CHAPTER FOUR

COMMUNITY DESIGN

4. Community Design

The principals of design influence the look and layout of a community. It is an important planning tool used to assist with achieving a recognizable image for the area, enhance its quality-of-life, and promote greater economic vitality through the more efficient use of resources. Community design encapsulates the way places function and look and addresses the complex relationships among all of the elements of built and unbuilt spaces with a focus on:

Figure 4.0.1: Sheridan Market at northwest corner of Riosa and Camp Far West roads.

- Context and structure;
- Connections between people and places;
- The relationship between buildings and streets, parks, and other spaces which compose the public domain;
- Patterns of movement;
- Nature; and,
- Human health.

Municipalities use design guidelines to direct the form and character of new development and the redevelopment of existing buildings and sites. Design objectives and principals form an integral part of Placer County's land use planning and decision-making processes to achieve the goal of high-quality and sustainable physical environments. They guide developers, builders, planners, architects, landscape designers and engineers in project design.

Residents have expressed their desire to maintain Sheridan's rural character while also strengthening its economy. They also seek to manage new growth in a way that promotes prosperity yet is sustainable over the long run. The Community Plan will help implement a vision that values rural character.

Overall, Sheridan is an attractive community. There are opportunities to enhance visually unattractive areas, improve its gateways, and to work with property and business owners to encourage them to invest in and maintain their properties.

Sheridan has a strong foundation to build upon: the townsite is relatively compact (see Figure 4.0.2); it has an interconnected street system; there is suitable land and infrastructure capacity; though finite, for residential, commercial and industrial expansion; and the school, parks and convenience retail is within walking distance of most residents of the townsite. The Plan area is composed of diverse parcel sizes that provide a range of living environments from the large ranches on the outskirts to the higher density of the townsite.

Working agricultural land and natural resource extraction historically drove the economy in Sheridan. Sheridan grew as a place to trade goods and served as a transportation hub that connected the land-based economy to markets. Historically, Sheridan was an economic, civic, cultural and social center. Sheridan had many of the characteristics that even today are important attributes of attractive, healthy places. Land was used efficiently by clustering civic and commercial-related uses in the townsite and keeping farms and other working lands on the periphery as large swathes of land with little or no development to interfere with economic uses.

Figure 4.0.2: The townsite is relatively compact.

The existing development pattern and natural features of Sheridan will require a measure of flexibility in the design review process for new development and redevelopment/revitalization projects. As guidelines, these recommendations generally do not regulate with the same rigidity as an ordinance. Rather, they encourage diverse architectural opportunities while maintaining an overall design character and quality. However, they indicate the County's intent regarding the various components of design that fit into the community's coordinated vision.

It is the purpose of this Community Design section to strengthen those features of the Plan area which characterize the unique nature and identifying traits of Sheridan, and to specify standards of site development for proposed projects which will implement the goals and policies of the Community Plan.

Special attention is paid to the townsite area and to 13th Street. New residential subdivisions within or adjacent to the Sheridan townsite will be required to expand the townsite's original

street grid pattern, relatively unique to Placer County, to the maximum extent possible. This will assist in maintaining the special character of the community's built environment.

By growing and revitalizing the historic townsite and ensuring that new growth and development reinforce traditional patterns, Sheridan can protect the way of life that its residents treasure while supporting economic growth and bringing new opportunities.

By focusing new development in the townsite, Sheridan will also be better able to meet the objective of becoming a sustainable community, while also accommodating new residents and businesses. Keeping the built environment more compact and avoiding building out into rural and environmentally significant lands can also reduce the need for and cost of further extending public infrastructure and make walking and cycling more viable.

Figure 4.0.3: 13th Street is the commercial hub of Sheridan and offers redevelopment opportunity.

13th Street is historically Sheridan's public gathering place. While much of the building fabric has been removed over time, its location, zoning and remaining character allow this street to again become a gathering place for the community that meets residents' basic commercial and service needs. New infill development and major renovations should enhance the "main street" feeling by maintaining the street wall and by following the scale and articulation of the historic Sheridan General Store building.

The majority of future growth in Sheridan will be focused within the townsite and residential development on larger lots will continue to take place on a limited scale elsewhere. When considering new development within established areas, acknowledging neighborhood character is important. Building style, exterior finish, massing, and height, as well as tree preservation and infrastructure capacity, are factors that impact effective integration. It is also important to recognize that new approaches to building development and building styles can enhance neighborhood vitality.

Key Design Principles

Places for People
To be loved, places must be safe, comfortable, varied and attractive. Vibrant places provide opportunities to both socialize and to relax.

Enrich the Existing
Places should enrich the qualities of existing places. Whatever the scale, new developments should respond to and complement their settings.

Make Connections
Places must be easy to get to and well integrated both physically and visually with their surroundings so all people can easily move around the community.

Work with the Landscape
Places should use a site's intrinsic resources – climate, landform, landscape, and ecology – to minimize energy use.

Mix Use and Forms
Stimulating, enjoyable, and convenient places meet a variety of demands from the widest possible ranges of users, amenities, and social groups.

Manage the Investment
For places to be successful, they must be economically viable, well managed, and maintained.

Design for Change
Places must be flexible enough to respond to future changes in use, lifestyle, and demographics.

In addition to the community design principles contained in this Community Plan, other planning documents should be consulted. The ***Placer County Rural Design Guidelines (1997)*** have been developed for residential subdivisions (over four lots) where zoning is typically one acre or greater and/or located in a predominantly rural area. In addition, the ***Placer County Design Guidelines Manual (2003)*** and ***Landscape Design Guidelines (2013)*** should be referenced.

Where there is conflict between the Community Plan principles, Rural Design Guidelines, and Placer County design guidelines documents, the principles of this Community Plan shall apply.

4.1 GOALS

There are a number of underlying goals that form the foundation of the Community Design section. These goals are based on the design principles above and input received from Sheridan residents through various forums such as surveys and public meetings.

Figure 4.1.1: The Community Plan seeks to protect the rural character of Sheridan.

1. Protect and preserve the unique rural character of the community and maintain the identity of Sheridan as a scenic, tranquil, family-oriented rural/residential community compatible with the area's physical constraints and natural features.
2. Safeguard and preserve important views and natural habitat.
3. Implement zoning and subdivision controls which protect and preserve significant natural open space and cultural resources in the Sheridan community and enhance the established townsite area.
4. Require high-quality designs which are attractive, safe, functionally efficient, and committed to sustainable practices by incorporating energy-efficient technology.
5. Promote new development which is integrated, connected and related to the existing land use and development pattern of Sheridan.
6. Allow for a variety of housing types and opportunities.
7. Provide a detailed set of design guidelines for landscaping, architecture, lighting, and signage for non-residential development in the Plan area. Along 13th Street, require the design of new buildings that respect and complement the character of existing historic resources.
8. Plan for appropriate infill development along 13th Street.

4.2 POLICIES

1. Implement the design standards in this section to meet the specific goals of this Community Plan.
2. Through the design review process, apply design standards that promote the use of high-quality building materials, architectural and site designs, landscaping, signage, and amenities.
3. Through the design review process, encourage site and building designs that are in scale and compatible with adjacent development with respect to height, bulk, form, mass, and community character and do not severely impact important scenic views and vistas.
4. Require the dedication of sufficient road right-of-way as outlined in the Circulation chapter of the Plan and the Placer County Highway Deficiency Report but consider street designs which are safe, may be more rural in character, and have less impact on the environment.
5. Require development projects to comply with the Placer County Landscape Design Guidelines, Land Development Manual, and the specific design standards herein, as applicable.
6. Where possible, preserve native trees and support the use of native, drought tolerant plant materials in all revegetation/landscaping projects. Landscapes should be designed to help lower on-going maintenance efforts and costs.
7. Encourage the development of non-residential project designs that do not detract from the rural character of the Sheridan area.
8. Townsite residential expansion shall incorporate its tightly laid out street grid (with major axes oriented east-west); its regular rhythm of rectangular housing lots, and its surviving early buildings.
9. Landscaping shall be used to reduce visual impact of all structures. Natural vegetation should dominate where possible. The use of native plant materials is encouraged. Landscaping plans and raw materials provide an informal character and smooth transition between buildings, parking lots, adjacent roadways, and open areas.
10. Require construction of cycle and pedestrian trails as described in the Parks, Recreation, and Trails chapter.
11. Encourage and promote preservation of historic and/or unique, culturally and architecturally significant buildings.
12. Allow for a mix of uses (office, commercial, residential, and live/units) along 13th Street.
13. “Dark Sky” principles of lighting control shall be required in all new development.

4.2.1 Site Planning

Successful communities can be identified by their character, the quality of the public and private realm, ease of movement, and adaptability and diversity. The public realm comprises a number of important components including public and open spaces, streets and streetscapes, schools, and parks. These are key shared assets that bond people and places together. The private realm includes the privately owned property not included in the public realm, and encompasses all the developable area of a parcel.

Although the private realm is less visually prominent than the public realm, the Design Guidelines contained in this section are intended to help strengthen the overall quality and character of development in the Sheridan Community Plan area.

New development should also have minimal environmental impact. It is imperative to consider how a new development will impact that which already exists in the area and to assess the opportunities where Low Impact Development (LID) techniques can be implemented feasibly. Low Impact Development is a practice that benefits water supply and contributes to water quality protection.

Unlike traditional storm water management which collects and conveys storm water runoff through drains, pipes and other conveyances to a centralized storm water facility or waterway, LID takes a different approach by using site design and storm water management to maintain the site's pre-development runoff rates and volumes. The goal of LID is to mimic a site's predevelopment hydrology by using design techniques that infiltrate, filter, store, evaporate, and detain runoff close to the source of rainfall.

Site Planning Policies

1) In considering applications for commercial, industrial, or office uses adjacent to residential areas, give due regard to the minimization of environmental, noise, pollution, and visual impacts.
2) Provide satisfactory access for automobiles, pedestrians, cyclists, and persons with disabilities.
3) Encourage increased setbacks and/or buffers where commercial areas abut residential zones.
4) Every effort shall be made to design projects so that noise-generating uses are buffered from adjoining residential uses.
5) All mechanical equipment shall be screened from public view.
6) All trash enclosures and storage areas shall be as unobtrusive as possible.
7) All storm water runoff shall be diverted around trash storage areas to minimize contact with pollutants.

8) Trash and loading areas shall be located a sufficient distance and screened from residential lots to avoid creating a nuisance.
9) Planting and fencing shall be used to create a buffer between residences and service areas.
10) Increase the amount of evapotranspiration and infiltration where possible to reduce the burden on storm water infrastructure and to enhance the opportunity for ground water recharge such as utilizing permeable paving solutions or bioswales where appropriate and feasible.
11) Retain storm water volume on-site to reduce the occurrence of flash-runoff from large paved surfaces and to optimize using water on-site for landscaping instead of relying on irrigation.

4.2.2 Highway Service District

Commercial uses are critical to Sheridan's economic future. Commercially-zoned land (Highway Service district) along Highway 65 may provide small retail shops, restaurants and highway-oriented services to the traveling public and Sheridan residents. The 13th Street commercial area will predominantly serve the needs of Sheridan's residents. Uses include cafes, personal services, groceries and specialty retail where mixed-use and live-work development is encouraged. Big box retail is not envisioned anywhere in the Plan area.

Highway Service (HS) District Design Policies

1) All projects in the Highway Service district are required to utilize Craftsman/Farmhouse design. This building style consists of a wood exterior, low-moderate pitched gabled roof, shutters, wide overhang eaves with exposed roof rafters/beams/braces, and either a stone or brick base.
2) Buildings shall be designed for viewing from all sides. Appropriate massing and architectural design treatment (wall/roof articulation, doors, fenestration, masonry detailing, character lighting) shall be provided to avoid uninteresting expanses of roof and wall facades.
3) The use of plain concrete block, glass curtain wall, vinyl siding, metal siding, or industrial-looking ribbed precise wall panels is not permitted.

Figure 4.2.2.1: Sample commercial projects utilizing Craftsman/Farmhouse style.

4) Distinctive building designs shall be provided at corner locations to reinforce their visibility.
5) In a commercial plaza with multiple buildings, complementary architecture treatment of individual buildings is required through recurring design elements such as wall finish, material, and color.
6) Windowed areas should be maximized along street frontages and main parking areas.
7) Corporate tenant architecture should be designed to fit the scale and character of Sheridan.

Basic Massing/Design

The basic volume is a simple rectangular form with gabled or hipped roofs. Craftsman styling includes a porch with a brick, stone, or sided base and tapered posts.

Figure 4.2.2.2: A modern Craftsman design.

Elements

- Exposed rafter tails.
- Large entrance porch. Open trelliswork or pergolas are often found as an addition or extension of a porch.
- Columns are usually square and can be full height. More commonly, however, columns are half-size and placed on large bases of stone, block or brick. A typical design is to have full tapered columns, in which the neck is smaller than the base, or to have merely a tapered base and a square column.
- Large over-hanging roof eaves (generally greater than 24").
- Exterior walls clad with horizontal clapboard, brick, shingle or stone and coordinated details, such as beam-end details, knee braces, window and door trims, etc.
- Use of natural, local materials for chimneys, foundations, and porch piers.

Roofs

Gabled or hipped roofs are used. The long axis can be either perpendicular or parallel to the street. Roof pitches are either 6 in 12 or 8 in 12, except for special gabled fronts which can use a steeper roof pitch. Roofing material can be asphalt, wood shingle, tile, or metal for a more

modern Craftsman interpretation. Shed, gable and hipped roof dormers elaborate the style. They can be functional to allow additional head-room on a second floor or can be merely decorative and add light to an attic space.

Exterior Colors

Most Craftsman style structures are painted natural earth tones of brown, green, burgundy or yellow. The main body of the building is typically the darker tone, while a lighter trim color acts as an accent. Craftsman style structures should always be painted at least two tones. Numerous accent colors may occur in small amounts. Most paint stores have a designated Craftsman style or historic palette of colors from which to choose.

Buffering

A landscaped buffer must be provided wherever necessary to minimize the conflicts inherent to adjoining properties of different zoning intensity, density, or adverse uses. The buffer area is intended to provide noise abatement and an effective visual barrier between different land uses.

Buffers shall be a minimum width of 50 foot. The setting and selection of plants shall be such as to assure securing eighty percent opacity within twelve months after the landscaping is begun. A buffer may be reduced to not less than 25 foot where the buffer includes a combination of features such as an 8 foot screening fence (lower if placed upon a berm), landscaped berms with trees and shrubbery, and/or dense landscaping, with guarantees of proper, ongoing landscaping maintenance.

