COUNTY OF PLACER
Community Development/Resource Agency

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PLANNING SERVICES DIVISION

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HEARING DATE: June 12, 2014
ITEM NO.: 1
TIME: 10:05 AM

TO: **Placer County Planning Commission**

FROM: **Development Review Committee**

DATE: **June 12, 2014**

SUBJECT: **SHERIDAN COMMUNITY PLAN UPDATE**

GENERAL PLAN AMENDMENT TO ADOPT THE SHERIDAN COMMUNITY PLAN AND LAND USE DIAGRAM AND AMEND THE PLACER COUNTY GENERAL PLAN LAND USE DIAGRAM (PGPA T20130025); ZONING CONSISTENCY ORDINANCE TO IMPLEMENT THE SHERIDAN COMMUNITY PLAN; ZONING TEXT AMENDMENT TO ADD THE DEFINITION OF LIVE/WORK UNIT AND ADD NEW SECTION 17.52.135 TOWN CENTER COMMERCIAL COMBINING DISTRICT TO THE PLACER COUNTY CODE CHAPTER 17 (PZTA T20130304)

NEGATIVE DECLARATION (SCH #2013122066)

SUPERVISORIAL DISTRICT 2 (WEYGANDT)

STAFF PLANNER: Christopher Schmidt

LOCATION: The existing 1976 Sheridan General Plan area boundaries are generally Alder Lane to the north, the Highway 65 Bypass on the west, Andressen Road to the east, and an unnamed tributary to Yankee Slough to the south encompassing a total area of 1,711 acres. The proposed update area boundaries are Bear River/Yuba County to the north, Sutter County to the west, Waltz Road to the south, and generally Karchner Road to the east, encompassing a total area of 14,958.5 acres (see Attachment A).

APPLICANT: Placer County Planning Services Division

PROPOSAL: The Planning Services Division is processing a General Plan Amendment to update the 1976 Sheridan General Plan ("1976 Plan"). The update will be entitled "Sheridan Community Plan" to be consistent with other County community plans ("Plan Update"). The 2014 Plan Update primarily involves the following:

- Reviewing and expanding the 1976 Plan area boundaries;

- Examining and updating existing conditions (population holding capacity, infrastructure, environmental conditions, changes since the 1976 Plan was originally prepared, etc.);
- Revising goals, policies, and programs in the 1976 Plan to address constraints and new opportunities;
- Updating the 1976 Plan assumptions and amending goals and policies to provide better clarity and readability; and,
- New discussions on topical issues that have arisen (i.e. Greenhouse Gas Emissions, Placer County Conservation Plan, Complete Streets, and Low-Impact Design) since the Plan was originally prepared in 1976.

If adopted, the Plan Update will supersede the 1976 Plan. The intent of the update is to provide an opportunity to comprehensively address issues facing the community and to responsibly and proactively plan for the next 20 years.

To implement a portion of the recommendations found in the proposed Plan Update, two additional actions are required:

- Adoption of a Zoning Consistency Ordinance to rezone identified properties within the Plan area as necessary and required to achieve consistency with the proposed Plan Update land use designations;
- Adoption of Zoning Text Amendment to create a new Town Center Commercial (-TC) combining district with references to land use standards and design guidelines found in the Plan Update and add a definition for live/work units.

CEQA COMPLIANCE:
A Negative Declaration (SCH #2013122066) has been prepared and finalized pursuant to CEQA for the draft Sheridan Community Plan document (Attachment D). The project was determined to have no significant adverse effect on the environment. The 30-day public review period for the Negative Declaration closed on January 29, 2014 and comment letters were received from the California Public Utilities Commission, the Central Valley Regional Water Quality Control Board, the United Auburn Indian Community of the Auburn Rancheria, and the Shingle Springs Rancheria and no significant issues were raised.

The Negative Declaration must be found adequate to satisfy the requirements of CEQA by the decision-making body. The Planning Commission will be asked to consider the Negative Declaration in its recommendations to the Board of Supervisors.

PUBLIC NOTICES AND REFERRAL FOR COMMENTS:
A public hearing notice was published in the *Sacramento Bee* and *Lincoln News Messenger* newspapers. All properties owners within the proposed Plan Update boundaries were also mailed a notice of the Planning Commission meeting. The Placer County Community Development Resource Agency staff and the Departments of Public Works, Parks, Facility Services, Environmental Health, special districts (i.e. school, fire, water/sewer, etc.) and the Sheridan Municipal Advisory Council (MAC) were transmitted copies of the plan for review and comment. These comments have been addressed in the document.

