



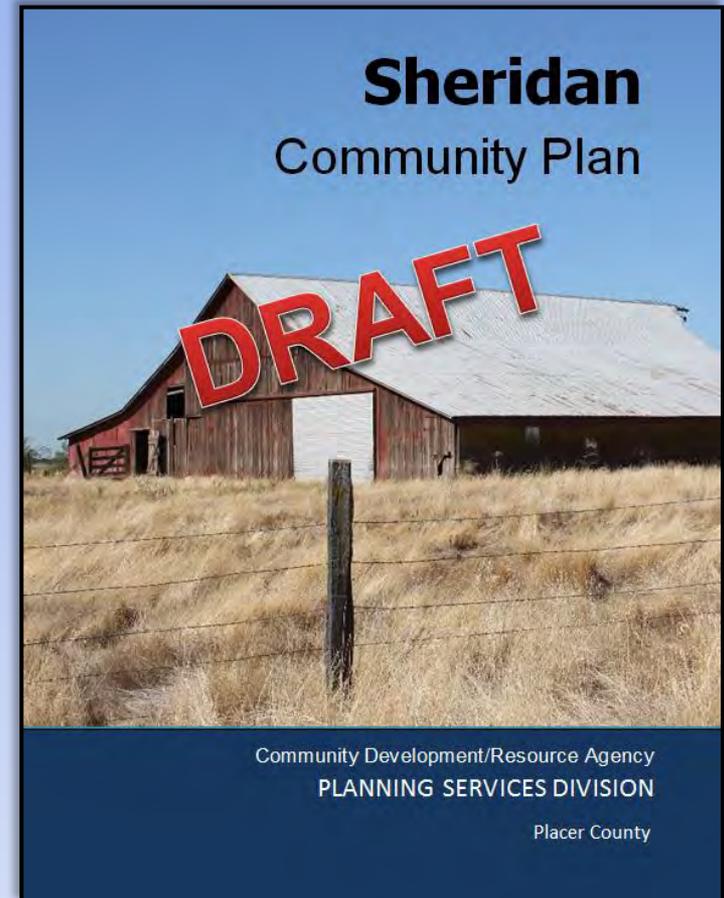
Sheridan Community Plan Update

January 15, 2014





- Plan Overview
- Update Process
- Land Use Changes
- Schedule
- Discussion



Community Plan



Background:

California State Law requires cities and counties to prepare and adopt a comprehensive, long-term general plan every 20 years (Government Code Section 65300).

General Plans and Community Plans convey the fundamental values used to guide development.

The Sheridan Community Plan update is a result of direction from the County Board of Supervisors in November 2012.

Community Plan



General Plan
The overarching policy guide for the County.

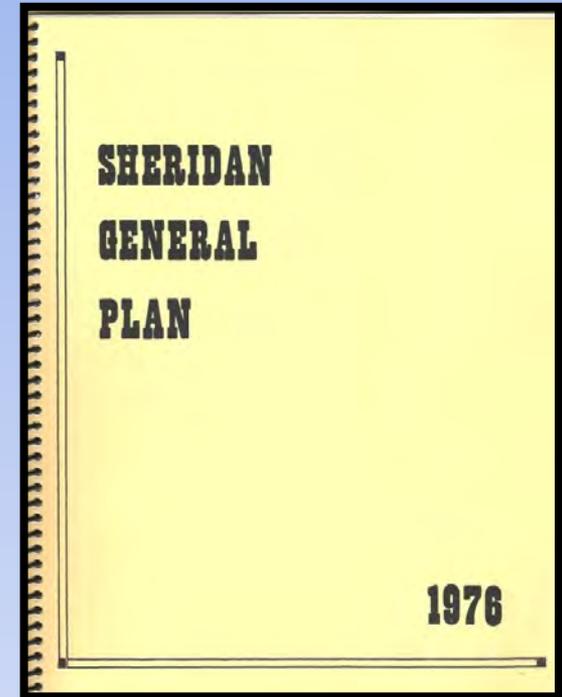
CONSISTENCY

Community Plan
Focuses on a particular region or a community.

Zoning Ordinance
The primary tool to implement Plan policies.

Why Do a Community Plan Update?

- Keep Plan Up-to-Date
- Changing Community Priorities
- Comply with New Laws and Regulations
- Prioritize Areas for Change Including Growth, Revitalization, and Preservation
- Reassess Land Use Plan
- Infrastructure Improvements



Public
Input

Community
Plan

Zoning

Implement

Community Survey

436 Surveys Mailed

97 Completed and Returned

22.2 Percent



SHERIDAN COMMUNITY PLAN

Community Survey – November 2012

The Sheridan Community Plan is a community-based planning effort that will define a vision and set of policies to guide land use, development, and quality of life decisions. The goal of the Sheridan Municipal Advisory Council and Placer County is to involve as much of the community as possible in a focused, open discussion.