4.2.3 Town Center Commercial Combining District (–TC), 13th Street Corridor

There are vacant and underutilized lots along 13th Street, historically Sheridan's 'Main Street.' There is limited demand for new commercial space in Sheridan however. Allowing other types of uses is imperative to infill and redevelop 13th Street. To encourage a mix of residential, commercial, professional office, and live/work uses, the core of the 13th Street corridor is given a –TC, Town Center Commercial Combining District designation (see boundaries in Figure 4.2.3.6). This

Figure 4.2.3.1: The historic, yet vacant, Sheridan Cash Store anchors the 13th Street corridor and provides a design aesthetic that should be repeated along the street.

allows modification of the underlying General Commercial district regulations allowing for a different mix of permitted uses and special standards and guidelines.

New construction or substantial building renovations along 13th Street must be compatible with the historic resources and traditional design of Sheridan. New construction is to utilize the basic forms and elements of historic design and should draw inspiration from the historic architecture, particularly the Sheridan Cash Store, resulting in a reflection of the dominant building patterns and materials used historically in the community.

The Sheridan Cash Store sets the standard for the street and new sympathetic development would reinforce the unique and special character of Sheridan. New structures that appear excessively dissimilar to those found elsewhere in the townsite are not permitted, as are structures that utilize a mix of architectural styles.

13th Street Design Policies

1) Place new buildings on the street front rather than behind a parking lot (Figure 4.2.3.2). The intent of the zero building setback is to invite pedestrian activity and re-establish a sense of place. New infill buildings should recreate the historic scale of the street and extend the street wall. The only exceptions to the zero setback rule is at the corner of 13th Street and Riosa Road where gas stations are allowed (see Figure 4.2.3.6).
2) No off-street parking spaces shall be located between a building front and 13th Street.

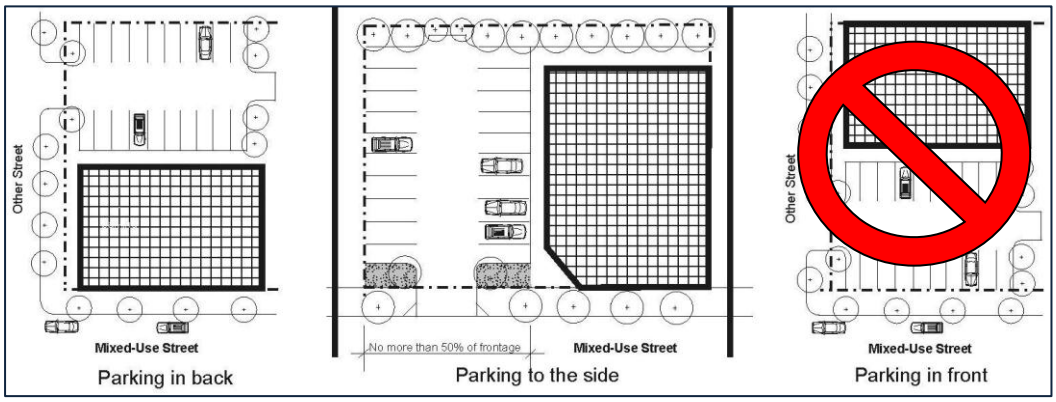
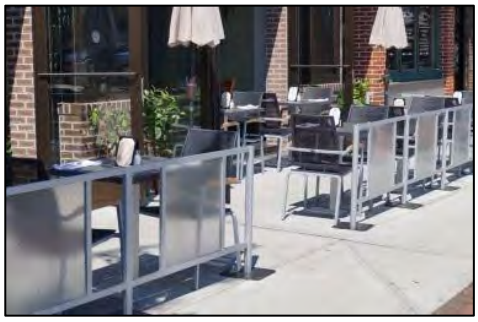


Figure 4.2.3.2: Off-street parking may be to the rear or side of a building but not in front.

3) Ground floor commercial/retail shall be oriented towards 13th Street. The street front/elevation of a building should consist primarily of storefronts with a minimum of 50 percent transparency (windows).

4) Principal building entries shall be oriented towards 13th Street.
5) Balconies, canopies, or canvas awnings may be used to protect covered sidewalks (which may require an encroachment permit).
6) Street parking is allowed. Front yard parking is not allowed. See Parking Section 4.2.7.
7) Provide bicycle racks to promote the use of bicycles.
8) Any fencing along 13th Street, i.e. to help screen parking lots, should consist of iron fencing and brick piers. A six foot tall masonry wall and screening landscaping is required around any exterior dumpster in the corridor.
9) Retail trade or service uses which conduct business while customers remain in their vehicles, such as drive-through facilities, shall be limited to parcels at the corners of 13th Street and Riosa Road (see Figure 4.2.3.6). Screening, buffering, and sound mitigation shall be provided between drive-through facilities and adjacent residential uses.



Figures 4.2.3.3 and 4.2.3.4: New commercial development is encouraged to provide an outdoor public amenity.

10) Commercial and mixed-use developments are encouraged to provide an outdoor public amenity such as outdoor seating and dining. These public and semi-public spaces, such as courtyards, sidewalk cafes, or plazas, shall be designed for function, to enhance surrounding buildings and provide amenities for users in the form of textured paving, landscaping, lighting, outdoor dining, benches, fountains, etc.

11) Enhanced streetscape treatment is required along specific sections of the 13th Street corridor for all development (see Figure 4.2.3.5). Streetscape enhancements include a six foot concrete sidewalk, a minimum two foot decorative brick paver strip, shade trees 25 to 30 foot on center depending on species, pedestrian-scaled historic light standards 24 foot on center, and street furniture where appropriate. The decorative brick paving strip may be substituted with turf in front of an all-residential parcel.

12) Projects with multiple buildings shall include pedestrian connections between adjacent uses, structures and parking areas. Buildings should be complementary in design and shall create a well-organized, accessible, and functional site.

Figure 4.2.3.5: Enhanced streetscape is planned for the 13th Street corridor.

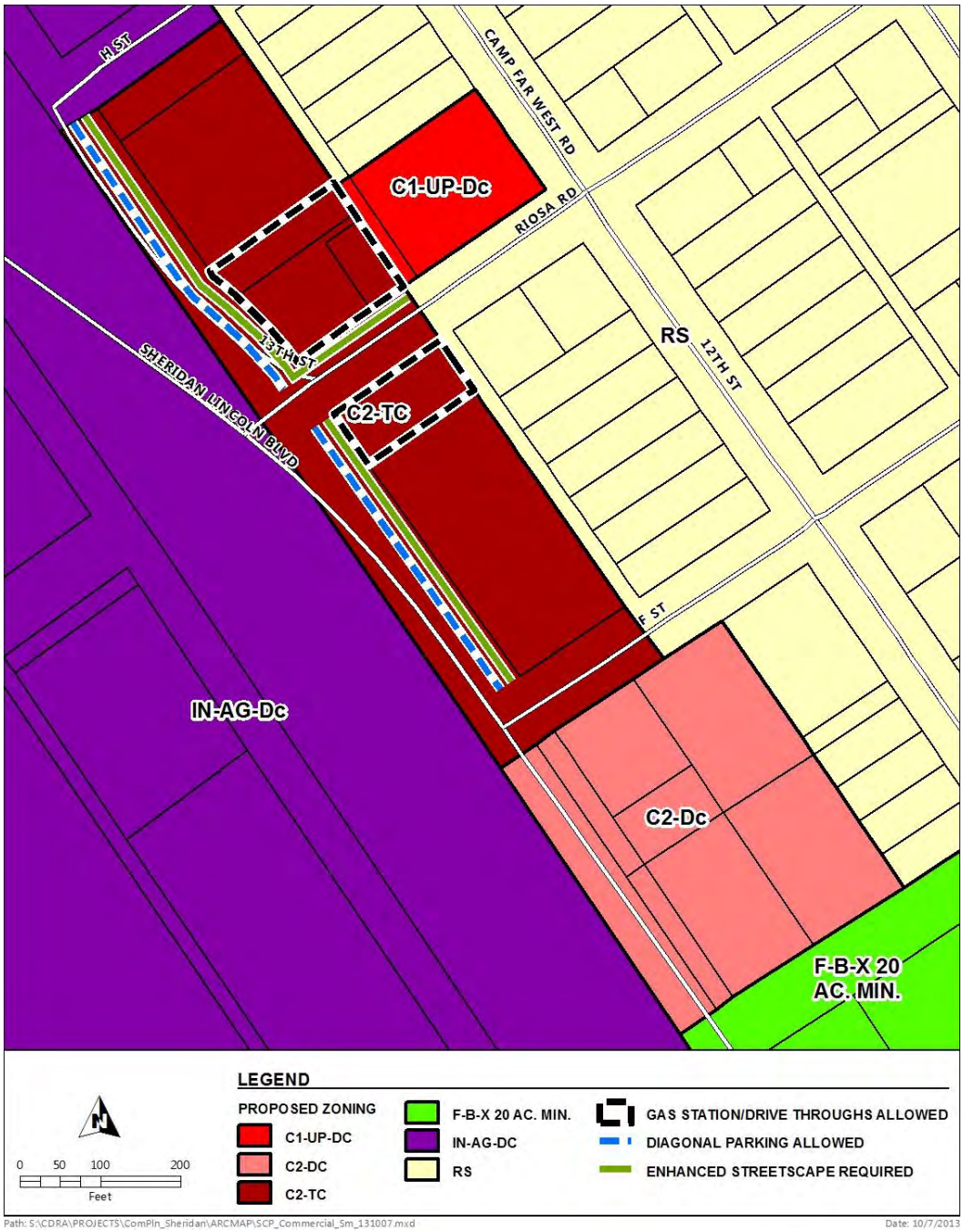


Figure 4.2.3.6: 13th Street corridor appropriate gas station/drive through parcels, enhanced streetscape areas, and areas where diagonal parking is possible.

Sheridan Cash Store

On August 14, 1989, the Board of Supervisors voted to uphold a decision to deny the demolition of the Sheridan Cash Store, a circa-1879 structure located at 5740 13th Street. Rehabilitation work should not destroy distinguishing qualities of the original character of the structure.

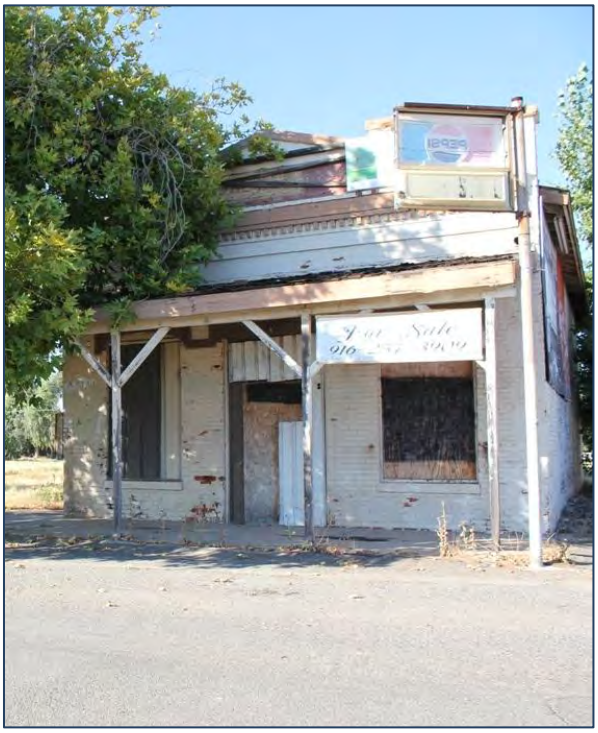


Figure 4.2.3.7: Preservation of the Sheridan Cash Store has Board of Supervisors' backing.

As such, restoration and reuse of the structure for residential and/or commercial use shall follow these guidelines:

1) Original architectural and decorative features should be preserved, maintained, and repaired.
2) Architectural features that have been removed should be replaced based upon their original design, materials, proportion, and details.
3) Architectural features should be repaired using compatible materials.
4) Architectural features should not be added to the building where none originally existed.

Expansion of the structure shall follow these guidelines:

1) Additions should be compatible with the original building in scale, proportion and rhythm of openings, size, and materials.
2) Additions should be of wood or brick construction.
3) When additions are constructed they should be designed to result in little or no damage to the original walls and details at the rear of the building. Connecting an original building with a wing should be via original door or window openings.
4) Adding additional floors or stories to the building should only occur if the addition will not be readily visible from the street or other major pedestrian viewpoints. Roof additions should be set back from the main facade. Roof forms should be consistent with the original building.
5) A side addition shall be setback from the street wall of the existing structure.

Basic Massing/Design for New Construction Along 13th Street

Replication of historic style is required on all facades within public view. Public view is defined as being able to be viewed from anywhere on the street abutting a structure, including public sidewalk areas where a structure is located. On a corner lot, both streets abutting the lot will be applied in the definition of public view.

The design of new construction shall be consistent with significant architectural and historical buildings in Sheridan. New construction should take into consideration the scale, design, materials, color siting, orientation, and texture of the surrounding buildings in the 13th Street corridor as well as adhere to current building code standards.

Figure 4.2.3.8: New construction along 13th Street should have a historic style.

Elements

1) Design massing and facades shall be consistent with the street's historic scale. Typical buildings heights should be one-story and a maximum building height of two stories. Building scale can be reduced through window patterns, structural bays, roof overhangs, siding, awnings, moldings, fixtures, and details.
2) Parapet walls may be used to add character to building facades.
3) For wide buildings, the 13th Street façade should be composed in 30 to 50 feet wide sections with an orderly relationship between elements to give the appearance of an assemblage of smaller buildings.
4) Buildings at corners should receive special architectural treatment such as a tower to create gateways into Sheridan. Additional measures to enhance the pedestrian experience, such as chamfered corners and corner entrances with extra architectural detail, should also be utilized.
5) There should be an orderly relationship between windows and storefronts, i.e. punched window openings on a second floor with larger ground floor storefront windows.
6) Architecture features such as doors, windows, siding and trim should be proportioned as per a historic pattern.

7) Diverse building facades are encouraged that utilize historic materials including brick, shingle, native stone, or weathered wood-lap siding. Decorative cornices should be provided on the primary façade(s).
8) Enhance the primary entrance through canopies, architectural surrounds, porticos or other design features appropriate to the architectural style of the building.
9) First floors should be a minimum of 14 feet in height.