BACKGROUND:
The Sheridan General Plan was adopted in 1976. It provided the framework and vision for the long-term growth and orderly development of Sheridan.

On November 6, 2012, the Board of Supervisors approved the Sheridan General Plan update work program. Since late 2012, staff has been collecting and organizing background materials and working with a Sheridan Municipal Advisory Council subcommittee to prepare a draft Plan Update document.

The purpose of this update was to revisit the Sheridan General Plan to evaluate whether the Plan's goals and policies remain valid, and to determine what changes, if any, are needed to the document to insure that it is internally consistent with other General Plan documents, consistent with land development programs and ordinances, and to insure that it accurately reflects the community's sentiments about the pattern and form of growth.

Infrastructure constraints have affected development in the Plan area since the General Plan was adopted. Placer County Department of Facilities Services operates a limited treated public water supply and wastewater services system within the townsite. Treated water is provided by a network of three public water wells connected to a central water distribution system. Facilities Services is currently upgrading the public water system. The upgrades include a new groundwater well, water storage tank, pumps and other supporting infrastructure.

Wastewater treatment service within the townsite includes a central collection system and treatment plant consisting of settlement ponds and spray fields. Upgrades to the existing wastewater treatment system have added the capacity for approximately 82 new dwelling unit equivalent connections. Outside of the townsite, residential and non-residential properties must utilize well and septic systems.

Highway 65, a two-lane north-south arterial highway supporting regional traffic between Marysville/Yuba City and Interstate 80, currently runs through the Sheridan Plan area along the western margin of the townsite. In 2006, the California Department of Transportation approved the Highway 65 Bypass Project, which re-routed regional traffic to the Bypass from a point approximately one-mile north of Sheridan and approximately one-half mile west of the old State Route 65 right-of-way, now County-owned and maintained and renamed as Sheridan Lincoln Boulevard. The Bypass was opened to traffic in October 2012.

The Bypass included an at-grade interchange with Riosa Road that connects to the current State Route 65 right-of-way 100 yards north of the Union Pacific Railroad crossing northwest of the townsite. Approximately half of the traffic on old Highway 65 has shifted to the Highway 65 Bypass. Traffic on Sheridan Lincoln Boulevard is predominantly local traffic that does not utilize the Bypass.

Recent infrastructure upgrades to allow for new development in Sheridan, the opening of the Highway 65 Bypass, and changing community desires attested to the need for a comprehensive update and reorganization of the 1976 Plan. The proposed Plan Update is a long-range vision and a land use strategy to guide growth and development of Sheridan through the year 2035.

COMMUNITY PLAN UPDATE PROCESS:

Citizen involvement in the preparation of a community plan is one of the cornerstones of the update process. A community survey was released in early-November 2012 to gather input and provide a participation method for those unable to attend a kick-off workshop. It was mailed to all 436 property owners within the Sheridan Municipal Advisory Council (MAC) boundary area. The survey was also available on the County website.

Ninety-seven surveys, or 22.2 percent, were returned to the Planning Services Division. County staff compiled and organized survey results to reveal trends and levels of support for various policy directions. The key question in the survey asked community residents to identify the types of development they would most like to encourage in Sheridan.

At the start of the update effort, notice was provided to all property owners within the MAC boundary inviting them to a community plan kick-off workshop on November 28, 2012. The workshop was held at Stewart Hall in Sheridan with over 90 residents in attendance. Placer County staff were on hand to explain the update process and hear initial public comments.

Citizens at the workshop also had the opportunity to discuss with County staff any matters of importance related to the future of Sheridan. Staff conducted a land use scenario planning exercise with break out groups to identify the best areas to preserve and the most appropriate lands to develop. The workshop encouraged participants to brainstorm ideas with other community members, sketch out their ideas on paper, and engage in a more lively and creative discussion about the future of their community.

A Sheridan MAC Subcommittee Working Group was formed to work with County staff to prepare the Plan Update. The subcommittee consisted of two MAC members and anyone from the public that wished to attend the monthly meetings. A total of nine public meetings were held, the first on December 19, 2012. The Working Group assisted in updating the goals and policies, suggested land use changes, and provided direction and feedback on the content of the Plan Update. In addition, community meetings were facilitated through the Sheridan MAC in order to provide residents and property owners the opportunity to be informed on a regular basis and have a voice in updating the 1976 Plan.