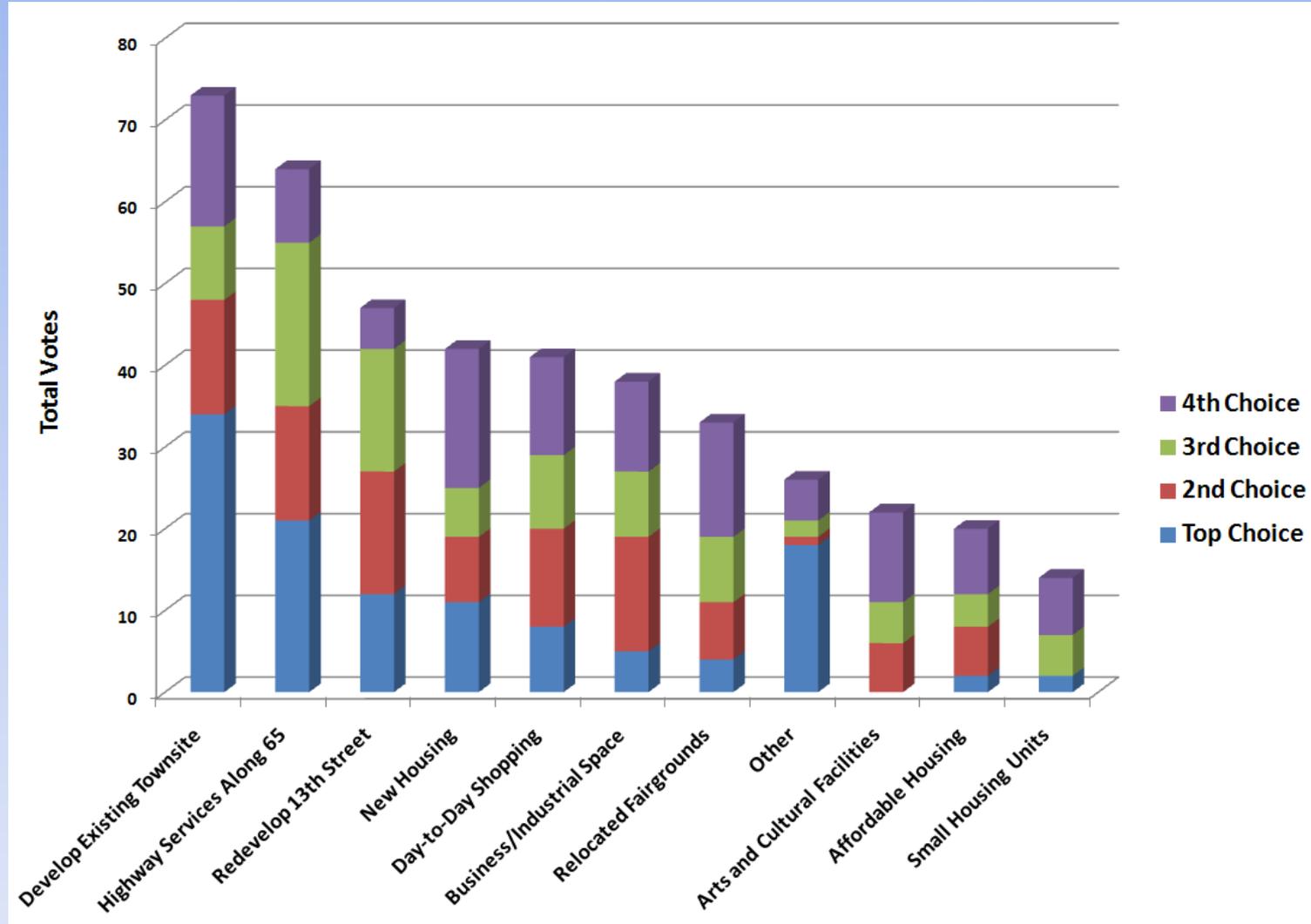
A community plan is meant to be aspirational and should define what we ideally want to become in the future. Based on input from this survey and the workshops, the Sheridan MAC Planning Committee will craft a vision statement that will form the foundation of the Community Plan's goals and policies. Please return this survey to the County by December 5 in the envelope provided or bring with you to the Kickoff meeting on November 28.

1. Please identify the types of development you would most like to ENCOURAGE in Sheridan. Pick up to four, and identify the choice you feel is more important to encourage.

	Top Choice	Choice 2	Choice 3	Choice 4
a) New Housing	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Affordable Housing	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Develop Existing Townsite	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) Smaller Housing Units/Granny Flats	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e) Day-to-Day Shopping	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
f) Highway Services Along New Hwy. 65	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
g) Business/Industrial Space	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
h) Arts and Cultural Facilities	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
i) Redevelopment of 13 th Street	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
j) Relocated Placer County Racetrack/Fairgrounds	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
k) Other (please specify)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Community Survey Feedback

Question 1: Identify the types of development you would most like to ENCOURAGE in Sheridan. Pick up to four, and identify the choice you feel is more important to encourage.



November 28, 2012 Workshop

- Overview of the Plan Update Process
- Opportunities and Constraints
- **Break-Out Session; Key Questions:**
 - What does Sheridan Look Like in the Future?
 - Should the Plan Area Boundary Change?
 - Where Should Land Use Changes Occur?
 - Any Interest in a Relocated Fairgrounds?