Figures 4.2.3.9 and 4.2.3.10: Late-19th Century and early-20th Century commercial buildings were simple vernacular designs with a traditional storefront and clustered linearly along a street.

Roofs

Roofs may be flat or sloped. Western false fronts are encouraged, but blank parapet walls around roofs are discouraged without architectural decoration. The visible portion of sloped roofs should be sheathed with a roofing material having a texture meaningful at the pedestrian scale, such as standing seam metal roofing, decorative shingle, or tile.

Roof form should be consistent and integrated into the building composition. The roof should be designed to screen rooftop equipment. Radical roof pitches, which create overly prominent or out-of-character buildings, such as A-frames or chalet style buildings, are not permitted.

Exterior Colors

The dominant exterior color of new buildings should relate to the inherent color of the building's finish materials such as brick, stone, or wood. Large areas of intense white color should be avoided. While subdued, earth-tone colors usually work best as a dominant overall color, a brighter trim color might be appropriate.

Wherever possible, the number of contrasting colors appearing on the building exterior shall be minimized. Depending on the overall color scheme, an accent color (not including fluorescent colors) may be effective in highlighting the dominant color by providing contrast or by harmonizing with the dominant color. Primary colors shall only be used to accent building elements, such as door and window frames and architectural details.

Signage

Signage should have historic scale and character and also comply with the requirements of the Placer County Sign Ordinance and Zoning Ordinance.

A sign should not dominate the property or detract from the building's appearance and the sign's shape and appearance should be integrated with the exterior forms, colors, and materials of the building. The sign shape, size, and character shall be similar to those specified in the County's Historic Design Guide.

Primary Signs. Fascia signs should be mounted flush and flat to the building's front elevation in the space above the top of a storefront. Signs shall be placed so that architectural details and ornamental features remain uncovered. Natural materials like wood and metal are encouraged. Illumination should be external. Internally illuminated box signs are not permitted and signs shall not extend above an eave line or parapet.

Side Wall Signs. Appropriate for retail properties. Size should be no more than ten percent of a side wall. Signage may be painted onto a brick side wall as was common in the early 20th Century.

Figures 4.2.3.11 thru 4.2.3.13: Signage should have historic scale and character.

Window Sign. Any sign placed within a window facing the street or thoroughfare shall be composed of applied letters or symbols. These signs shall not obscure the view of the interior of the store. Neon or flashing signs are not permitted. No sign shall take up more than 30 percent of the total window space; lettering must be proportional to overall window size. Gold, silver leaf, or painted copy is appropriate.

Projecting Signs. Projecting signs may be mounted on the front building elevation along the first floor level of the building near the primary entrance to a storefront. A covered sign may be placed under a porch roof or awning. Projecting or hanging signs may not exceed six square feet in area nor project more than two feet over public property. Wood either painted or etched with appropriate weather treatment may be used. Spot lighting is appropriate.

Pole Signs. Along 13th Street, pole signs are only permitted at the corner of 13th Street and Riosa Road.

4.2.4 Residential Uses in –TC Town Center Commercial Combining District

Strengthening Sheridan's existing assets and also helping reach its broadest market potential is a challenge Sheridan faces. Adding new residents to the Plan area will assist in increasing the demand for additional retail and services. Another way to bring more vitality to 13th Street is to encourage new mixed-use development and live-work units.

Figure 4.2.4.1: Vacant land along 13th Street is an opportunity for new, mixed-use development.

Mixed-Use Development

The purpose of the Town Center Commercial Combining District is to encourage small-scale business and residential uses consistent with the historic and rural character of Sheridan. Uses and housing types are mixed or in close proximity to one another or mixed within the same property and/or building.

Providing for a mix of uses along 13th Street serves to meet several Community Plan priorities including locating additional services within the townsite, providing a variety of housing types, allowing for new residential development, and encouraging the redevelopment of the 13th Street corridor. The boundary of the Town Center Commercial Combining District is shown in Figure 4.2.3.6.

The Combining District is a mapped zoning district that imposes a set of requirements in addition to, and sometimes different than, those of the underlying zoning district. In this case the underlying zoning district is General Commercial (C2). Properties within the combining district are placed simultaneously in the two zones, and the property may be developed only under the applicable conditions and requirements of both zones.

The objective for this area is to develop a group of mixed-use developments that work together to create a unified sense of place and purpose. Mixed-use and other buildings must adhere to the design guidelines for the 13th Street corridor in order to maintain the historical and commercial character of the district.

The Town Center Commercial Zoning Combining District permitted uses are set forth in Chapter 3, Land Use. Land uses in this area are intended to emphasize retail, restaurant and service uses along with attached or detached residential uses. While mixed-use is encouraged, it is not

necessarily required. Single-family detached dwelling units are permitted subject to the design policies in this chapter. Commercial-only structures or projects are also permitted.

Mixed-use development can be horizontally or vertically integrated. Horizontal mixed-use development consists of two or more attached or detached buildings of differing use categories (e.g., residential and commercial) within the same project area. Vertical mixed-use development consists of one or more different uses placed over another use within the same building (e.g., residential over commercial).

The parcel and street configuration of land within this focus area dictates that development will be smaller and potentially more incremental in nature. Accordingly, parcels within each block should be developed as one cohesive project where possible. Access from existing alleyways, once improved, will permit rear vehicular access while minimizing curb cuts along 13th Street.

Figures 4.2.4.2 and 4.2.4.3: Mixed-use development can come in a number of forms.

Single-Family Dwellings

Detached, single-family dwellings are allowed along 13th Street but are discouraged for corner sites. Smaller residential lots are appropriate along 13th Street with minimal front setbacks and alleyway-accessed garages are favored.

Zero Lot Line. A zero lot line development is where houses on a common street frontage are shifted to one side of their lot. This provides a greater usable yard space on each lot and also narrower lots. These developments require that planning for all of the house locations be done at the same time. Since the exact location of each house is predetermined, greater flexibility in site development standards is possible while assuring that single dwelling character is maintained.

The side building setback may be reduced to zero on one side of the house. This reduction does not apply to the street side setback or to the interior side setback adjacent to lots that are not

part of the zero lot line development. The reduced setback may be located anywhere between the lot line and the minimum setback required for the district. The remaining side yard setback must meet the minimum required (see Table 3.6.2.3).

Attached/Semi-Attached Dwelling Units. Townhouse or rowhouse-type developments are allowed and shall comply with the setback and other standards provided in Chapter 3 and the design guidelines for single-family dwellings found in this section.

Multi-Family Dwellings. Apartment or condominium buildings are allowed and shall comply with the setback and standards provided in Chapter 3 and the design guidelines for commercial and mixed-use buildings found in this section.

Residential Development Design

New residential construction along 13th Street should respect the historic scale of Sheridan and follow a historical pattern such as Craftsman bungalow or Farmhouse. A project with multiple dwellings should utilize a variety of façade treatment variation and architectural styles to provide visual interest.

Front porches are encouraged. Most historic homes have front porches, although some houses simply have a stoop cover or no porch at all. The porch size and decorative detail should vary with the architectural style.

Figures 4.2.4.4 and 4.2.4.5: New homes along 13th Street are envisioned on smaller lots with a Craftsman or Farmhouse design.

Low, yard defining picket fences are encouraged to frame both the street and front yard and provide a visual separation between the public and private realm.

Incorporate tall narrow windows in the design of a new residence especially on walls facing the street. Window openings traditionally were tall and narrow-- usually two to three times taller than they were wide. Historic windows were usually "double-hung"- divided into two moveable window sashes that could be each opened separately. In large side walls, several windows provided lighting. Some homes had bay windows.

Exterior Materials

New construction should use exterior materials that appear similar in color, texture, and dimension to those historically used in Sheridan. These exterior materials included clapboards, shiplap siding, board and batten, and, less commonly, brick and stucco. Acceptable exterior materials include brick, stone, concrete (hardiplank), wood, and architectural shingles. Acceptable roof materials include tile, wood shakes, metal, and asphalt.

Side and rear facades may be simplified and secondary in design to that of the primary façades facing 13th Street or on corner lots, Riosa Road, H Street, and F Street. However, the same materials should be utilized on secondary façades as that of the primary façade.

Exterior Colors

A building's exterior color scheme shall utilize primarily muted, neutral, or earth tone type colors. The primary use of extreme colors shall not be permitted.

Accessory Buildings

Accessory buildings support the function of the main residential building and include garages, workshops, or smaller outbuildings. New accessory buildings should be compatible in scale, materials, color, and detail to the residence on site.

Figure 4.2.4.6: Alley-accessed garages allow for higher density and a more complete streetscape.

Parking

Each single-family dwelling shall have a two-car garage. Alley access to garages is encouraged. In a multiple lot subdivision along 13th Street, at least 60 percent of the units shall have rear-access garages. Where garages and driveways are accessed off of 13th Street, the garage shall be recessed a minimum of ten feet from the front façade of the structure.

Live/Work Units

In order to bring more vitality to 13th Street, live/work uses are encouraged in the Town Center Commercial Zoning Combining District. Live/work units blend ground-floor retail or work space with living quarters either to the rear or on upper floors. Live/work units are defined in the County Zoning Ordinance. This Community Plan sets design and other standards for such live/work units (see Section 3.6.2.2).

Figures 4.2.4.7 and 4.2.4.8: Live/work structure examples.

Live/work arrangements differ from home-based businesses in that they require a storefront, more space, or involve a more intensive use than is usually allowed in a strictly residential zone. For those who have these needs, live/work units offer a convenient and more affordable option than owning and/or renting separate spaces.

Typical uses include art and craft work such as ceramics, painting, photography; office uses by architects, attorneys, consultants, realtors, and owners of online commerce businesses, and similar uses; medical offices; one-on-one and group services such as music, art, and dance lessons, tutors, licensed counseling and massage therapy, etc.; limited, brief, pet care services such as grooming (but not doggie day cares or kennels); furniture refinishing/antique restoration; and hair salons, day spas, etc.

A live/work use is distinguished from a home occupation primarily in that a live/work use can include employees who are not residents of the home, involve a greater number of customers, can be located in a larger percentage of a home or accessory building, and can operate beyond the days and hours prescribed for home occupations.

Design Policies for Live/Work Units Town Center Commercial Zoning Combining District

New live/work units shall follow the design guidelines for 13th Street single-family residential structures found in this section and the setback, parking, size, use restrictions and other requirements contained in Chapter 3 also apply. Live/work units located at street level are subject to the development standards for ground-floor retail or commercial establishments as follows:

a) A minimum of 80 percent of a live/work structure's front facade at street level shall be occupied by nonresidential uses. Each unit shall have a pedestrian-oriented frontage that publicly displays the interior of the nonresidential areas of the building.

b) The signage requirements and restrictions for a commercial building along 13th Street also apply to a live/work building.

c) Streetscape improvements are required.

4.2.5 Business Park and Industrial Park Districts

Both the Commercial and Industrial land use designations provide for economic and job opportunities in Sheridan. Industrial land uses are primarily located west of Sheridan Lincoln Boulevard. Permitted uses on the Industrial-zoned land include manufacturing and processing, warehousing, distribution, offices, storage yards and some limited retail and service uses.

Figure 4.2.5.1: Industrial land use along Wind Flower Place.

Industrial uses have the potential to impact immediate neighbors and need to be sensitively integrated with their surroundings. Key components such as access, building scale and design, traffic generation, and visibility, together with an understanding of the proposed use, need to be considered in their siting.

The purpose of the Business Park zone district is for the development of a mixture of light industrial, office and commercial land uses in a campus-like setting along Highway 65. Unlike within the Industrial Park district, no outdoor manufacturing or storage is allowed in a Business Park zone district.

Business and Industrial Park Design Policies

1) No single architectural standard is required. Buildings should include a mix of material types and textures. Encouraged building materials include concrete, masonry block, wood frame or steel frame buildings with metal, wood or stucco siding, or a mixture of these materials. Metal-sided buildings are not permitted within the Business Park zone.
2) Building walls which are completely unarticulated are prohibited. Wall articulation can include entry indentations or projections, indented, or projected window glazing, vertical wall seams, and building facades with varied front setbacks, roof overhangs or other similar structural features. Landscaping and window glazing along the same plane as the wall surface cannot replace building articulation.
3) Buildings shall maintain window transparency of 30 percent on the primary façade facing a public road. Where feasible, building fronts within the Business Park district should face Highway 65.
4) Roof-mounted equipment (i.e. air conditioners, fans, vents, etc.) shall be screened by architectural elements such as parapets.
5) Loading and storage areas shall be screened from public view either by a fence or landscaped berm (Figures 4.2.5.2 and 4.2.5.3). Generally, loading and unloading areas should be situated to not face the street or they should be located in the rear of the building. Where loading and unloading areas are located perpendicular to the street frontage, opaque wall screening shall be placed between the front of the building and the loading and the unloading area.
6) All fencing shall be opaque with landscaping. At a minimum, this is to include the use of chain link fencing with non-wooden slats. Concrete block, brick, wood, or tilt-up concrete panels with form-liner articulation are preferred materials where the fence is parallel to a public street.

Figures 4.2.5.2 and 4.2.5.3: Solid fencing with landscaping or landscaped berms are the required screening methods in the Industrial and Business Park zones.

7) Mini-storage facilities shall provide solid exterior walls and significant landscaping along their perimeter.
8) Landscape areas should represent 15 percent or more of the total land area of a site. Landscape areas may include portions of the property which contain high value habitat such as wetlands or native tree stands. Turf areas should be limited in favor of drought tolerant ground cover and/or shrubs.
9) Side and rear landscaping shall be designed to be aesthetically pleasing but shall also be designed to screen outdoor activity areas, outdoor storage areas, service areas including loading/unloading docks, waste storage bins, and electrical or mechanical equipment.

4.2.6 Landscaping

The streetscape helps to create a unified image and defined visual structure for an area. The design of the streetscape should provide an attractive foreground for a property and a setting for activity by creating an environment that is visually rich and satisfying and that complements the property or development.

A high quality of landscape treatment which reflects the needs of both the site users and passersby is required. Generally, natural features should be protected, trees shall be preserved where possible, and Best Management Practices should be incorporated to achieve an environmentally sustainable development. Landscaping should be used to reduce the visual impact of all structures, fences and walls that are visible from public view.