The draft Plan Update was presented at a public workshop on January 15, 2014. All property owners within the proposed Plan Update area were notified of the meeting. Based upon feedback received from the public, several changes were made to the draft document including: the addition of specific buffering requirements in the proposed Highway Service district to assist with noise abatement and create a visual barrier between different land uses; a new policy addressing existing drainage issues within the community; and, language recommending that if the proposed industrially-zoned land is built out, the rezoning of additional land at the southern end of Wind Flower Place should be considered.

PLAN AREA EXPANSION AND DESCRIPTION:

One of the items addressed by the Sheridan MAC Subcommittee Working Group early on was the question on whether to expand the Plan area boundaries. Community plans are more detailed and specific than the General Plan and are necessary due to the size, complexity, and diversity of Placer County. The community plans are tailored to local conditions and needs, and may also

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

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

It was later decided that the Plan Update should also include ten properties totaling 1,178 acres that are owned by the United Auburn Indian Community of the Auburn Rancheria along Karchner Road. These ten properties are within the "Joint MAC Area" that is represented by both the Rural Lincoln MAC and the Sheridan MAC.

The Plan Update's proposed new boundaries are the Bear River/Yuba County to the north, Sutter County to the west, Waltz Road to the south, and generally Karchner Road to the east. It encompasses a total area of 14,958.5 acres.

The expanded Plan area is comprised of residential, commercial, industrial, and agricultural uses. Commercial uses are found along 13th Street and Camp Far West Road, and industrial uses are on the west side of Sheridan Lincoln Boulevard and along north 13th Street. Approximately two percent of the Plan area is the townsite with the remaining land rural/agricultural – a dual role that has influenced its character and development.

Single-family residential development in Sheridan covers a spectrum of densities and architectural styles and expressions. Higher-density residential development is within the townsite where public water and sewer is available. A manufactured home park is located at the northern terminus of 10th Street.

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

Large lot rural residential and agricultural uses surround the townsite. This has been the dominant land use pattern since the area was originally settled as evidenced by numerous old home sites and structures in the area. The western portion of the proposed Plan area is part of a larger area of the county (90+ square miles) designated Agriculture 80-acre minimum in the County's General Plan and is largely utilized for pasture land and rice production. The area in the north and northwest is one of the few areas of the county that has alluvial soils (from the Bear River) that are conducive to orchard production. To the east, northeast and southeast, the zoning allows for more rural residential activities (10 to 20 acre minimums) but agriculture is still present in the form of irrigated and non-irrigated pasture.

The land adjacent to the new Highway 65/Riosa Road intersection is zoned Farming or Industrial. Much of this property is vacant and owned by CALTRANS.

COMMUNITY VISION

Public input has been a critical part of the update process. The community helped answer questions about growth and development such as: How big does Sheridan want to be? Which places are appropriate for new development? What should new development look like? Which features and areas are important to protect? And most importantly, what is the community's vision for Sheridan?

Based upon survey feedback, comments made at the public workshop, and discussions at the monthly meetings, the Working Group created the following vision statement for Sheridan:

> *"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."*

The vision statement is intended to be a description of what residents want Sheridan to be in the future. This shared vision gives the Plan a purpose and forms the foundation of the Plan Update.

COMMUNITY PRIORITIES

Through the community survey, the public kick-off meeting, and subcommittee meetings, five community priorities were identified. These priorities are addressed in the Plan Update through goals, policies, programs, guidelines, and recommended land use changes. These priorities are a link between the community vision and the policies designed to manage growth, stimulate the economy, preserve the community's identity, and provide sufficient housing and transportation options.

1. MAINTAIN SHERIDAN'S EXISTING COMMUNITY CHARACTER. The foremost priority heard during the workshop and gleaned from the Community Survey was to preserve Sheridan's existing rural community character. The preservation of Sheridan's community character will require a variety of different approaches, including protecting and promoting adaptive reuse of existing buildings, focusing development in already-developed areas, and implementing design standards that ensure new development is in accord with existing neighborhood character.

2. ENCOURAGE INFILL DEVELOPMENT IN THE TOWNSITE. Vitality in the townsite can be pursued through a variety of initiatives, including infill housing development, strategic expansion of the townsite grid, economic investment, encouragement of appropriate commercial development, and improvements to parks and streets.

3. PROTECT AGRICULTURAL USES AND OPEN SPACE. Perhaps the most significant theme that surfaced throughout the update process is the need to protect Sheridan's open spaces, farmland, scenic vistas, and environmentally sensitive areas. The Plan seeks to increase development opportunities within the central core of the community, and steers growth away from agricultural and rural areas by leaving existing large-lot zoning in place.