November 28 Workshop Feedback

“Keep it Rural”

*“Retain Small Town
Community Feel”*

“Preserve Open Space”

*“No Land Use Changes
Outside of Townsite”*

*“No Fairgrounds
Relocation”*



Sheridan MAC Subcommittee

- Provide Community Input and Answer Key Policy Questions
- Help Develop a “Vision” for the Future of Sheridan



MAC Subcommittee

Sheridan MAC Subcommittee Participants



Lee Bastian
Joyce Brown
Larry Brown
Cindy Boyer
Adam Carpineta
Dave Davis
Janet Davis
Robin Davis
Tom Davis
Manuel Delgado
Lynn Ference
Curtis Ference
Madeline Finch
Pete Gonzalez
Carl Greenhaw
Teresa Griffith
Brent Helm
Jeanette Hicks
Mark Hicks
Jim Houck

Lori Houck
Lindsay Irby
Nancy Jennings
Chris Ladeas
Jonathan Lane
Pamela Lane
Philip Lane
Johanna Lassaga
Al Lassaga
Jeana Lonzo
Mary Mason
Jim McMonagle
Barbara Morrison
John Murphy
Lyla Ozcan
Turk Ozcan
Roger Patterson
Vicki Patterson
Linn Pickens
Mike Pickens

Lee Sampson
John Schiedel
Fran Schiedel
Cathy Schmidt
Joe Schmidt
Elizabeth Sharp
Johnny Sherfield
Mennie Sherfield
Brent Smith
Meredith Smith
Tim Smith
Carol Starling
Bob Steeg
Douglas Stewart
Pamela Thiers
Chuck Wagner
Pearl Wagner
Jack Williams
Penny Williams

Plan Area Boundary

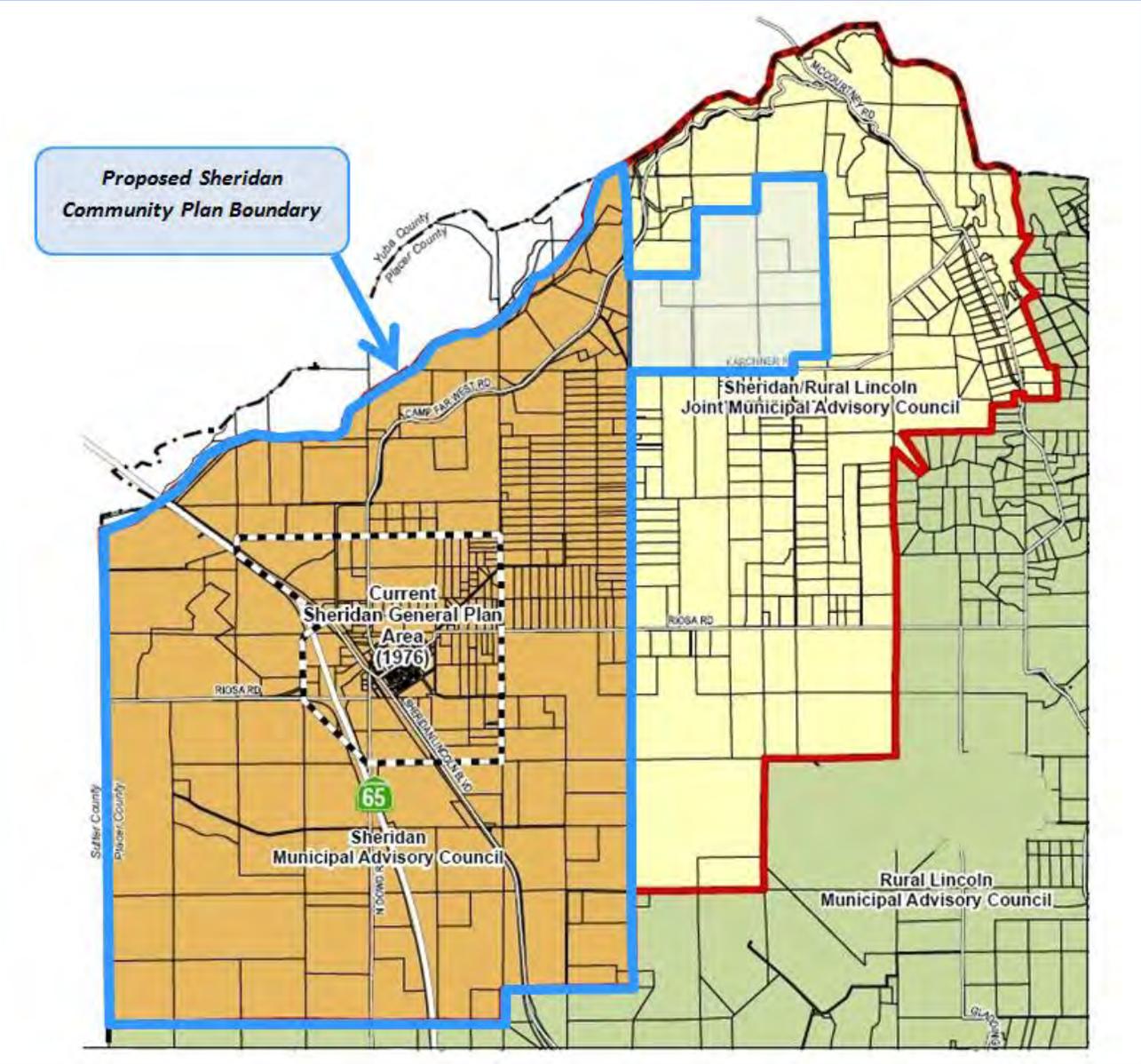


A community plan may diverge from the issues contained in the General Plan into other subjects viewed by the community as being of relevance.