Refer to the Placer County Landscape Design Guidelines, individual land use sections within this chapter, and Section 4.2.13 for detailed design criteria for landscape requirements within the Plan area. The Landscape Design Guidelines are intended to ensure that public places are attractive, function efficiently, and provide an inviting and comfortable environment.

The focus of the County's Landscape Design Guidelines is the streetscape, parking lots and non-residential buildings, since these are most prevalent in the public's eye. However, the Guidelines include general provisions that apply to all types of development, such as the use of water-efficient plantings and irrigation systems, and even within the confines of a particular type of development, flexibility is integrated into the concepts.

4.2.7 Parking

Site planning for commercial, industrial and multi-family residential projects should minimize the visibility of parking areas as much as possible through their configuration including the use of landscaping and grading. This can be achieved by locating parking to the rear or sides of buildings and in areas that can be appropriately screened from the adjacent street and surrounding properties.

Figure 4.2.7.1: Parking lot at the corner of Riosa and Camp Far West roads.

Parking Policies

1) Parking areas shall be provided as required by the Placer County Zoning Ordinance.
2) Parking areas should be organized into small units separated by landscaping and pedestrian facilities to provide safe, attractive pedestrian environments and visual enhancement.
3) Shade trees shall be provided on parking islands, along street edges and at other locations wherever feasible, and shall be consistent with the shading provisions of the Placer County Landscape Guidelines.
4) Convenient parking shall be provided for commercial areas without affecting the character of major streetscapes. Parking areas should be connected to the streetscape through pedestrian links.
5) Multi-family parking lots should be located to the rear to minimize visual impacts. Where parking lots cannot be completely screened, they should be landscaped or be placed behind a landscaped berm. If a berm is not feasible, then a solid fence with landscaping shall be used.

Figure 4.2.7.2: Landscaped areas should be incorporated throughout a site including the parking lot.

6) Access points to parking areas shall be minimized to reduce their potential impact on the surrounding streetscapes and to minimize potential vehicular conflict.

Town Center Commercial Combining District Parking

1) Common, shared parking facilities are encouraged. Required parking may be accommodated off-site in common, shared parking facilities through a Use Permit.
2) Street parking is encouraged. Diagonal parking on the east side of 13th Street is allowed.
3) No off-street parking spaces shall be located between a building front and 13th Street, Riosa Road, F Street or H Street (see Figure 4.2.3.2).
4) Residential and Live/Work projects are required to meet the parking requirements found in Section 3.6.2.
5) Commercial projects must meet the parking requirements contained in the Placer County Zoning Ordinance.
6) Mixed-use developments consisting of both residential and non-residential uses may be permitted a reduction in the parking spaces based on the reasonable expectation that there would be staggered parking demands between the two. Such reduction may be approved through a Use Permit.

Figure 4.2.7.3: Parking lot at the corner of Riosa and Camp Far West roads.

4.2.8 Signs/Lighting

The design and provision of signage on non-residential properties should balance the requirements for form and identity associated with the particular use with the need to complement the streetscape. Signage shall be designed in accordance with Placer County Sign Regulations (Placer County Zoning Ordinance 17.54.170 through 200). Guidelines for signage within the Town Center Commercial Combining District are contained in Section 4.2.3.

Signage Principles

1) The design of signage should be visually and thematically consistent with the building design(s) and coordinated throughout a site. Signage should contribute to the design vision for the building, site and neighborhood.
2) All developments outside of the Town Center Commercial district are permitted low-profile, free-standing monument-type signs. Monument type signs shall not exceed eight (8') in height that complement the overall design of the building.
3) Freestanding signs shall either be externally illuminated or only the individual letters shall be internally illuminated.
4) Ground-related signage structures should be integrated into the site plan and landscaping plan and contribute to the overall way-finding strategy of the site.
5) Individual tenant signs may be installed on the front of the building.
6) Pole signs in the Highway Services zone shall be limited to 35 feet. Pole signs in the Industrial, Industrial Park or Business Park zones shall be limited to 25 feet or height of building, whichever is lower. Pole signs are allowed in the Town Center Commercial combining district with limitations. See section 4.2.3.

Figures 4.2.8.1 and 4.2.8.2: Grounds signs are encouraged for commercial projects outside of the Town Center Commercial combining district area.

Lighting Principles

1) Lighting on site should be designed to promote pedestrian comfort and safety.

2) Any night lighting shall be designed to reduce the impacts of glare, light trespass and over-lighting; promote safety and security; and encourage energy conservation. Generally, upward lighting shall only be permitted if it is low intensity (50 watts or less) and it is either used to externally illuminate a freestanding sign or it is used as accent lighting for landscaping.
3) Lighting on individual buildings should be integrated into the architecture.
4) Lighting shall be directed towards the ground and be designed to minimize projection into adjacent properties and onto adjacent roads.
5) The height of light standards in parking areas shall not exceed eighteen (18) feet.
6) Energy-efficient technology should be used wherever possible.
7) Floodlights, unshielded wall pack units, other types of unshielded lights and lights where the lens is visible outside of the light fixture is prohibited in the Town Center Commercial combining district.

4.2.9 Residential Design

Sheridan developed incrementally since the mid-1800s, resulting in a mix of architectural styles. Many of the homes in Sheridan are of the Modern-Ranch style (ca. 1935-1975). This style was originated in the mid-1930s by several creative California architects. It gained popularity during the 1940s to become the dominant style throughout the country during the following decades.

Ranch style is a one-story building with low, silhouette, wide overhanging eaves and a long, wide porch. Ranch design was a conscious attempt to emphasize the rambling horizontal form and an open floor plan.

There is no single architectural style required for new housing in the Community Plan area. The focus is on a

Figures 4.2.9.1 and 4.2.9.2: Typical ranch style homes in the townsite.

high-quality residential environment. Infill and rural lot housing development is an opportunity to enhance Sheridan's existing character.

Successful infill developments must take into consideration the capacity of public services to accommodate change and the existing character of neighborhoods. Maintenance of neighborhood character is of paramount importance when considering new developments within established areas. Building style, exterior finish, massing, and height, and protection of existing natural resources such as trees and drainages, are factors that impact on the ability of a new development to integrate into established neighborhoods.

Residential Design Principles

1) Design homes to create an open and inviting street frontage with "eyes on the street."
   a) Porches or extended roof overhangs are encouraged at entries.
   b) Avoid using driveways as the only pedestrian access from the street.
   c) Fences along front property lines are strongly discouraged unless they are low.
   d) Porches, windows, entries and living spaces should be oriented towards the street.
   e) Corner buildings should respond to both street frontages with a frontal appearance along both sides.

2) Minimize visual prominence of garages and garage doors.
   a) Subordinate the garage portion of the residence to entries and other building elements (see Figure 4.2.9.4).
   b) Locate garages behind the front façade of homes whenever possible.
   c) Avoid circular drives with large amounts of paving in front setback areas and more than one curb cut.
   d) Encourage alleyway access to garages.
   e) Utilize a side-loading garage to ensure that dwelling facades and landscaping, rather than garages and driveways, dominate the streetscape.
   f) Along streets, the face of the garage shall be located a minimum of 20 feet from the edge of pavement of the roadway or the back of the sidewalk where sidewalks are present/required.

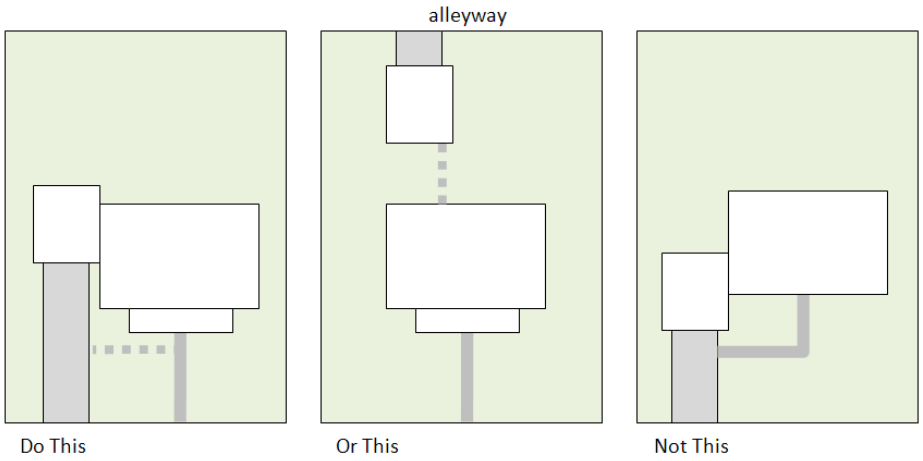


Figure 4.2.9.4: Garages should be recessed from the front of the home or set off an alley within the townsite.

3) Enhance neighborhood building patterns and forms.
   a) Use building designs and architectural elements similar to and respectful of those in the immediate neighborhood.
   b) Height, volume and bulk should be compatible with that of neighboring buildings.
   c) New residences should have similar setbacks as adjacent residences.

4) Design multi-family projects to enhance the community.
   a) Attached units should be designed to look like separate residences of a scale and character to existing residences in the neighborhood.
   b) Design to have a street presence and create a similar scale to that of a lower-density residential neighborhood.
   c) Use a combination of one and two-story forms rather than all two-story structures.
   d) Provide balconies and other design features to break up large two-story building walls.
   e) Include courtyards and gathering areas that are accessed by landscaped pedestrian walkways and paths.
   f) Break large parking lots into smaller lots separated by buildings and landscaping.
   g) Design garages and/or carports using forms and materials similar to the main structures.

4.2.10 Residential Subdivisions

Planning for growth is essential for a community that wants the benefits associated with growth while preserving its rural character. When development design and open space preservation are decided one subdivision at a time, rural communities can lose their ability to choose the type and location of development they want.

Subdivisions should be responsive to Sheridan's rural nature. Working lands, farms, orchards and rangelands are central to Sheridan's heritage and economic future. Working lands are at the heart of Sheridan's distinctive rural character and the reason the townsite was settled in the first place.

Sensitive areas such as wetlands, wildlife habitat and riparian areas are important from an environmental perspective, but they also help create the special character of an area. They are often important contributors to the local economy, providing ecosystem services like protecting water quality, and supporting the health of working farmland and fisheries.

These guidelines are intended to encourage innovative residential developments and efficient use of land in keeping with the wishes of the Sheridan community. The goal is that all subdivision design and layout is suited to the particular site whether in the townsite, its periphery, or in a more rural area.

The design standards in this section are proposed as additional implementation measures to those required in Section 3.4 and the Placer County Land Development Manual.

Townsite

The primary goal of townsite subdivision guidelines is to maintain the special character of the neighborhood.

The Sheridan townsite was developed with a distinct grid pattern with 400 foot x 400 foot blocks. Other portions of the Community Plan area have mostly developed in a non-grid pattern with larger lots. The original plat of 1911 created separately saleable parcels; most of which are 25 foot x

Figure 4.2.10.1: The townsite has a distinctive grid pattern along with wide right-of-ways and alleys.

190 foot. Original lots in the neighborhood were proportionately shorter along the street side and rectangular in shape. Through lot consolidations, the average building site is around 10,000 square foot in area and lots 50 foot to 65 foot in width. The creation of alleys allowed service vehicles to use the back half of the property.

This lot and block platting pattern has been reinforced by the alignment of buildings on the lots within that grid. Thoroughfares are 80 foot right-of-way, wide for residential streets. Wide streets and relatively deep lots contribute to a fairly consistent sense of 'openness' in the neighborhood.

The surviving street grid, and its existing subdivision lines, is the strongest reminder of the historical form of the townsite. Therefore, the pattern created by the Sheridan townsite grid should be respected in all site planning decisions.

Townsite Subdivision Principles

1) Streets and roads shall be laid out to connect with existing streets and where possible, expand the 400 foot x 400 foot block pattern with alleys. The alignment of the existing street grid system shall be maintained to the maximum extent feasible. New blocks, lots, and streets shall be organized and aligned to connect new streets and alleys with adjoining, existing streets and alleys.
2) A rectangular lot shape is preferred to a square one, as the rectangular lot pattern is more in keeping with Sheridan.
3) Maintain the typical lot widths of 50 to 65 foot and the relatively uniform spacing of buildings that occur along blocks.
4) When new roads are constructed:
    a) curbs, gutters and sidewalks shall be installed
    b) utilities shall be undergrounded
    c) 80 feet right-of-way required
5) New alleys shall be paved and used for rear access to lots. Alleys shall have a minimum of 20 foot of paved width with a minimum ten foot driveway apron to the face of the garage.
6) Cul-de-sacs are discouraged and flag lots are not permitted within the townsite.

As an alternative to a cul-de-sac, a subdivider should provide a street stub. If the size of a proposed subdivision does not allow for a complete block, then streets stubs shall be required at certain locations to allow for future connections. The street stub shall be located so that future development may connect to the street stubs in such a way to form a 'standard' Sheridan block

of 400 foot by 400 foot (see Figure 4.2.10.2). Temporary vehicle turnaround areas to Placer County standards may be required at the end of a street stub until such time as it is connected to future development.

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 within the Plan area.

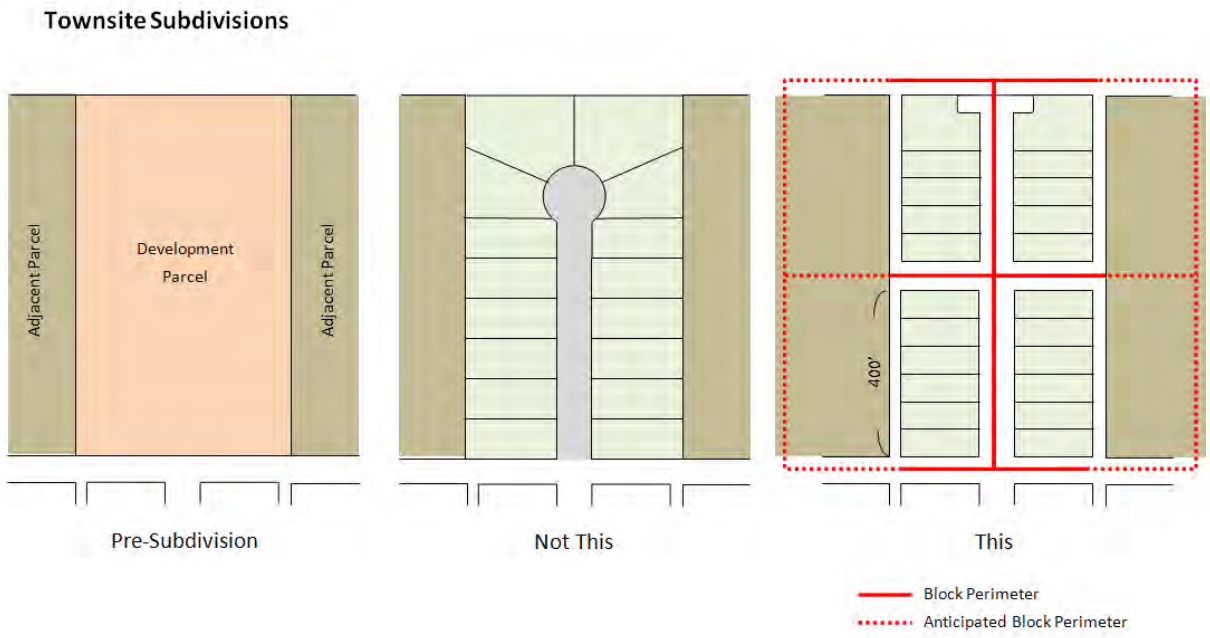


Figure 4.2.10.2: Subdivisions within or adjacent to the townsite shall continue and extend the grid street pattern.