4. PROVIDE COMMUNITY SERVICES TO MEET THE NEEDS OF ALL RESIDENTS. Sheridan's services, facilities, and housing must keep pace with the population's changing needs, including maintaining its existing elementary school, upgrading public works and recreation facilities, providing a mix of

housing types, providing critical support services such as sheriff and fire protection, and improving access to health services.

5. DIVERSIFY AND EXPAND THE ECONOMIC BASE. Encourage diversification and expansion of the economic base in a manner consistent with the community's character and desires. This will generate benefits for the community, create more private sector job opportunities for residents, and reduce the need for residents to travel for goods and services.

SUMMARY OF PROPOSED CHANGES

The new Sheridan Community Plan will replace the 1976 Sheridan General Plan. The update involves the following:

- Reviewing existing conditions;
- Determining constraints and new opportunities;
- Revising goals, policies, and programs to provide better clarity and readability;
- Expansion of the Plan area boundaries. 13,247 acres are proposed to be added to the Plan area boundaries that are currently governed by the Placer County General Plan;
- Adding new discussions on topical issues that have arisen (i.e. greenhouse gas emissions, Placer County Conservation Plan, complete streets and other new state and federal regulations, public water and sewer enhancements, Highway 65 Bypass, and low-impact design) since the Plan was originally prepared in 1976;
- Providing additional commercially-zoned land to take advantage of the new Highway 65 interchange and to accommodate new businesses;
- Look for ways to revitalize 13th Street; and,
- Reinforce the townsite while protecting the rural character of outlying areas.

Land Use Changes

The Plan Update proposes limited land use designation changes. Adoption of a Zoning Consistency Ordinance to rezone the properties will be proposed at the time of Plan Update adoption by the Board of Supervisors. California Planning and Zoning Laws require that these zoning districts be consistent with the land use designations of the General Plan or a Community Plan.

The land use changes include reclassification of 65 acres of property from Rural Estate to Industrial (59 acres) and General Commercial (6.2 acres). These new commercial/industrial properties are located west of Sheridan Lincoln Boulevard where public water and waste water service are unavailable and will also receive a Use Permit (–UP) combining district designation to recognize the infrastructure constraints that are present. Thirty-three acres at N. Nader Road and Sheridan Lincoln Boulevard are proposed to be reclassified from Industrial Park to Agriculture/Timberland to be consistent with neighboring properties (see proposed Zoning Map, Attachment C).

In total, there is a net increase of 32 commercial/industrial acres in the Plan area (.21 percent of the Plan Area total acreage).

The Plan area contains ten base zoning districts. Through the adoption of the Zoning Consistency Ordinance, four new base zone districts will be added to the expanded Plan area including Highway Service (6.2 acres), Business Park (25.4 acres), Industrial Park (33.6 acres), and Open Space (1,347 acres).

The Highway Service zoning provides for a full range of commercial activity appropriate to the community. Industrial land use designations including Industrial Park and Business Park provide for a broad range of development opportunities within the community.

In addition, two privately-owned conservation banks within the Plan area that have been permanently protected from development through conservation easements will be reclassified as Open Space. The owner of the Silvergate Mitigation Bank west of the townsite retained the rights to build three residences on the site. Since residential uses are not permitted within the Open Space zone district, eight acres of the Silvergate site would be rezoned to Residential-Agricultural, 2 acre minimum.

Proposed Rezonings

Under the proposed Land Use Diagram in the Community Plan, twenty-five properties would receive new zoning designations through adoption of a Zoning Consistency Ordinance. Those properties are listed in the table below.

Address/Property	APN	Acreage	Current Zoning	Proposed Zoning
Nader Road	019-310-012-000	33.0	INP	F-B-X 20 AC. MIN.
Wind Flower Place	019-130-016-000	23.8	F-B-X 80 AC. MIN.	BP-UP-Dc
Wind Flower Place	019-250-001-510	31.5	F-B-X 80 AC. MIN.	INP-UP-Dc
Sheridan Lincoln Blvd.	019-120-057-000	5.5	F-B-X 40 AC. MIN.	HS-UP-Dc
Sheridan Lincoln Blvd.	019 ROW	.7	F-B-X 40 AC. MIN.	HS-UP-Dc
Yankee Slough Conservation Bank	019-320-008-510 020-130-032-000 020-130-033-510 020-130-050-000 020-130-051-000 020-130-052-000 020-130-053-000 020-150-055-510	732	F-B-X 20 AC. MIN.	O
Silvergate Mitigation Bank	019-010-032-000 019-010-035-000 019-060-012-000 019-110-040-000 019-110-043-000 019-120-052-000	623	F-B-X 80 AC. MIN.	O RA-B-X 2 AC. MIN.
4981 H Street	019-191-001-000	.22	C2-Dc	C2-TC
5780 13th Street	019-191-020-000	.85	C2-Dc	C2-TC
5730 Sheridan Lincoln Blvd.	019-191-013-000	.19	C2-Dc	C2-TC
5710 Sheridan Lincoln Blvd.	019-191-021-000	.31	C2-Dc	C2-TC
4952 Riosa Road	019-191-022-000	.11	C2-Dc	C2-TC
4991 Riosa Road	019-211-001-000	.28	C2-Dc	C2-TC
13th Street	019-211-013-000	1.2	C2-Dc	C2-TC