The community plans are tailored to local conditions and needs.



Plan Area Boundary



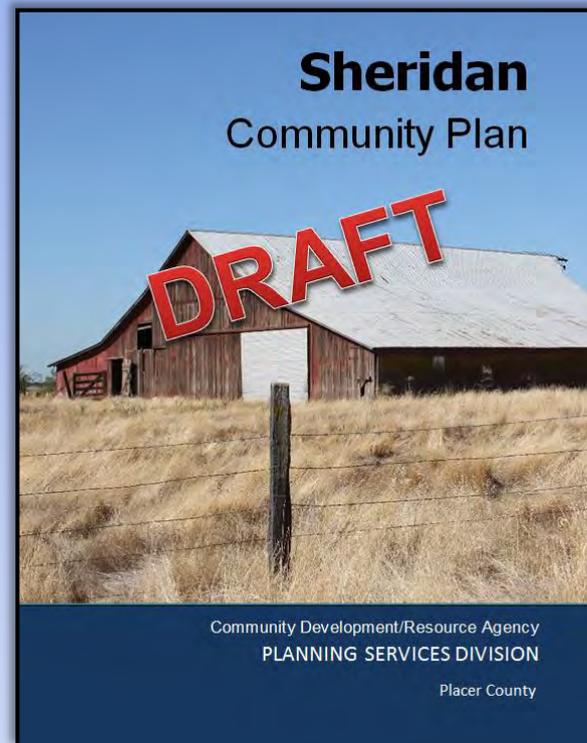
Plan Area Description

- **Properties: 662**
- **Acres: 14,958**
- **Population: 1,172**



Plan Purpose

- A vision for the future
- Goals, objectives, policies, and implementation measures
- Guidelines and standards to guide the community's development
- Text, maps and illustrations to describe shared expectations for the types, location and intensity of future development
- Ensure that growth and development is coordinated in an orderly manner



Community Direction

- 1. Maintain Existing Community Character**
- 2. Encourage Infill Development/
Revitalize the Townsite**
- 3. Protect Agricultural Uses and Open Space**
- 4. Provide Community Services**
- 5. Diversify and Expand the Economic Base**



The Sheridan Vision

There is a desire to maintain Sheridan's rural character while strengthening its economy. The Community Plan will assist with implementing that vision.

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



Priorities: Planning for the Future

- ✓ **Focus on the Townsite**
- ✓ **Redevelop 13th Street**
- ✓ **New Services/Commercial Development**
- ✓ **Attract Jobs and Investment**
- ✓ **Protect Rural Areas**