A loop lane (Figure 4.2.10.3 below) may be used as an alternative to a cul-de-sac.

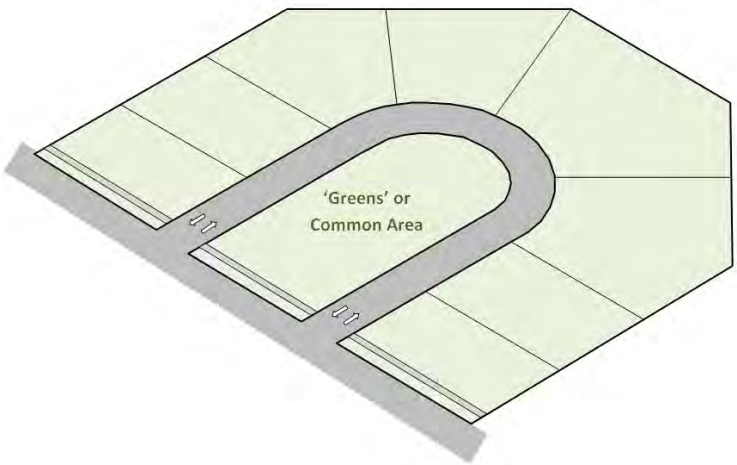


Figure 4.2.10.3: Loop lanes are an appropriate alternative to a cul-de-sac.

A loop lane is a two-way street with a landscaped interior area that has a width of at least 75 feet. Efforts should be made to provide connectivity of loop lanes to the traditional grid system.

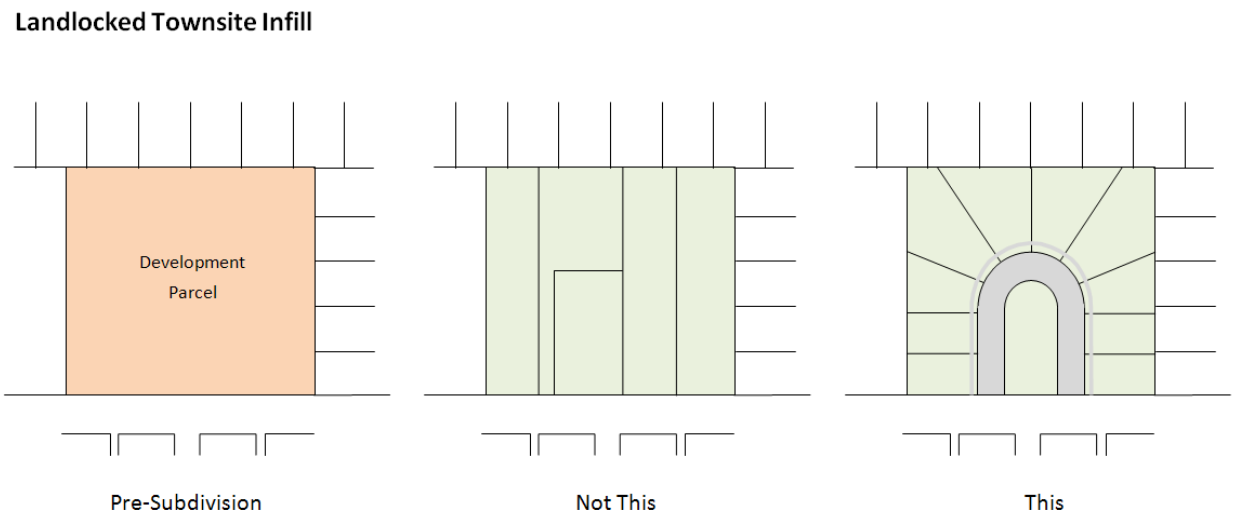


Figure 4.2.10.4: Flag lots such as in the center example are not permitted in the Plan area.

Outside Sheridan Townsite

Rural Sheridan is valued by its residents and by those from outside the area for its natural beauty and its agricultural and rural lifestyle. The diversity of the natural environment and variety of environmental features remain today, primarily as a result of ongoing stewardship by local residents and Placer County's leadership in implementing environmental protection measures to retain the rural character of the area and the health of its natural systems.

Subdivision planning and construction outside of the townsite should be designed to have a low impact on the environment and be consistent with the character of the community.

Figure 4.2.10.5: Most properties outside of the townsite are zoned Farm with a minimum parcel size of 4.6acres.

A critical planning issue facing the unincorporated areas of Placer County is to devise a workable balance between the desire to develop suburban residential acreages, rural home sites, and large-lot suburban/rural subdivisions (4.6+ acre lot size), while at the same time not creating, or at least minimizing, conflicts between homeowners and farmers. The value of rural land is recognized by the County in the General Plan and Subdivision Ordinance which aim to protect and preserve the resources on these lands.

Non-Townsite Subdivision Principles

1) The number of lots permitted in a subdivision is dependent on the specific characteristics of the area, as well as the minimum lot area required by ordinance. However, the number of lots permitted by a zoning designation should be considered only as a maximum and is not a guarantee of the density that is allowed.
2) An overriding consideration in the design of any subdivision project shall be the conservation of the natural slope, the conservation of natural drainage channels and swales (since they serve in place of artificial drainage systems), the preservation of existing natural resources including wildlife habitat and trees, and preservation of cultural or historic resources.
3) Visibility of structures, preservation of natural land form and natural resources, topography, noise exposure, maintenance of rural quality and relationship to the surrounding properties, and access to transportation corridors and services shall all be considered in preparing subdivision designs. Subdivision density, or number of lots, will ultimately be determined by these factors.
4) Lots shall be adequate in size and shape to accommodate those primary and accessory uses which are in keeping with the particular residential characteristics of the specific location without:
   a) Creating a feeling of overcrowding.

b) Creating measurable negative environmental impacts which cannot be adequately mitigated.
c) Creating the need for variances.

5) Creation of flag lots is not allowed.
6) Street patterns shall be clear and understandable to promote ease of orientation and convenient access.

Grading Principles

1) Mass grading shall not occur outside of commercial, industrial and high-density residential areas.
2) As required by the Placer County Grading Ordinance, all grading exceeding 250 cubic yards of material, and exceeding four feet in vertical height (cut or fill), shall require review and approval by Placer County. In addition, other grading activities may require a grading permit per Placer County Ordinance Sections 15.48.060 and 15.48.070.

Vegetation Removal/Landscaping

1) Native tree removal shall be kept to a minimum and may be subject to prior approval by Placer County.
2) Every effort shall be made to preserve as much natural vegetation as possible.
3) Revegetation/landscaping plans shall emphasize the use of native and compatible, drought-tolerant plant materials. A revegetation plan shall be submitted and approved by Placer County for all disturbed areas.
4) All natural streams, drainage areas and floodplains shall be maintained in their natural state unless specific approval for modification is given by the County and other appropriate agencies and/or such work is necessary for maintenance of a free-flowing channel.

4.2.11 Residential Subdivision Gating

To help preserve the rural character of Sheridan and promote interconnectivity between neighborhoods, gated subdivisions are not allowed in the Community Plan area under any circumstances. Individual properties and driveways may be gated however.

4.2.12 Secondary Dwelling Units

One way for a community to increase housing options in an existing neighborhood that is zoned for single-family residences is by allowing property owners to build what are commonly called granny flats. Secondary dwelling units are efficient to produce because they use existing land and public infrastructure. Under State housing law, these second units are allowed on most residentially-zoned lots. The County has the authority to regulate the size, setback, design, and parking requirements for second units. Second units must have an adequate water supply and sanitary (waste water) facilities.

Secondary dwelling units can serve several functions. For aging homeowners who need assistance, they can provide caregiver or caretaker quarters. Secondary units also help stabilize neighborhoods because they provide a source of income for homeowners. In addition, they provide housing for elderly parents or adult children who could not otherwise afford to remain in the community.

The Placer County Zoning Ordinance establishes standards for secondary dwelling units in Sheridan. A secondary dwelling unit is defined as an additional self-contained living unit, either attached to or detached from, the primary residential unit on a single lot. It has cooking, eating, sleeping, and full sanitation facilities.

Secondary dwelling units are permitted with an Administrative Review Permit (ARP) in all residential districts including the Farm (F) district subject to the following standards:

1) The lot contains an existing single-family dwelling.
2) If construction of a secondary unit is proposed on a vacant lot, elevations and floor plans for both the main unit and the secondary unit must be submitted for approval, along with a representative photograph of the main unit.
3) In zoning districts where the minimum lot area is 10,000 square feet or less, the minimum lot area for the lot containing the secondary unit must be 150 percent the minimum lot area for that specific zoning district.
4) Secondary dwellings on parcels smaller than one acre in size must either be attached to the primary unit or integrated with a detached accessory building (such as a garage).
5) The maximum floor area allowed for a secondary dwelling is to be based on the area of the lot as shown in Table 4.2.12 below.
6) The secondary dwelling must be architecturally compatible with the primary residence. For attached units, the appearance of the building should remain that of a single-family residence.
7) A secondary dwelling of 640 square feet or less must be provided one off-street parking space; a larger secondary dwelling shall be provided two spaces.

8) Using existing/shared driveway connection to reduce potential vehicular conflicts on roadways is encouraged.
9) Encroachment permits and traffic fees are required for a new driveway connection serving a secondary dwelling.

Table 4.2.12
Maximum Floor Area Allowed for Second Units

Lot Area of Site	Maximum Floor Area (sq. ft.)
Less than 1 acre	640
1 acre to 2.29 acres	840
2.3 to 4.59 acres	1,000
4.6 acres or more	1,200

Source: Placer County Zoning Ordinance, Section 17.56.200

Figure 4.2.12.1: Townsite residential

CHAPTER FIVE

NATURAL RESOURCES AND OPEN SPACE

5. Natural Resources and Open Space

Sheridan's natural setting is characterized by rangeland, orchards, cropland, wildlands, undulating topography, natural vegetation, and varied wildlife. The area is thinly-populated and relatively separated from the rapidly urbanizing areas of south Placer County.

Figure 5.0.1: Grassland and wetland habitat in west Sheridan.

Conservation of natural resources is critical to the well-being and survival of our own and future generations. Without a healthy environment, social well-being, economic health, and sustainability of the Sheridan community are not possible.

Looking after the natural environment, and mitigating the impact of the built environment, is an essential and shared responsibility between all levels of government, private interests, and the community.

The following sections of the Plan focus on how the integrity of the natural environment – its land, air, water, ecosystems, and biodiversity will be protected, restored, and maintained. It is intended to guide the community in the long-term conservation and preservation of open space lands and natural resources while protecting private property rights.

5.1 GOALS AND POLICIES

GOALS

1. Preserve and protect the natural features and resources of the Plan area, which is essential to maintaining the quality of life within the community.
2. Protect the quality of air and water resources consistent with adopted federal, state, and local standards.
3. Ensure that land use planning contributes to the protection, improvement, and restoration of water resources and that all new development has a minimum impact on the established natural environment.

4. Implement sound storm water management practices and sustainable management practices to help ensure protection from flooding and erosion to maintain, and where feasible, improve water quality.
5. Work closely with state and federal agencies, watershed groups, and adjacent communities on watershed plans and strategies to provide a comprehensive approach to environmental planning.
6. Encourage public and private stewardship and partnerships directed to restoring, enhancing, and preserving the natural environment.

POLICIES

1. The natural resources and features of a site proposed for development shall be one of the planning factors determining the scope and magnitude of development.
2. Attention shall be given to protection of the natural regiment in the planning, environmental review, and completion of all subdivisions, land development, or land alteration projects.
3. Identify and preserve any rare, significant, or endangered environmental features and conditions.
4. Encourage the use of ecologically innovative techniques in future development.
5. Encourage the continued use of the Williamson Act or other similar measures to preserve productive agricultural lands.
6. All stream influence areas, including floodplains and riparian vegetation areas, shall be retained in their natural condition, while allowing for limited stream crossings for public roads, trails, and utilities.
7. Site-specific surveys shall be required prior to development to delineate wetlands and vernal pools in the Sheridan Community Plan area.
8. The standards of the Placer County Grading Ordinance and this Resources section of the Sheridan Community Plan shall be implemented for all projects in the Plan area.
9. New construction shall not be permitted within 100 feet of the centerline of permanent streams and 50 feet of intermittent streams, or within the 100 year floodplain, whichever is greater.
10. In implementing Best Management Practices, the County shall promote consideration of the concepts of low impact development, and sustainable technology, and current standards of the County to address the quantity and quality of storm water run-off released to any watercourse.
11. Continue to maintain and improve the environmental quality of the storm water management system within the townsite to improve watershed function.

12. Outside of the townsite, retain an open-channel storm water drainage system comprising watercourses, ditches, wetlands and other water retention and detention opportunities, to enhance water quality and environmental features.
13. Protect sensitive habitats such as wetlands, riparian areas, and oak woodlands against any significant disruption or degradation of habitat values. Utilize the following design and use regulations on parcels containing or in close proximity to these resources, excluding existing agricultural operations:
    - Structures shall be placed as far from the habitat as feasible; and,
    - Limit removal of native vegetation to the minimum amount necessary for structures, landscaping/gardens, driveways, parking lots, and where applicable, septic systems.
14. Individual sites and properties can contribute to the health of the environment by incorporating measures such as:
    - Using renewable energy sources such as solar or geothermal energy;
    - Planting additional trees in appropriate locations;
    - Managing storm water runoff using storm water best management practices;
    - Naturalizing landscapes with native, non-invasive species; and,
    - Installing 'green roofs' or light-colored roofs.
15. The County's Tree Preservation Ordinance shall be implemented where applicable.