In addition to the base zone districts, there are also six combining districts. Two are new to the expanded Plan area and one is a new countywide zoning category of "Town Center Commercial" combining district:

- Mineral Reserve combining district (820 acres) identifies lands that may contain valuable mineral resources, protects the opportunity for the extraction and use of such resources; and,
- Planned Residential Development combining district (1,098 acres) permits greater flexibility and, consequently, more creative and imaginative designs for the development of residential areas than generally is possible under conventional zoning or subdivision regulations.
- Town Center Commercial combining district along 13th Street (5.3 acres) allows a variety of housing types along with commercial uses that cannot be achieved within a standard commercially-zoned district;

Zoning Text Amendment Needed for Implementation

A Zoning Text Amendment (ZTA) is necessary to create the new Town Center Commercial (–TC) combining district in the Placer County Zoning Ordinance and add a definition of "live/work units". Through the Zoning Consistency Ordinance, two blocks of 13th Street within the Sheridan townsite would receive the combining district designation. The combing district would be unique to Sheridan at the time of adoption and would reference land uses and standards contained in the Sheridan Community Plan to:

1. Allow for live/work units, detached residential, and mixed-use development;
2. Regulate parking lot placement;
3. Establish design guidelines (historical theme);
4. Define required streetscape improvements; and,
5. Eliminate several inappropriate commercial uses and restrict drive-thrus and gas stations to the corner of Riosa Road and 13th Street.

The Town Center Commercial combining zone district would allow for live/work units. Live/work units typically combine ground-floor retail or work space with living quarters either to the rear or on upper floors. The second component of the Zoning Text Amendment would add a definition for live/work units that would be allowed within the Town Center Commercial combining district and elsewhere in the County in the future when countywide live/work standards are adopted, a future work program.

Build-out Population

Based on the maximum density of the assigned land use designations, the Sheridan Community Plan's population build-out could, theoretically, be as high as 7,187 persons, and its maximum number of dwelling units could be 2,180. The current population is 1,172 persons and 424 dwelling units. It is important to note that this theoretical amount of growth cannot be realized during the time horizon of the Plan Update, or even within the distant future, because of the lack of wastewater treatment facilities and treated domestic water. Such a built-out population assumes 100 percent of

the maximum density of each land use district and the current number of persons per household (2.76).

Summary of Other Changes

A number of new chapters have been added to the Plan Update. Open Space and Cultural Resources chapters were created and an air quality discussion was added to a Natural Resources chapter.

To comply with state law, a "complete streets" discussion and related policies were added to the Circulation Chapter. Complete streets legislation requires that new or rebuilt roads must accommodate all users of a road including vehicles, cyclists, and pedestrians.

Other additions include a bikeways and trails discussion located in the Parks and Recreation chapter. Design guidelines were added to the plan. The guidelines' primary focus is on redevelopment of 13th Street and Highway Service and Industrial land uses. The guidelines do not require any specific residential architectural design but have recommendations on lot widths, massing, and expansion of the street grid pattern within the townsite. In rural areas, the guidelines disallow the creation of flag lots and do not permit gated subdivisions. Maps, with the exception of the Land Use, Zoning and Trail and Pathways maps, are located at the end of the document.

SHERIDAN MUNICIPAL ADVISORY COUNCIL:

In mid-December, a draft Plan Update was released for public review and comment. The Planning Commission on January 9, 2014 conducted a workshop on the draft Plan Update where an overview of the update process and proposed changes was provided. Public comment was received and staff was available to answer questions from the Commission. No action was taken.

The Sheridan MAC held a community workshop to discuss the draft Plan on January 15, 2014 with over 50 members of the public in attendance. Discussion at the meeting centered around two main issues: expansion of industrial zoning along Wind Flower Place and the proposed Highway Service zoning at Sheridan Lincoln Boulevard and Riosa Road.