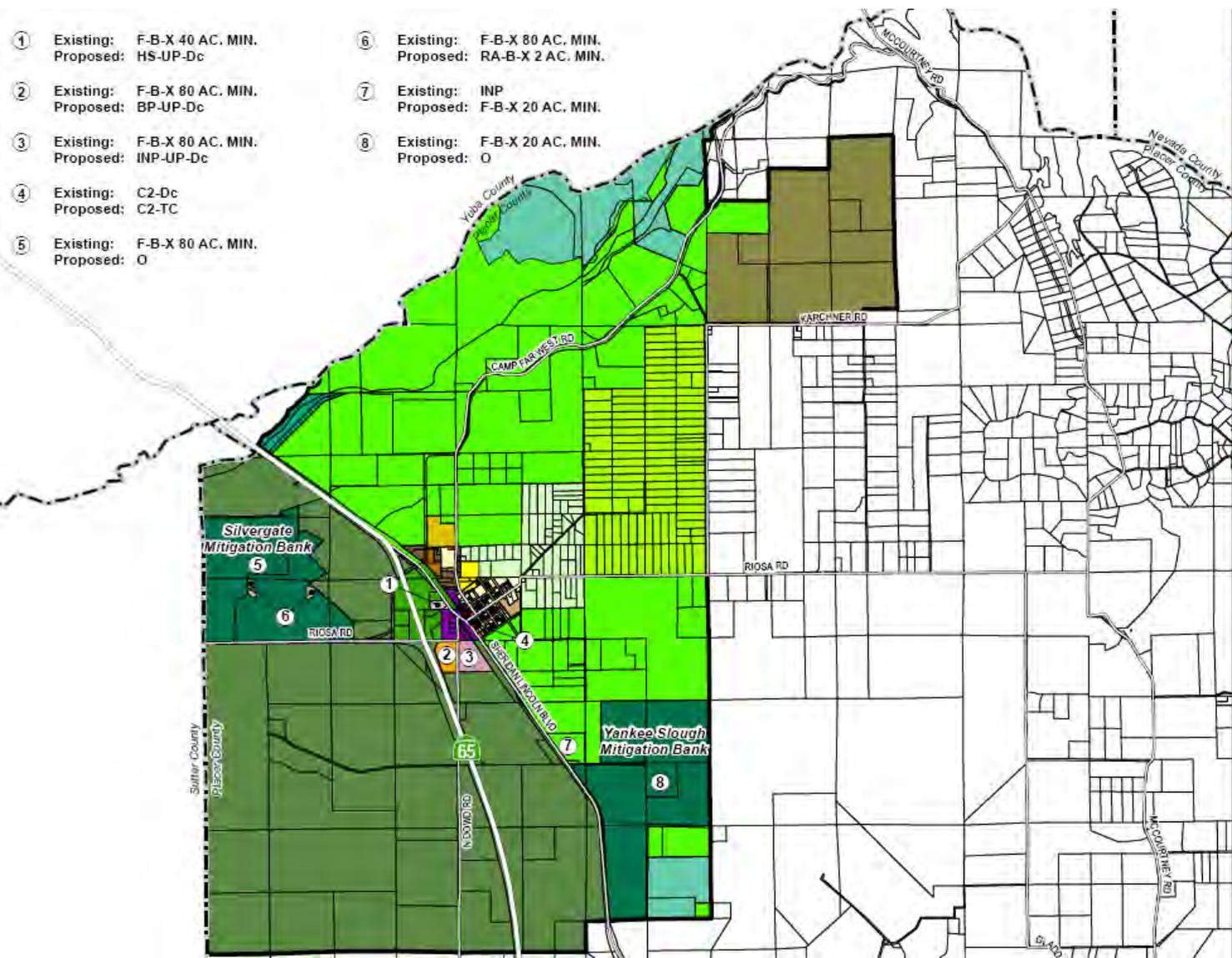


- ① Existing: F-B-X 40 AC. MIN.
Proposed: HS-UP-Dc
- ② Existing: F-B-X 80 AC. MIN.
Proposed: BP-UP-Dc
- ③ Existing: F-B-X 80 AC. MIN.
Proposed: INP-UP-Dc
- ④ Existing: C2-Dc
Proposed: C2-TC
- ⑤ Existing: F-B-X 80 AC. MIN.
Proposed: O

- ⑥ Existing: F-B-X 80 AC. MIN.
Proposed: RA-B-X 2 AC. MIN.
- ⑦ Existing: INP
Proposed: F-B-X 20 AC. MIN.
- ⑧ Existing: F-B-X 20 AC. MIN.
Proposed: O

LEGEND

- COUNTY BOUNDARY
 - PLAN AREA
 - C1-UP-DC
 - C2-DC
 - C2-TC
 - BP-UP
 - F 4.6 AC. MIN.
 - F-B-X 10 AC. MIN.
 - F-B-X 20 AC. MIN.
 - F-B-X 40 AC. MIN.
 - F-B-X 80 AC. MIN.
 - F-B-X-MR-SP 20 AC. MIN.
- F-B-X-MR 80 AC. MIN.
 - O
 - HS-UP
 - IN-AG-DC
 - INP-UP
 - RA-B-X 2 AC. MIN.
 - RS
 - RS-B-X 6,000 SQ. FT. MIN.
 - RS-B-X 8,500 SQ. FT. MIN.
 - RS-B-X 5 AC. MIN.
 - RS-AG-B-20
 - RM-DL10-DC