5.2 SUSTAINABLE ECOSYSTEMS

A healthy ecosystem is vital to the well-being of the region and planet, a healthy human community, and a vibrant economy. Native vegetation cleans the air, builds soils, and regulates temperature. Wetlands clean and hold water essential for life and healthy soils support biodiversity. Healthy creeks and streams support fish and other aquatic life. In addition, quiet, natural places and opportunities for viewing and experiencing natural spaces contribute to the quality of life within Sheridan.

Through the Placer County Open Space and Agricultural Conservation Program (Placer Legacy) Placer County and its residents are considered to be leaders in the region in preserving and protecting the natural environment. The preservation and enhancement of our natural heritage was founded and depends on raising public awareness, gaining support, and encouraging citizens, businesses, and institutions to conserve natural resources and restore the natural environment for the well-being of future generations.

5.3 CONSERVATION PLANNING

Placer County has adopted an ecosystem approach to conservation planning, which recognizes the environment on a level with social and economic concerns and which promotes the principles of sustainable development. The ecosystem approach responds to the dynamic, interrelationship of all elements of a biophysical community, and the long-term management and related monitoring policies that address not only individual, but cumulative impacts to achieve a sustainable, healthy ecosystem.

The Natural Communities Conservation Plan (NCCP) Act of 1991 encourages local governments to plan broad-scale, multi-species conservation in association with watershed and wetlands protection. Placer County is pursuing both an NCCP and a Habitat Conservation Plan (HCP) under the Federal Endangered Species Act for western Placer County including Sheridan. This plan, termed the Placer County Conservation Plan (PCCP), includes a program designed to ensure the continued conservation of threatened and endangered species in Placer County and to resolve potential conflicts between economic development activities and the conservation and recovery of sensitive species on non-Federal land. The goal of the PCCP is to integrate the land use needs of Placer County's growing human population with the natural systems and species found in the Plan area.

The PCCP, now in its draft stage, proposes to establish in perpetuity development boundaries (unlike an urban limit line) and is a method by which many smart growth objectives can be met. It is a tool that will allow Placer County to manage its growth by balancing habitat preservation with economic development and population growth. New development will be directed into appropriate areas and away from non-urban areas. It will assist the County's growth management efforts by clearly identifying which lands are intended for urban use and which are intended to remain agricultural or managed as habitat; promoting environmentally and fiscally sustainable infill development; and strengthening the consistency between the cities' and Placer County's land use plans and development policies.

Through the PCCP and a future updated General Plan that aligns land use, transportation, housing, and greenhouse gas reduction planning efforts, there will be better integration of sustainable urban planning and habitat conservation, using the impetus for habitat conservation to promote more efficient urban forms.

The PCCP is an important part of the County's **Placer Legacy Open Space and Agricultural Conservation Program** and will help achieve key program goals, such as preserving the diversity of natural plant and animal communities, and preserving agricultural land and open-space. Since its adoption in 2000, twelve properties totaling 8,551 acres have been conserved through acquisition or conservation easement through the Placer Legacy program. There are currently no Placer Legacy properties located within the Plan area.

It is important to recognize that although sustainable development is an objective of conservation planning, it extends further than just environmental management. Other aspects of sustainable development are addressed within the Cultural Resources, Parks and Recreation, Circulation, and Community Design sections of the Community Plan.

Williamson Act and Agricultural Preserve Contracts

The purpose of the Agricultural Preserve Program is the long term conservation of agricultural and open space lands. The program enrolls land in Williamson Act or Farmland Security Zone contracts whereby the land is restricted to agricultural, open space, or recreational uses in exchange for reduced property tax assessments. Participation in the program is voluntary.

The California Legislature passed the Williamson Act in 1965 to preserve agricultural and open space lands by discouraging premature and unnecessary conversion to urban uses. The Act creates an arrangement whereby private landowners voluntarily contract with counties and cities to restrict land to agricultural and open-space uses.

Agricultural contracts are a 10 year rolling term – and renew each year for another term unless they are non-renewed by either the landowner or the County. In return, restricted parcels are assessed for property tax purposes at a rate consistent with their actual use, rather than potential market value.

Over 4,900 acres in the Plan area (32.9 percent) are currently enrolled in the Williamson Act (under contract or have filed for non-renewal).

Table 5.3.1

Williamson Act Acreage in Plan Area

Williamson Act Status	Acres
Non-Renewal	24.2
Under Contract	4,901.5
Total	**4,925.7**

5.4 FISH AND WILDLIFE

The County's General Plan policies recognize that the local fish and wildlife habitat within Placer County is linked to and form part of the larger regional and state natural habitat system. The County recognizes the need for both environmental impact reports and long-term monitoring to ensure that development can protect, maintain, enhance, and restore biodiversity to achieve a self-sustaining natural heritage system.

Figure 5.4.1: Rangeland on the south side of Riosa Road.

The flora and fauna found in Sheridan are largely a reflection of soils, climate, and land use. The area has a range of land uses, including residential, commercial, agricultural, and light industrial. Terrestrial habitats in the Plan area include buildings and other structures, agricultural fields, orchards, grasslands, and vernal pool and marsh complexes.

Wildlife tends to locate in those areas where they can find the essentials of survival and reproduction, including foraging, nesting, and breeding habitats. Fish and other aquatic organisms may be found in those areas that are suitable in terms of water quality, cover, and other factors, and both fish and wildlife require the capacity to move freely between the resources that they utilize and, in some cases, to migrate. Habitats that are compromised by breaks in connectivity, such as roads, will inevitably produce fewer numbers and types of flora and fauna.

Sheridan's habitat types provide surface water, cover for small mammals and deer, trees for raptors that may nest there, tree hollows for bats and cavity-nesting birds, and foraging opportunities for the hawks and owls that hunt open lands and for egrets and herons that hunt for fish and amphibians.

Structures and landscaped areas provide low-quality wildlife habitat, primarily exploited by those species adapted to human disturbances. Barns and other outbuildings may provide habitat for bats (big brown bat, Mexican free-tailed bat) and barn owls, while a variety of structures provide nesting sites for swallows.

Agricultural land provides habitat for small mammals and birds, including many of the species listed above. Once harvested, agricultural fields provide foraging opportunities for raptors, such as northern harrier, white-tailed kite and Swainson's hawk. Rice fields, which are extensive in the western portions of the Plan area and along Camp Far West Road, pond large areas of water and provide good quality waterfowl and wading bird habitat. Orchards may provide cover and foraging habitat for many bird species also commonly found in woodlands and other habitats in the Plan area, however, mowing, plowing, spraying, and harvesting are activities which will deter normal cover and foraging by bird species.

Figure 5.4.1: Rice fields along Camp Far West Road.

Vertebrate species observed, or expected to occur, in aquatic habitats in and around Sheridan include beaver, river otter, muskrat, northern pond turtle, common garter snake, Pacific tree frog, and bullfrog.

Aquatic habitats also support a resident warm water fishery including both introduced and native species. Yankee Slough, south and east of the Plan area, supports a primarily introduced fishery including mosquito fish, green sunfish, carp, and bigscale logperch.

Grasslands are important for burrowing rodents such as ground squirrels and gophers. Rodent burrows, in turn, provide habitat for a variety of other species, including burrowing owls. The diverse and abundant rodent community supports an assemblage of raptors that feed on them.

Wildlife use of non-native grasslands is similar to agricultural lands, providing habitat for a wide variety of small mammals, songbirds, raptors, and reptiles. Mixed oak woodland provides high-value wildlife habitat for a variety of bird species and some mammals.

Two state-listed species, Red-Bluff dwarf rush and Ahart's dwarf rush, have limited potential to occur in seasonally moist sites in annual grasslands in western Placer County. Other special-status plants that may potentially occur in annual grasslands are depauperate milk-vetch, big-scale balsamroot (*Balsamorhiza macrolepis var. macrolepis*), hispid bird's-beak (*Cordylanthus mollis ssp. hispidus*), stinkbells (*Fritillaria agrestis*), sylvan microseris (*Microseris Sylvatica*), and hoary navarretia (*Navarretia eriocephala*).

Special-status animals that may use annual grasslands for breeding or as visitors are western spadefoot, northwestern pond turtle (*Actinemys marmorata marmorata*), giant garter snake (*Thamnophis gigas*), northern harrier, Swainson's hawk, ferruginous hawk (*Buteo regalis*), American peregrine falcon, western burrowing owl (*Athene cunicularia*), loggerhead shrike (*Lanius ludovicianus*), bank swallow (*Riparia riparia*), grasshopper sparrow (*Ammodramus savannarum*), and tricolored blackbird. California tiger salamander has the potential to occur in annual grasslands as visitors.

Vernal pools are important habitat for migratory birds, and in the spring, migrating waterfowl are often observed feeding and resting in Central Valley vernal pools. Five special-status plants— Bogg's Lake hedge-hyssop (*Gratiola heterosepala*), legenere (*Legenere limosa*), dwarf downingia (*Downingia pusilla*), Ahart's dwarf rush (*Juncus leiospermus*), and Red Bluff dwarf rush (*Juncus leiospermus*)— are known to occur in vernal pools in western Placer County. Other special-status plants that may occur in vernal pools are depauperate milk-vetch (*Astragalus pauperculus*), pincushion navarretia (Navarretia myersii), and Henderson's bent grass (*Agrostis hendersonii*).

Figure 5.4.2: Rice fields along Camp Far West Road.

Vernal pool ecosystems provide breeding habitat for a variety of special-status animal species including Conservancy fairy shrimp (*Branchinecta conservatio*), vernal pool fairy shrimp (*Branchinecta lynchi*), vernal pool tadpole shrimp (*Lepidurus packardi*), and western spadefoot (*Scaphiopus hammondii*). These shrimp species have evolved accelerated reproductive maturity and high reproductive rates in response to the extreme environmental conditions that occur in vernal pools. They can survive the desiccation phase in the form of cysts, which can withstand high temperatures during the summer and remain viable in the soil for more than ten years.

Other birds, such as raptors (hawks, falcons, and kites) and a variety of songbirds, use vernal pool complexes for foraging and as water sources. Burrowing owls may use burrows in mima mounds in the surrounding annual grasslands. Many wildlife species use both the vernal pools and the surrounding annual grassland habitat of the vernal pool complex. For example, many of the typical vernal pool annual plants are pollinated by bee species that nest in the surrounding uplands and forage in annual grasslands when the pools dry out.

5.5 OPEN SPACE/NATURAL RESOURCE AREAS

These areas include lands for the preservation of plants and animals including habitat for fish and wildlife species. Lands within open space areas perform an essential ecological function. They sustain biodiversity by providing habitat for plants and animals and they clean the air and water. The connectivity of natural open space areas is important for maintaining native vegetation communities and providing corridors for wildlife. Preserving and enhancing these lands in their natural state is essential to the overall health and functioning of the natural environment.

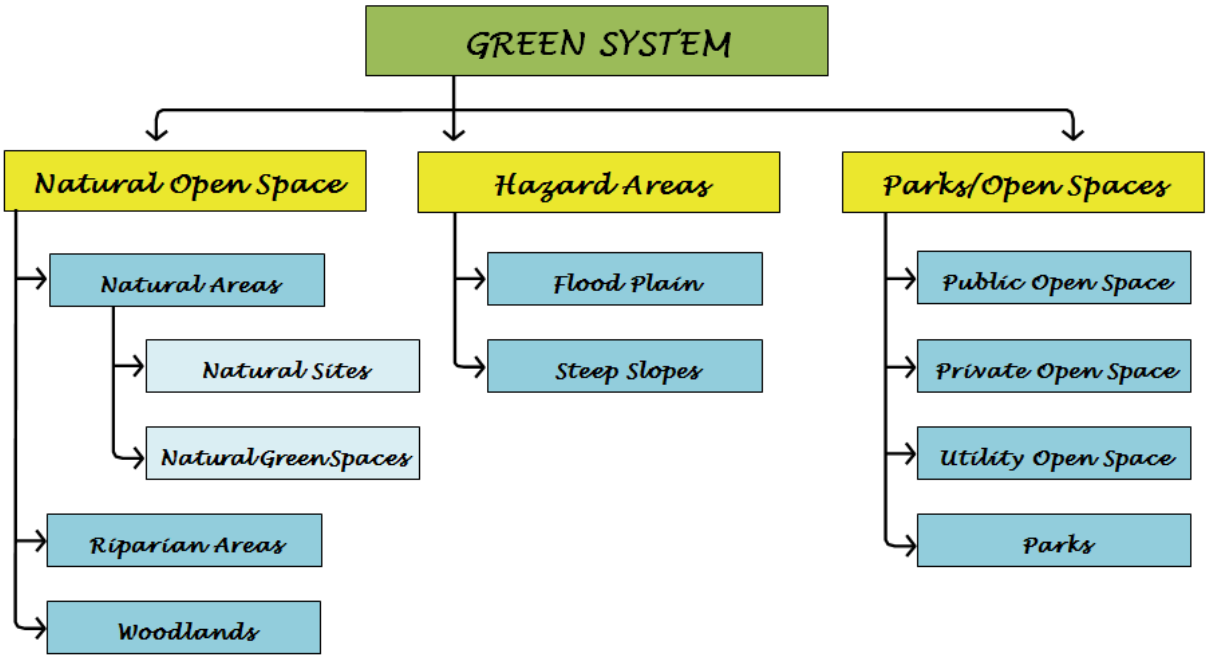


Figure 5.5.1: Open space areas.

Open space/natural resource areas include such uses as ponds and lakes, hunting clubs, conservation banks, private open space, and utility corridors. These open space lands, the "Green System," have a variety of functions.

Conservation banks are permanently protected lands that contain natural resource values. These lands are conserved and permanently managed for species that are endangered, threatened, candidates for listing as endangered or threatened, or are otherwise species-at-risk. They function to offset adverse impacts to these species that occurred elsewhere, sometimes referred to as off-site mitigation.

There are two privately-owned conservation banks within the Plan area.