Several changes were made to the draft Plan based upon feedback received at the public workshop:

Industrial Zoning

The MAC subcommittee originally proposed 36.7 acres of Business Park zoning on the west side of Wind Flower Place south of the townsite. Staff recommended, and the subcommittee later agreed, that a southerly 11.3-acre parcel be removed from the proposed zone district. It was decided that the 36.7-acre Business Park district stretched too far along the Highway 65 bypass. By shrinking the district by 11.3 acres, new development in the Business Park district would be closer to the already developed townsite.

To recognize that the subcommittee supported additional Business Park zoning to the south, the following language was added to Section 3.4.8 of the Plan (page 45):

> Industrial land uses are an important component of Sheridan's economy and provide needed jobs. The Industrial land use designation covers 101.2 acres (.68 percent) of the Plan area. The Industrial designation is

applied to areas along Wind Flower Place and "north" 13th Street. The designation generally allows for a wide range of activities including offices, manufacturing, assembly, wholesale distribution and storage. If the industrially-zoned land in the Plan area gets utilized, consideration should be given to rezoning additional land along Wind Flower Place for business use.

The language provides future direction as to where industrial land use was supported at the time of the Community Plan adoption if demand warrants additional Business Park zoning.

Highway Service District

A total of 10.1 acres of Highway Service zoning on three parcels at Sheridan Lincoln Boulevard and Riosa Road was recommended by the MAC subcommittee in order to provide land suitable for services to Sheridan residents and travelers along Highway 65. The owner of a northern 3.9 acre parcel objected to the proposed rezoning and this property was subsequently removed from the Highway Service district by the subcommittee. The proposed Highway Service zone is two parcels encompassing 6.2 acres.

Concern was raised at the MAC meeting about how development on the Highway Service parcels would impact neighboring properties including light and noise impacts and removal of existing vegetation.

Future development in the Highway Service will be required to meet the design guidelines found in the Community Plan dealing with building architecture, site layout, landscaping, signs and access. To strengthen buffering between land uses the following was added to the Plan's Community Design chapter (Section 4.2.2 of the Plan- page 68):

Highway Service Zone Buffering Requirements

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.

In addition, new development will be required to comply with the County's Tree Preservation Ordinance.

Also discussed was whether a gas station or similar highway service use should be located in the townsite or closer to the Highway 65 bypass. Redevelopment of 13th is a community priority and a gas station or other use would draw Highway 65 travelers into the townsite potentially supporting other businesses. Sheridan residents have voiced support for additional services in town to reduce trips to neighboring communities. The Riosa

Road/Sheridan Lincoln Boulevard intersection was deemed a more viable location for highway services due to the proximity to the Bypass and the site's visibility.

Regional Sewer

One of the key issues shaping the Community Plan was infrastructure limitations. Development in the Plan area is constrained by lack of public water and sewer outside of the townsite. Within the townsite, recent upgrades to the water system and waste water treatment plant allow for 84 new equivalent dwelling unit (EDU) connections. This limited water and sewer availability will curb future development and population growth. The current waste water facility meets state standards and requirements and can be expanded; there are no current plans for future upgrades or expansions.

Some members of the public advocated for planning for eventual replacement of the existing waste water treatment facility by connecting to a regional sewer facility (i.e. Lincoln). While a connection to a regional facility would allow for urban level of growth, and would likely require substantial growth to pay for piping to such a facility, Sheridan residents have not expressed a desire for substantial growth in the Plan area. Therefore, the Plan assumes that a regional connection will not be made during the planning period (through 2035).

Flooding

There has been a long-standing drainage issue at the southern end of the townsite during flash rain events. To recognize this issue, a new Flood Hazard Policy was added:

> Flood Hazard Policy 6. Identify existing stormwater drainage issues in the community and work towards obtaining funds to implement corrective actions.

The above changes were incorporated into a Public Review Draft document. The MAC met on March 12, 2014 to begin consideration of the revised Plan Update document and received public comment.

On April 9, 2014, the Sheridan MAC continued to review the document and receive public input. Public comment and MAC discussion at the March 12 and April 9 meetings revolved around the same issues that were discussed at the public workshop: Highway Service zoning and where the best location for such uses are within the Plan area; the desire of one property owner to rezone additional land along Wind Flower Place to Industrial; and, whether this Plan should have anticipated or advocated for Sheridan to connect to a regional sewer system.

The Sheridan Bay MAC met again on May 14, 2014 to further discuss these issues and to consider a recommendation to the Planning Commission and Board of Supervisors to adopt the Plan Update. The Sheridan MAC voted 4-0 to recommend adoption of the document along with the rezoning's and Zoning Text Amendment necessary to implement the Plan.