Key Priorities

Intent: Reinforce Townsite

Strategy: Infill and New Development

How: 82 New Connections to Water and Sewer District

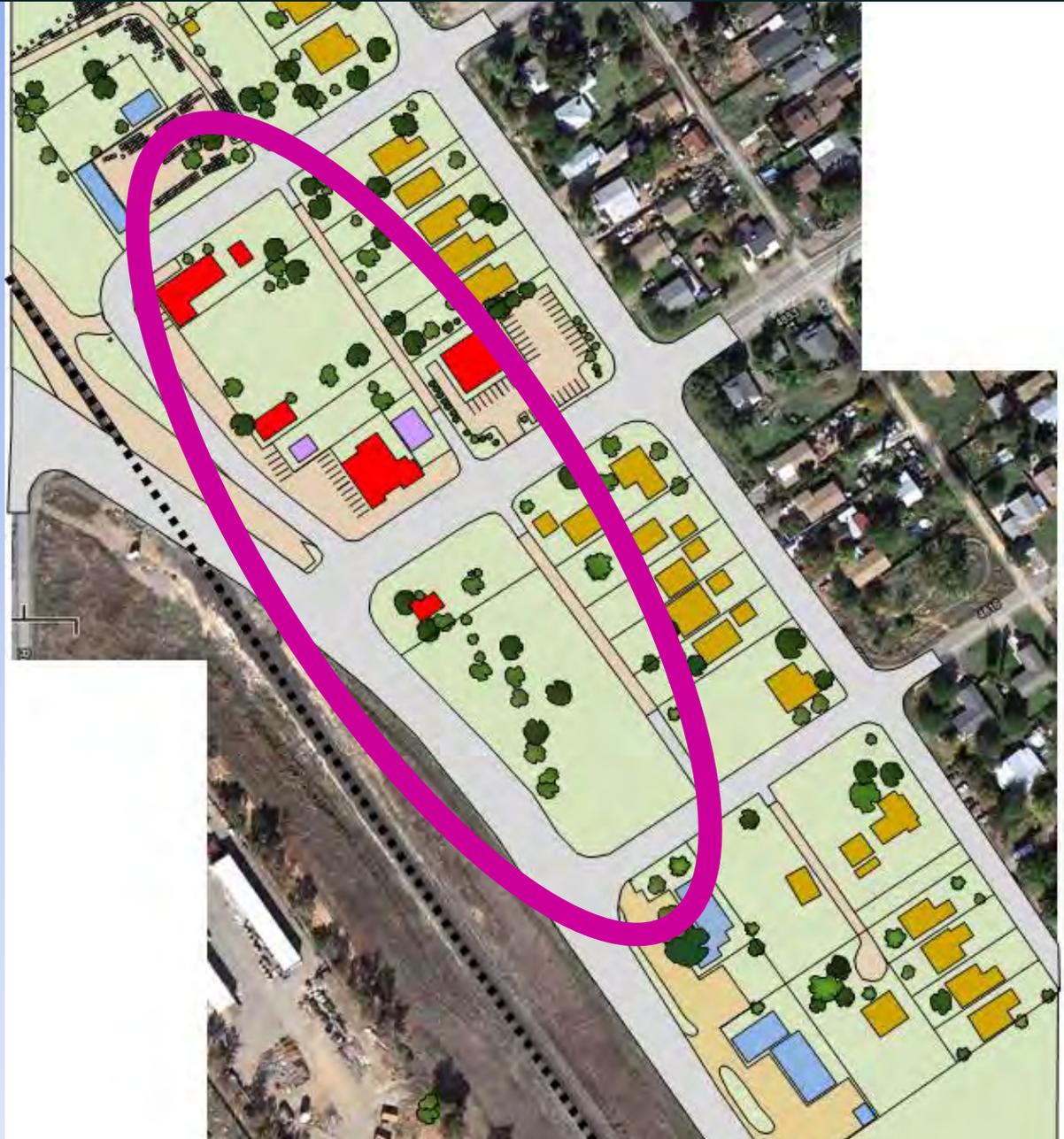
Maintain and Expand Grid Pattern of Townsite



Opportunities



Opportunities



Key Priorities

13th Street is Historically Mixed-Use

From a *History of Sheridan* written by Jerry Logan:

“By 1881, Sheridan boasted a population of 125 and counted among its commercial establishments three stores, one drug store, two blacksmith shops, Click’s flour mill, one shoe shop, two hotels and three saloons.”



Key Priorities



Intent: Redevelop 13th Street

Strategy: Allow for Mixed-Use Development

How: Town Center Commercial (-TC)
Combining District

Allow Live/Work Units

Area: 5.3 Acres, Seven Parcels



Key Priorities



Implementation:

- Zoning Text Amendments Needed

Design Standards:

- Parking
- Streetscape
- Architecture
- Lighting
- Signage
- Uses



-  GAS STATION/DRIVE THROUGHS ALLOWED
-  DIAGONAL PARKING ALLOWED
-  ENHANCED STREETScape REQUIRED

Key Priorities

Intent: Expanded Services

Strategy: Take Advantage of New Highway Interchange

How: New Highway Service Zoning

Area: 6.2 Acres, One Parcel



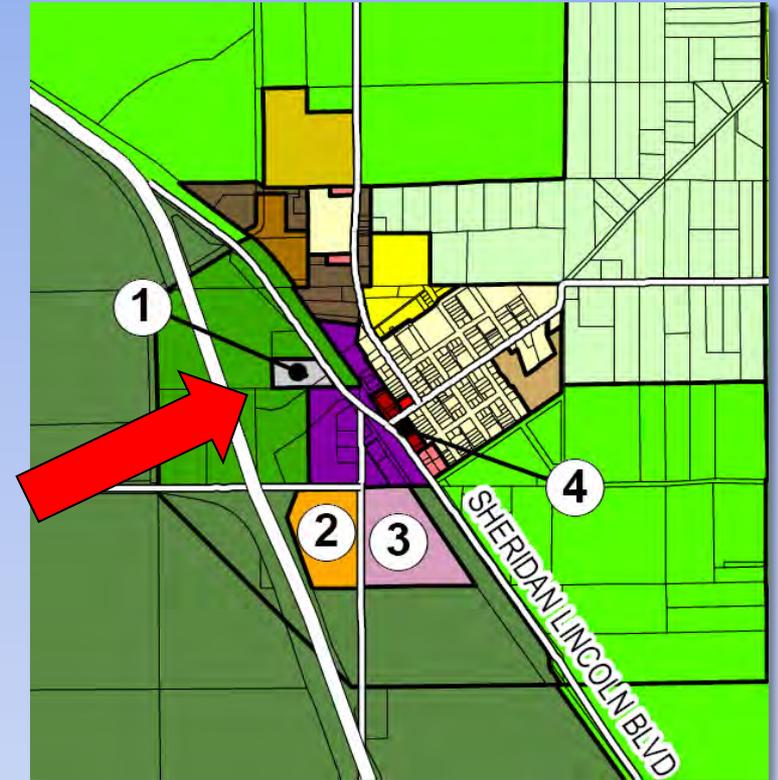
Key Priorities

Implementation:

- Rezoning
- -UP Combining District

Design Standards:

- Design
- Signage



Key Priorities



Intent: New Jobs and Investment

Strategy: Designate Land for Light Industrial and Commercial Uses

How: Rezone to Industrial Park and Business Park

Area: 25.4 acres to Business Park
33.6 acres to Industrial Park



Key Priorities

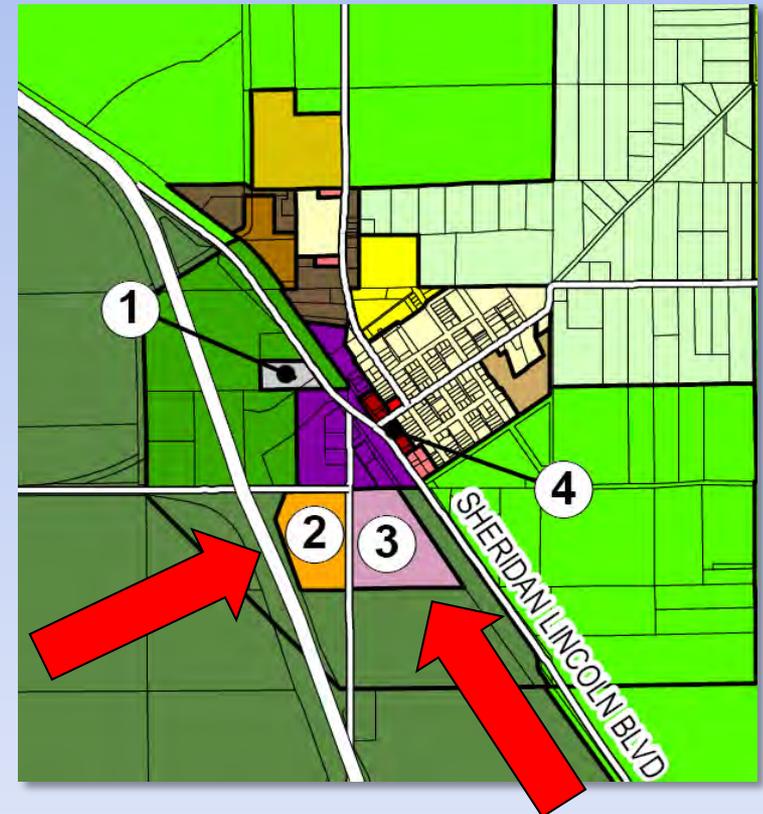


Implementation:

- Rezoning
- -UP Combining District

Design Standards:

- Signage
- Screening



Key Priorities

Intent: Protect Rural Areas

Strategy: Maintain Existing Densities



Key Priorities

Parcel at Sheridan Lincoln Boulevard/ N. Nader Road

Zoning Change:

INP (Industrial Park) to Farm, 20-acre Min.