Table 5.5.1
Conservation Banks in Plan Area

Reserve Name	Habitat	Public Access?	Ownership	Acreage
Silvergate Between Wheatland and Riosa roads	Grassland, Vernal Pools Marsh, Wetlands, Oak Woodland	No	Private	623
Yankee Slough Nader Road east of Sheridan Lincoln Blvd.	Oak Savannah, Riparian Grassland	No	Private	732

A third conservation bank borders the Plan area on the east. The 342-acre Sheridan East conservation bank is located at the northeast corner of Riosa and Karchner roads along a tributary to Yankee Slough. It contains grassland, vernal pools, marsh, wetlands, and oak woodland.

932 acres to the south of the Plan area on the south side of Waltz Road and west of N. Dowd Road are protected by conservation easements. Easements on the parcels enable the area to remain in conservation use for floodwater conveyance, flood management, floodwater storage, and habitat and/or agricultural conservation. The properties provide resting, breeding and foraging habitat for a variety of wildlife including adequate nesting and perching sites for a variety of birds.

5.6 VEGETATION

Local plant communities are typically ruderal annual grasses and forbs in rangelands and pastures, lawns, and scattered native or non-native trees in landscaped areas, vernal pools, and smaller areas of emergent or scrub shrub wetlands and creeks. These habitat types provide surface water, cover for small mammals and deer, trees for raptors that may nest there, tree hollows for bats and cavity-nesting birds, and foraging opportunities for the hawks and owls that hunt open lands and for egrets and herons that hunt for fish and amphibians.

Wildland fires are a potential threat to individuals and property in Sheridan. Although the community has full fire service capabilities through local fire departments, the amount of grassland habitat intermixed with residential land uses has the potential for significant fire events.

Due to large parcel sizes in the area, particularly along the Nevada County border northeast of Sheridan, oak woodlands are relatively intact and unfragmented, presumably facilitating wildlife movement and migration.

Little or no riparian vegetation is present on Yankee Slough or its tributaries. Yankee Slough is mostly channelized and serves as a drainage facility for agricultural runoff. Some of the largest perennial freshwater marshes in Placer County are along Yankee Slough east of Highway 65.

Grassland

Valley grassland occurs around Sheridan, with vernal pools forming on hardpan soils. Although this area has a long grazing history, most of its grassland terrain has not been severely disturbed by discing or other intensive soil manipulation.

Plant species characteristic of annual grassland include slender wild oat (*Avena fatua*), ripgut brome, soft chess, medusa-head (*Taeniatherum caput-medusae*), and foxtail barley (*Hordeum jubatum*). Red-stemmed filaree (*Erodium sp.*) is a dominant non-native forb that was introduced to California by Spanish missionaries in the sixteenth century. Other dominant non-native forbs include rose clover (*Trifolium hirtum*), bur clover (*Medicago polymorpha*), little hop clover (*Trifolium dubium*), storksbill (*Erodium botrys*), and dovefoot geranium (*Geranium molle*).

Despite the dominance of introduced species, dry annual grasslands are still home to many native plant species, particularly native bulbs and early- or late-season annual wildflowers, such as California poppy (*Eschscholzia californica*), popcornflower, rancher's fire, common brodiaea, Ithuriel's spear (*Triteleia laxa*), winecup clarkia (*Clarkia purpurea*), johnny-tucks (*Triphysaria eriantha*), common madia (*Madia elegans*), cream cups (*Platystemon californicus*), and gold nuggets (*Delosperma congestum*). On poor, rocky soils, both native foothill bunchgrasses and forbs are more abundant than in the long-grazed open grasslands of the County's lowest elevations. Characteristic grasses here include natives such as California melic (*Melica californica*), squirreltail (*Elymus elymoides*), one-sided bluegrass (*Poa secunda*), purple needlegrass (*Nassella pulchra*), and blue wildrye (*Elymus glaucus*), as well as non-natives such as soft chess, hedgehog dogtail (*Cynosurus echinatus*), and ripgut brome.

Vernal Pools

Vernal pools are unique and are among the most threatened wetland ecosystems in the state. One estimate places loss of vernal pool habitat in California at up to 90 percent (United States Environmental Protection Agency, 2012).

Vernal pools form in seasonally flooded depressions in annual grasslands under a combination of specific climatic, soil, hydrologic, and topographic conditions. These conditions include a Mediterranean climate, a restrictive subsurface layer impermeable to water infiltration on which a shallow water table is perched during the wet season, and a microtopographic pattern of

shallow depressions in a level landscape. This set of characteristics distinguishes vernal pools from other seasonal wetlands and perennial wetlands.

The strong seasonal rainfall, concentrated in the winter and spring months, fills the pools for a portion of winter and spring. The pools dry out in summer, and the prolonged dry period prevents the establishment of species typical of permanent wetlands and marshes. The mild winter and spring temperatures allow plants and animals to grow and reproduce when the pools are full.

Trees

The townsite has many tall Eucalyptus trees for shade, a distinctive feature compared to the surrounding area, which is generally treeless close to the townsite and in the southern and western portions of the Plan area. There are significant oak woodlands and orchards in the eastern and northwest portions of the Plan area respectively.

Figure 5.6.1: Tree line along Andressen Road.

In 1991 the Placer County Board of Supervisors adopted the Placer County Tree Preservation Ordinance (Chapter 12, Article 12.16 Placer County Code). The ordinance applies to all projects in Sheridan where discretionary permit approvals are required by the County. Protected trees include all oaks and native trees greater than 6” in circumference (measured 4.5” above ground), riparian trees, and trees of any species with a landmark tree designation.

New development should preserve as much native vegetation on a parcel as possible. Great care must also be exercised when work is conducted upon or around trees to be preserved. Preventing disturbance within a tree’s Critical Root Zone (CRZ) is not difficult or expensive. The Critical Root Zone is the area around a tree in which the roots necessary for the tree’s survival are located. It includes large woody roots that transport nutrients and support the tree as well as the smaller roots of varying sizes that absorb nutrients. These roots play an important role in the tree’s health and survival. See Placer County’s Landscape Design Guidelines (2013) for further information.

5.7 SOILS

Soils within the Community Plan area are predominantly Redding and Corning types. The soils in this association occur on gently sloping terraces and strongly sloping sideslopes. They are mostly developed in granitic alluvium and outwash from the Sierra Nevada Mountains. They are mostly shallow, meeting with claypans or hardpans, and have medium runoff and moderate erosion hazard. Permeability is very slow resulting in a severe limitation on the use of leach lines as a method of sanitary sewage disposal. These soils are primarily used for annual rangeland with some areas improved to irrigated pasture. Natural fertility is low and marginally suited for cultivation.

Soils to the west of Highway 65 are of the San Joaquin series. This series consists of well drained to moderately drained soils underlain by hardened, dominantly granitic alluvium. Permeability is very slow and the soils are used for small grains, irrigates pasture, rice, and rangeland.

Two soils types do occur in the Community Plan area that are more receptive to agricultural uses. These are the loamy alluvial lands which occur in an area at the northwest portion of the Plan area. These soils are moderately well drained alluviums that occur adjacent to stream channels. The soils are acceptable to irrigated crops and orchards, small grains, irrigated pasture and rice. While hardpan may underlie the soil, it is at a depth which does not severely deter agricultural uses.

Agricultural land is rated according to soil quality and irrigation status; the best quality land is called Prime Farmland. The following Department of Conservation (DOC)-defined categories of farmland exist within the Plan area:

> **Prime Farmland:** Farmland with the best combination of physical and chemical features able to sustain long-term production of agricultural crops. This land has the soil quality, growing season, and moisture supply needed to produce sustained high yields. Land must have been used for production of irrigated crops at some time during the four years prior to the mapping date.
>
> **Unique Farmland:** Farmland of lesser quality soils used for the production of the state's leading agricultural crops. This land is usually irrigated, but may include non-irrigated orchards or vineyards as found in some climatic zones in California. Land must have been cropped at some time during the four years prior to the mapping date.
>
> **Farmland of Local Importance:** Land of importance to the local agricultural economy as determined by each county's board of supervisors and a local advisory committee.

The Placer County Natural Resources Conservation District also completed a survey of productive soils for Placer County, and identified areas within the Plan area having prime soils. Major prime soil areas exist in the northwest portion of the Plan area, north of Camp Far West Road, and along

Yankee Slough west of N. Dowd Road. The remainder is either Farmland of Local Importance or "Other" (primarily developed parcels).

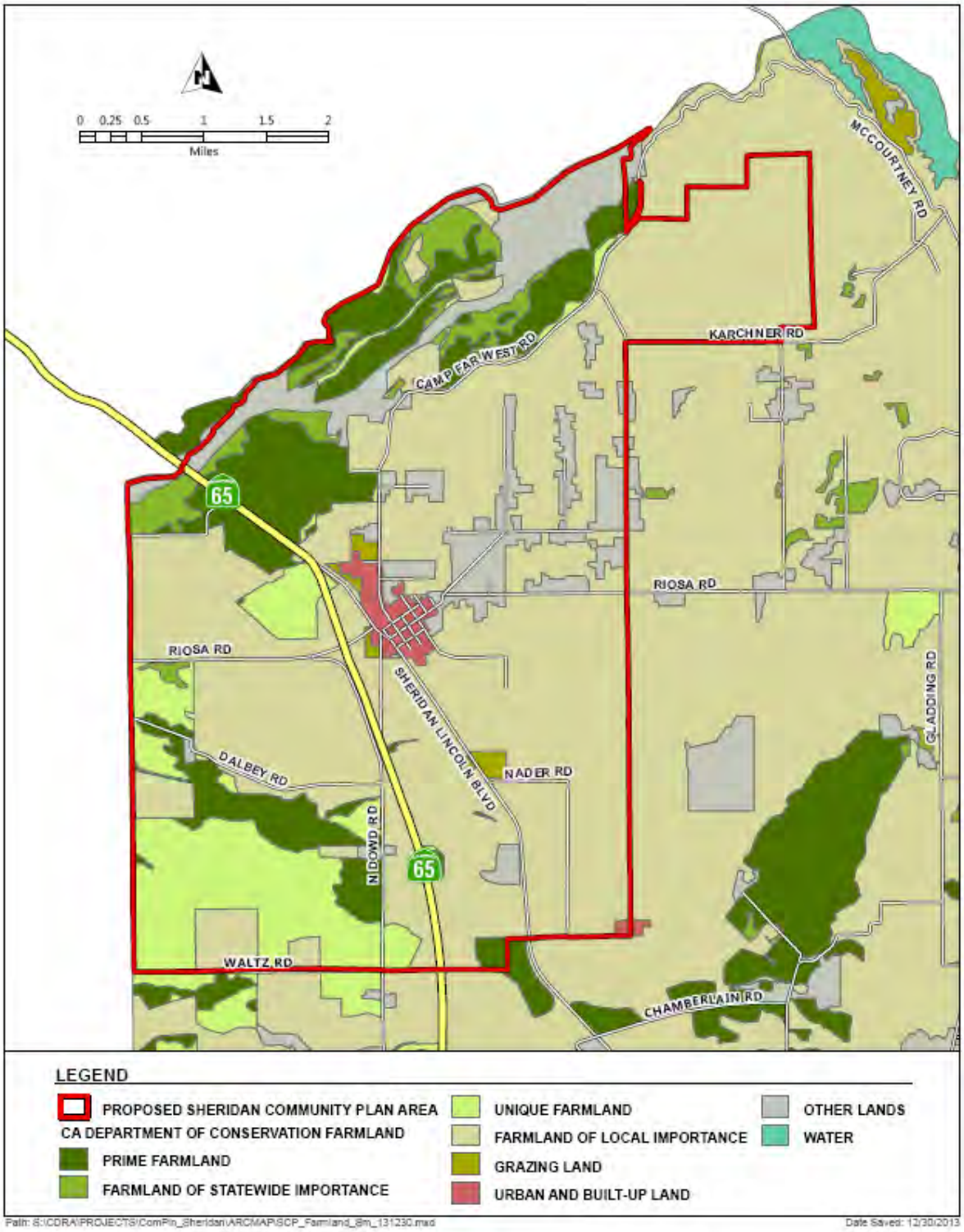


Figure 5.7.1: California Department of Conservation Farmland Classifications.

5.8 TOPOGRAPHY, GEOLOGY AND SEISMICITY

The Plan area is situated at the edge of the western foothills of the Sierra Nevada, at the eastern end of the Sacramento Valley. The Sacramento Valley is a broad lowland, approximately 50 miles wide. The Plan area is characterized by gently rolling hills, ranging in elevation from 70 feet to 443 feet above sea level.

Figure 5.8.1: Grasslands along Ranch House Road.

This portion of the valley is underlain by unconsolidated older alluvium of Pleistocene and Holocene age. Pliocene to Pleistocene deposits of continentally derived sand, silt, clays and poorly-sorted gravel underlie older alluvial deposits. Marine sedimentary rocks yielding saline waters may underlie continental derived sedimentary rocks at depth. The geologic basement of the region is composed of meta-sedimentary and meta-volcanic rocks. Structurally, the consolidated sediments have been folded into a west-dipping homocline formed by the westward tilting of the Sierra Nevada structural block.

Stream erosion during the episodic uplifts of the Sierra Nevada, combined with varied volcanic activity, has produced the variety of sedimentary rock units present in the Plan area. During the last million years, weathering and sedimentation have led to the formation of alluvial deposits.

Mineral Resources

Mineral deposits are widespread throughout Placer County; known mineral resources in the county include sand, gravel, clay, gold, quartz, decomposed granite, and crushed quarry rock. Clay, stone, gold, and sand and gravel for construction aggregate are currently extracted.

There is one active quarry site in the Plan area. Cemex Construction is expanding the existing Patterson Sand and Gravel Mine operation along the Bear River in both Placer and Yuba counties. Mining will be conducted in six phases over a 38-year span.

Teichert Materials has approvals for a surface mining and relocation project on a 3,455 acre site south of the Plan area along Coon Creek east of Sheridan Lincoln Boulevard. Over the proposed 40 year mining duration, 37 million tons of sand and gravel and 34 million tons of granite resources are expected to be removed. Mining has not started.

Seismicity

The area is considered relatively seismically inactive and no active faults are known to exist within the Plan area. There is potential for significant ground shaking as a result of seismicity associated with potentially active, regional earthquake faults however.