PROPERTY OWNER PARTICIPATION

All Sheridan MAC area property owners received a copy of the community survey and an invite to the Plan update kickoff meeting in November 2012. After the Subcommittee endorsed a Land Use map that recommended changes, each of the effected property owners were mailed a letter on October 9, 2013 describing the proposed change and the rationale behind the change. Several property owners called the Planning Services Division to discuss the proposed changes and did not object to what was proposed.

Three parcels had been proposed for rezoning from Farm to Highway Service at Riosa Road and Sheridan Lincoln Boulevard. The owners of the northern parcel, the Lane family, attended the November 13, 2013 Subcommittee meeting and disclosed their preference to not be rezoned to Highway Service. The Subcommittee supported their decision and removed the parcel from the proposed Highway Service zoning district.

Pete DiGiordano, co-owner of the 5.5 acre parcel at Riosa Road and Sheridan Lincoln Boulevard attended the March 12, 2014 MAC meeting and supported the rezoning to Highway Service. The owner of this parcel also owns the 33-acre property at Sheridan Lincoln Boulevard and N. Nader Road that has been proposed to be rezoned from Industrial Park to Farm, 20-acre minimum. Mr. DiGiordano also stated he supported the rezoning to Farm for this parcel. After the MAC vote, there was a subsequent meeting that occurred on May 27, 2014 with Mr. DiGiordano, his brother, and County staff. At that meeting, the owners expressed their desire to retain the Industrial Park zoning on the 33-acre Sheridan Lincoln Boulevard parcel.

Property owners within the proposed expanded Plan area also received notice of the Community Workshop on January 15, 2014 held to provide an overview of the update process, community priorities, and proposed changes. Property owners have also been mailed a notice of today's Planning Commission hearing.

RECOMMENDATIONS:

Staff recommends that the Planning Commission make recommendation to the Board of Supervisors to:

1. Adopt the Negative Declaration;
2. Approve the General Plan Amendment to adopt the Sheridan Community Plan and land use diagram;
3. Approve a General Plan Amendment to the Placer County General Plan Land Use Diagram;
4. Adopt a Zoning Consistency Ordinance to rezone identified properties within the Plan area to achieve consistency with the proposed Plan Update land use designations; and,
5. Adopt the Zoning Text Amendment to add the definition of live/work unit and add new Section 17.52.135 Town Center Commercial Combining District to the Placer County Code Chapter 17.

FINDINGS:

CEQA:

1. A Negative Declaration (Attachment D) has been prepared for this project as required by law. The proposed "Project" is defined as the 1976 Sheridan General Plan update, zoning consistency ordinance and zoning text amendment

to add Town Center Commercial (–TC) combining district in the Placer County Zoning Ordinance and add a definition of "live/work units". The Project was determined in the Negative Declaration to have no significant adverse effect on the environment.

2. There is no substantial evidence in the record as a whole that the proposed Project would have a significant effect on the environment.
3. The Negative Declaration as adopted for the proposed Project reflects the independent judgment and analysis of Placer County, which has exercised overall control and direction of its preparation.
4. The custodian or records for the proposed Project is the Placer County Planning Services Director, 3091 County Center Drive, Suite 140, Auburn, CA 95603.

General Plan

1. The proposed General Plan amendment to adopt the Sheridan Community Plan (Attachment G) and amend the General Plan Land Use Diagram (Attachment B) promotes the public health, safety, comfort, convenience, and general welfare of the citizens of Placer County.
2. The amendments are consistent with the provisions and applicable policies of the General Plan and are in compliance with applicable requirements of State law.

Zoning Consistency Ordinance

1. The proposed Land Use changes (Attachment C) promote the public health, safety, comfort, convenience, and general welfare of the citizens of Placer County.
2. The changes are consistent with the provisions and applicable policies of the General Plan and are in compliance with applicable requirements of State law.

Zoning Text Amendment:

1. The proposed Text Amendment (Attachment E) will serve to protect and enhance the health, safety, and general welfare of the residents of the Plan area and the County as a whole.
2. The proposed Sheridan Community Plan is consistent with provisions of the General Plan and in compliance with applicable requirements of State law.
3. Notice of all hearings has been given as required by County ordinance and State law.