Area: 33 acres, One Parcel

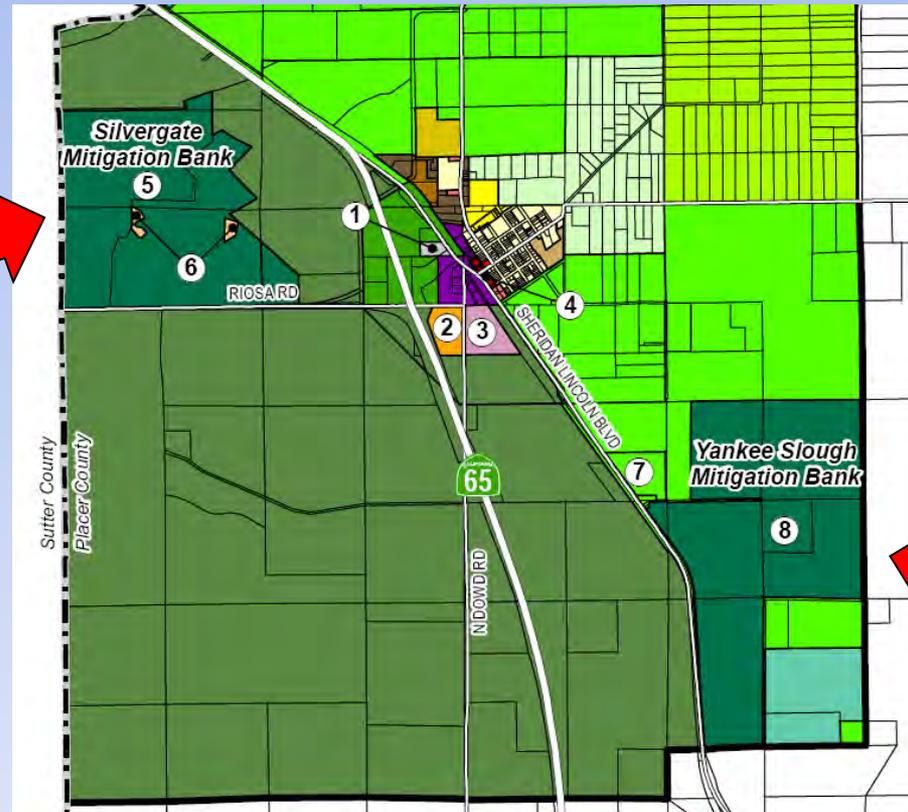


Key Priorities

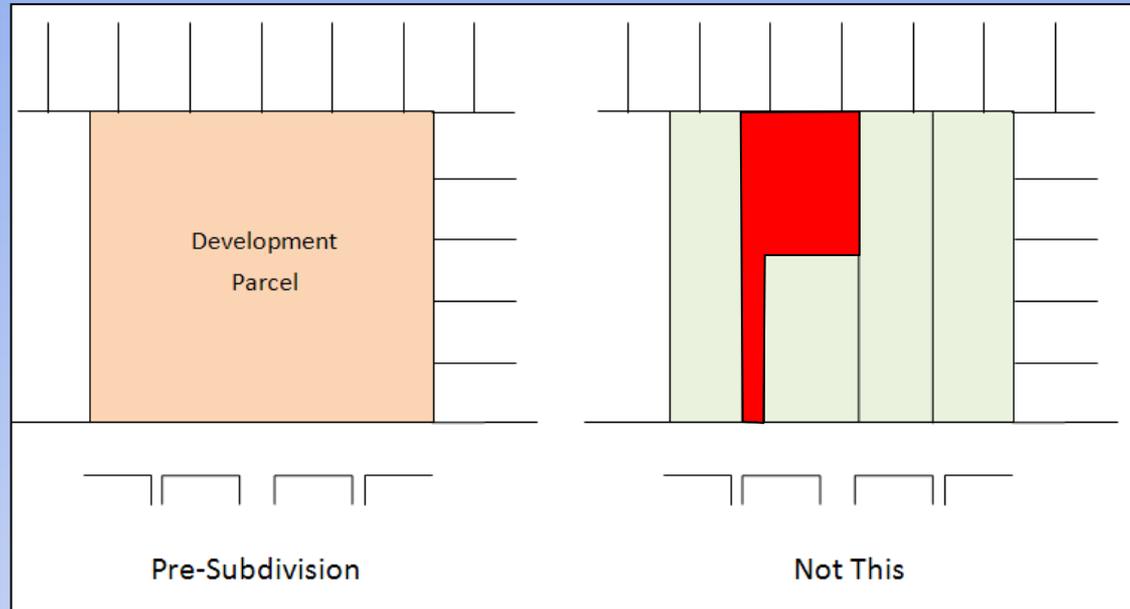
Recognize Existing Mitigation Banks

Land Use Change: Rezone to Open Space

Area: 1,347 acres, 14 Parcels



Key Priorities



Total Rezoning

Plan Area: 14,958 acres

Rezoning: 1,453 acres (9.7 percent)

92.7 percent to Open Space



Introduction

- Overview of Plan Area
- Summary of Community Outreach
- Plan Assumptions, Goals and Policies

Chapter Two: Population and Housing

- Demographic Figures Using 2010 Census
- Population Projection Based on Current Population and Land Use Map Capacity Analysis



Chapter Three: Land Use

- Details Land Use and Zoning
- Development Standards and Guidelines for Town Center Combining District



Chapter Four: Community Design

- Design Guidelines for 13th Street and Non-Residential Properties
- Standards for Parking, Signage, Landscaping and Subdivisions



Chapter Five: Natural Resources

- Discusses Fish and Wildlife, Habitat, and Natural Resource Features of Plan Area
- Air Quality Section Added

Chapter Six: Cultural Resources

- History of Sheridan
- List of Historic Resources



Chapter Seven: Health and Safety

- Noise Section Matches Current Standards
- Flood Hazard Discussion

Chapter Eight: Circulation

- Overview of Roadway Conditions



Chapter Nine: Parks and Trails

- Discusses Park Facilities and Funding
- New Bikeway and Pathway Maps

Chapter Ten: Public Services

- Details Water Conservation Efforts
- Water and Sewer Upgrades

Other

- New Maps



What's Next



MAC Review February 12

Final Draft Document February

MAC Recommendation..... March

Planning Commission Review..... April

Board Consideration..... May



Questions and Answers

Questions?

Stay Connected:

Chris Schmidt

crschmid@placer.ca.gov

(530) 745-3076

Web Page:

www.placer.ca.gov/sheridan



Land Use Change Summary



Conservation /Mitigation Banks

Rezone from F-B-X 20 and F-B-X 80 to Open Space (OS)



Sheridan Lincoln Blvd/N. Nader Road

Rezone from INP (Industrial Park) to F-B-X 20, consistent with neighboring parcels



Wind Flower Place Rezoning

Rezone from F-B-X 80 to Industrial Park and Business Park



Highway Service Parcels

Rezone from F-B-X 80 to Highway Service (HS)



13th Street Revitalization

Create new –TC, Town Center Commercial combining district and reference land uses and standards contained in Community Plan