The Coast Ranges to the west contain numerous active faults that are associated with the northwest-trending San Andreas Fault system, including the Hayward and Calaveras faults. The Coast Ranges-Sierran Block boundary zone, which follows the physiographic boundary between the Coast Ranges and the Great Valley, contains potentially active "blind" thrust faults, such as the Midland Fault. Based on the size of historical events and on the inferred segmentation of the boundary zone, these "blind" thrust faults are capable of producing moderate to large earthquakes. There are active faults located to the east of the project area, including the Cleveland Hills and Carson Valley Faults, in addition to older faults (i.e., pre-Holocene in age, or greater than 11,000 years before present) associated with the Foothill Fault System in the Sierra Nevada foothills, such as the Bear Mountain and Melones fault zones.

5.9 HYDROLOGY

The Plan area is primarily located within the Bear River watershed. The Bear River rises on the west side of the Sierra just below Lake Spaulding at the 5,500 foot elevation and flows southwest 65 miles to its confluence with the Feather River, draining portions of Nevada, Placer, Sutter and Yuba counties. The 292 square mile watershed is 20 miles across at its greatest width.

Figure 5.9.1: Bear River at Highway 65.

The upper Bear reaches eight miles from the headwaters to the Drum afterbay. Flowing out of the Drum Afterbay is the Middle Bear, which enters Dutch Flat Reservoir where the waters of the Boardman Canal enter after running through Alta Powerhouse. The Bear River continues to roughly parallel I-80. Just before the Bear River flows into Rollins Reservoir, it merges with Steephollow Creek, the largest tributary in the upper watershed. The Bear River discharges from Rollins Reservoir and flows southwest into Lake Combie near Meadow Vista. The Bear River turns west and is fed by Wolf Creek and then enters into Camp Far West Reservoir, the largest water body in the Bear River watershed located north of the Plan area. The Bear joins the Feather River south of Yuba City/Marysville.

One mile downstream of Camp Far West Dam, at River Mile 15, is a diversion dam operated by the South Sutter Water District. The diversion dam moves Bear River water into the Sutter Water District Aqueduct on the south side of the river. The aqueduct runs north to south on the western edge of the townsite. Bear River subwatersheds in the Plan area include Sheridan Catchment, Dalby Catchment, Lower Bear River West, and Yankee Slough (see Map Eight).

In the highest rainfall years, Bear River winter flows average 3,400 to 5,600 cfs (cubic feet per second). In normal years, winter flows are 600–800 cfs. In the driest years, flows average only 20–65 cfs in winter months, down to 0 cfs in all other months. Bear River flow patterns are typical of foothill streams with high winter and spring flows and very low summer and fall flows and are regulated almost entirely by several storage reservoirs and numerous diversions.

The Bear River once supported substantial salmon and steelhead runs, but because of low flows in the lower river below the South Sutter Irrigation District Diversion Dam, no self-sustaining salmon runs presently exist, and the status of steelhead is unknown. However, the river does support a popular fishery for rainbow and brown trout.

Main stem **Yankee Slough** is south of the townsite. Yankee Slough roughly parallels the Bear River, originating in the rolling hills east of Sheridan. It flows into the Bear River and then to the Sacramento River. The slough generally does not have trees along its banks. A portion of the water flowing in Yankee Slough comes from the Camp Far West canal, affecting seasonal flows. Due to the seasonal nature of precipitation, flow fluctuates significantly from the high flow periods (October through May) to the dry summer months.

5.10 FLOODPLAINS

Flooding occurs when the conveyance capacity of a channel is exceeded. This usually occurs from above-average runoff caused by precipitation or snowmelt, but may also be the result of manmade causes. Regional areas within Placer County subject to 100-year (1 percent chance) and 500-year (0.2 percent chance) flooding are generally confined to the areas adjacent to the county's local rivers and streams. Map Nine shows the FEMA-designated 100-year floodplain in the Sheridan area. There are other local drainages in the Sheridan area that also have 100-year floodplains that have not been defined by FEMA. The 100-year floodplain is protected from development by existing County regulations and policies within the Sheridan Community Plan.

In much of the Plan area, floodplains are narrow or insignificant. In areas of the Plan with flatter topography, floodplains may have a more significant width with a shallow depth. As tributaries converge, flooding becomes a more serious issue. Floodplains exist along drainages north and south of Riosa Road at Andressen Road. Other floodplains are south of Dalby Road and at the Dalby Road/Placer Road intersection. Additional information on flooding in the Plan area appears in the Health and Safety chapter.

5.11 GROUNDWATER

Available information indicates that groundwater elevation surrounding Sheridan is declining. According to the Auburn Ravine/Coon Creek Ecosystem Restoration Plan (2002), average depth to groundwater has increased from only 22.9 feet in 1929 to more than 59 feet in 1967 due to over drafting for agricultural irrigation purposes. Data indicates that groundwater levels have continued to drop at a rate of approximately one foot per year since 1967, or about 29.5 feet.

5.12 WETLANDS

There are several wetlands complexes in the Plan area including east of Nader Road and north and south of Riosa Road west of Highway 65 (see Map Nine). Wetlands are a very important component of the natural resource system with respect to both land and water related ecosystems including water quality and quantity, flood management, habitat for terrestrial and aquatic plants, fish and wildlife, food chain support, and social and economic benefits. Under state and federal law, it must be demonstrated that there will be no negative impacts to wetlands features and/or functions from development and/or site alteration of lands.

Figure 5.12.1: Wetland area off of Dalby Road.

5.13 STORM WATER MANAGEMENT

Storm water management continues to evolve from a philosophy of providing drainage and protection from flooding, to recognizing and attempting to mitigate the impacts of development on water quality and waterway erosion, to a more current recognition of storm water as a resource and the importance of implementing preventative approaches to storm water management by minimizing runoff through Best Management Practices (BMPs).

The Placer County Flood Control and Water Conservation District does not have a comprehensive drainage plan for the Sheridan area to address storm drainage. Drainage plans are evaluated on a project by project basis. Therefore, new development within the Community Plan area will address storm drainage during the permit process. The District's Storm Water Management Manual does provide general hydrologic and hydraulic guidelines for all of Placer County.

To ensure the health of the watersheds surrounding Sheridan and in downstream communities, storm water management is required for all new development projects to control both the quality and quantity of storm water runoff. There are significant benefits in implementing effective storm water management techniques, such as reducing erosion of watercourses, avoiding downstream flash flooding, reducing siltation and sediment loading, promoting watershed process protection, and ensuring that there is no destruction of aquatic, plant and animal populations.

The County encourages the use of BMPs to achieve a "best fit" of design and technology to promote environmentally sustainable development. To this end and the extent practicable, the County will encourage the use of naturalized at-source measures such as bioswales to mitigate the effects of storm water quantity and quality impacts on both surface and groundwater resources.

All construction sites are required to utilize the most up-to-date practices to minimize the introduction of silt and debris into natural watercourses including siltation fences and traps, sediment ponds, and the application of fast growing grass or related seed to earth mounds or bare-earth areas. For more information, see the principles contained in the Community Design section and the Flood Hazards section in the Health and Safety chapter.

5.14 CLIMATE

Sheridan lies within the Sacramento Valley Air Basin. The basin is bounded by the North Coast Ranges on the west and the Northern Sierra Nevada Mountains on the east. The Mediterranean climate of the Sacramento Valley has a hot, dry season during April through October; and a wet, mild season from November through March. Mean monthly temperatures range from about 33.3 degrees Fahrenheit (January minimum) to 97.2 degrees Fahrenheit F (July maximum). Annual precipitation is approximately 20 to 25 inches per year, with peak rainfalls occurring in December through February. Prevailing winds are moderate and vary from moist clean breezes from the south to drier winds from the north.

It is important to monitor the potential impacts of global climate change on Placer County. Climate change is a global, national, regional, and local challenge. Changing climate conditions, for example, with the potential to increase carbon dioxide concentrations that may lead to global warming, could significantly change regional hydrology. Climate models estimate that the higher temperatures resulting from increased carbon dioxide may warm the Sierra mountain ranges resulting in reduced snow pack and higher winter surface water flow (more flooding potential), lower spring/summer flow (less snow pack storage), and higher overall precipitation. These effects would greatly impact water storage and conveyance systems, water needs and use, and regional biological resources that have adapted to a different hydrology. Local governments need to be prepared for and adapt to these changes, and work to mitigate and eliminate local and regional emissions that contribute to climate change.

5.15 AIR QUALITY

Air quality is an important resource in the Sheridan area. Clean air is not only healthier for residents, it also has economic benefits by making the plan area a more attractive place to live and work.

Sheridan is part of the Sacramento Federal Ozone Non-attainment Area, which consists of western Placer County, Sacramento and Yolo Counties and parts of El Dorado, Solano, and Sutter Counties, all of which affect each other's air quality. The Placer County Air Pollution Control District (PCAPCD) works in conjunction with the other Air Pollution Control Districts and Air Quality Management Districts of these contiguous jurisdictions, to develop plans to bring the entire ozone non-attainment area into compliance.

Poor air quality in the region is attributed to emissions from human activities and natural sources, as well as geography, local weather, and climate. Specific causes of poor air quality include those caused by natural processes, as well as human activities that change the earth's atmospheric composition (through burning fossil fuels, etc.). Federal, state and regional agencies, such as the PCAPCD, regulate air pollutants and contaminants that harm human health.

Regulations can include local rules, ordinances and policies, ambient monitoring, developing permitting programs, enforcement activities, and establishing economic incentives to reduce air pollution. One of the most effective ways of improving air quality in the plan area is by applying the most recent standards and trends in air quality improvement to land use projects. By consistently applying these standards, as well as the following goals and policies to projects proposed within the plan area, the county will be making its own contribution towards improving air quality within the Sheridan Community Plan area.

5.15.1 AIR QUALITY GOAL AND POLICIES

The regulations found in this section apply to new development in Sheridan. Good land use planning should be employed to insure that air quality in the community does not deteriorate, and whenever practical, be improved. Appropriate air quality measures may be required as a condition of approval for discretionary projects.

GOALS

1. Integrate land use planning, transportation planning, and air quality planning to make the most efficient use of public resources and to create a healthier and more livable environment for the Plan area.
2. Reduce emission impacts to "sensitive receptors" (children, the elderly, persons afflicted with health issues) living in the Plan area.
3. Reduce the impacts of greenhouse gases and climate change through the review of land use projects within the Plan area.

POLICIES

1. Ensure that project air quality impacts are quantified using analysis methods and significance thresholds as recommended by the PCAPCD.
2. Ensure that projects which may have potential air quality impacts mitigate any of its anticipated emissions which exceed allowable emissions as established by the PCAPCD.
3. Ensure all air quality mitigation measures are feasible, implementable, and effective for individual projects and on a community-wide basis.
4. Encourage innovative mitigation measures and approaches to reduce air quality impacts by coordinating with the PCAPCD, project applicants, and other interested parties.
5. Work with the PCAPCD to reduce particulate emissions from project construction, grading, excavation, demolition, and other sources.
6. Encourage the use of pollution control measures such as landscaping, vegetation, and other materials which trap particulate matter or control pollution.

State Air Quality Regulations

In 2006, the California Legislature passed and Governor Schwarzenegger signed AB 32, the Global Warming Solutions Act of 2006, which set 2020 greenhouse gas emissions reduction into law. It directed the California Resources Board (ARB) to begin developing discrete early actions to reduce greenhouse gases while also preparing a scoping plan to identify how best to reduce greenhouse gas emissions in the state to 1990 levels by 2020. In 2004, the state produced almost 500 million metric tons of carbon dioxide. Reducing California's greenhouse gas footprint to meet AB 32 goals will require an approximately 29 percent cut in emissions below the levels the state is currently projected to produce in 2020. ARB is currently determining how the AB 32 goals will be reached. A variety of strategies, including sector-specific regulations, market mechanisms, voluntary measures, fees, incentives, and other policies and programs are likely.

AB 32 marks a significant change in California's energy policies. The reduction measures adopted in 2011 to meet the 2020 target are expected to have wide-reaching impacts. California must ensure that energy supplies keep pace with the growth while simultaneously reducing its greenhouse gas footprint. Senate Bill 1078 introduced a Renewables Portfolio Standard (RPS) with the goal of increasing the portion of electricity derived from renewable sources and sold to retail customers to 20 percent by 2017. Initially designed to address California's growing dependence on natural gas for electricity generation, the RPS is also an important means for meeting the state's AB 32 greenhouse gas emission reduction goals.

Decisions affecting land use directly affect energy use and the consequent production of greenhouse gases, primarily because of the strong relationship between where we live and work

and transportation needs. Significant efforts are necessary to reduce vehicle miles traveled to meet the state's emission reduction goals. Housing, transportation planning, and local greenhouse gas reductions require local and regional approaches. At the time of this writing, California's metropolitan planning organizations, including SACOG, are involved with long-range planning efforts to develop regional transportation plans that incorporate improved land use decisions.

Transportation is the single largest contributor to California's greenhouse gas emissions, producing 39 percent of the state's total emissions in 2004. California has long been regulating the criteria pollutants from automobiles. On the local level, PCAPCD requires air pollution sources to comply with applicable district rules and control measures. Projects will be required to mitigate air quality emission impacts that exceed district-established standards.

Buildings consume more electricity than any other sector in California. About five billion square feet of commercial building space accounts for 38 percent of the state's power use and more than 25 percent of the state's natural gas consumption. (Source: The California Public Utilities Commission (CPUC), September 2010). During the development of California's AB 32 implementation process, building efficiency was identified as a sizable source of GHG reductions. State laws and standards are changing as a result.

Every two years, the California Energy Commission (CEC) releases an Integrated Energy Policy Report in which it makes recommendations for energy policy in the state, including changes to Title 24, the energy efficiency portion of the building codes. The standards are updated periodically to allow consideration and possible incorporation of new energy efficiency technologies and methods. In its 2007 report, CEC recommended adjusting Title 24 to require net-zero-energy performance in residential buildings by 2020 and in commercial buildings by 2030. The initiative to require net-zero-energy buildings (ZNE) applies only to new construction. The Energy Commission adopted the 2008 Standards on April 23, 2008. The 2008 Residential and Non-Residential Compliance Manuals went into effect on January 1, 2010. Innovative technologies and enhanced building design and operation practices are expected to dramatically grow in use in the coming years.

What is Zero Net Energy?

Properties which, on an annual basis, use no more energy from the utility grid than is provided by on-site renewable energy sources. These buildings use 50-70 percent less energy than comparable traditional buildings, and the remaining energy use comes from renewable sources, like solar panels or wind turbines incorporated into the facility itself.

Source: American Society of Heating, Refrigerating, and Air-Conditioning Engineers (ASHRAE)