect the opportunity for the extraction and use of such resources from other incompatible land uses. It allows for the extraction of mineral resources and the reclamation of lands subsequent to such extraction, so as to maintain the economic viability of mining while assuring that mining activities do not detrimentally impact the environment or surrounding land uses.



Figure 3.6.6.1: The CEMEX/Patterson Aggregates property along the Bear River.