Respectfully submitted,

Christopher Schmidt, Senior Planner

ATTACHMENTS:
Attachment A – Sheridan Community Plan Area
Attachment B – Proposed General Plan Land Use Diagram
Attachment C – Proposed Rezonings, Proposed Zoning Map
Attachment D – Negative Declaration and Correspondence
Attachment E – Zoning Text Amendment
Attachment F – Correspondence
Attachment G – Draft Community Plan (under separate cover)

cc: Michael Johnson – CDRA Director
EJ Ivaldi – Deputy Planning Director
Karin Schwab – County Counsel
Andy Fisher – Parks Division
Phil Frantz – Engineering and Surveying Division
Ken Graham – Public Works
Laura Rath – Environmental Health Services
Michelle White – Environmental Engineering
Jim Houck, Chairman – Sheridan MAC

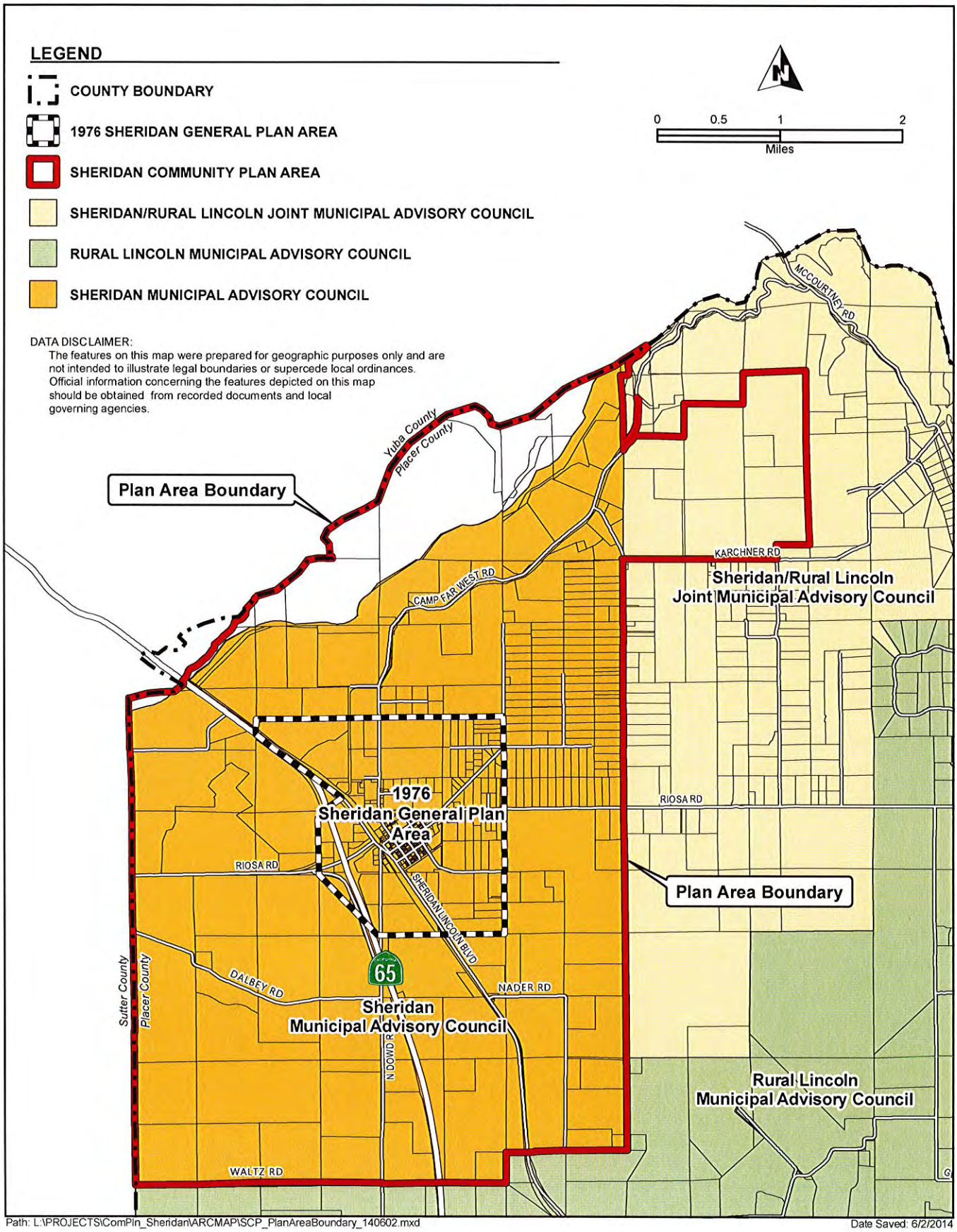
Subject/chrono files

Attachment 'A'

Sheridan Community Plan Area

MAP FIVE

PLAN AREA BOUNDARY



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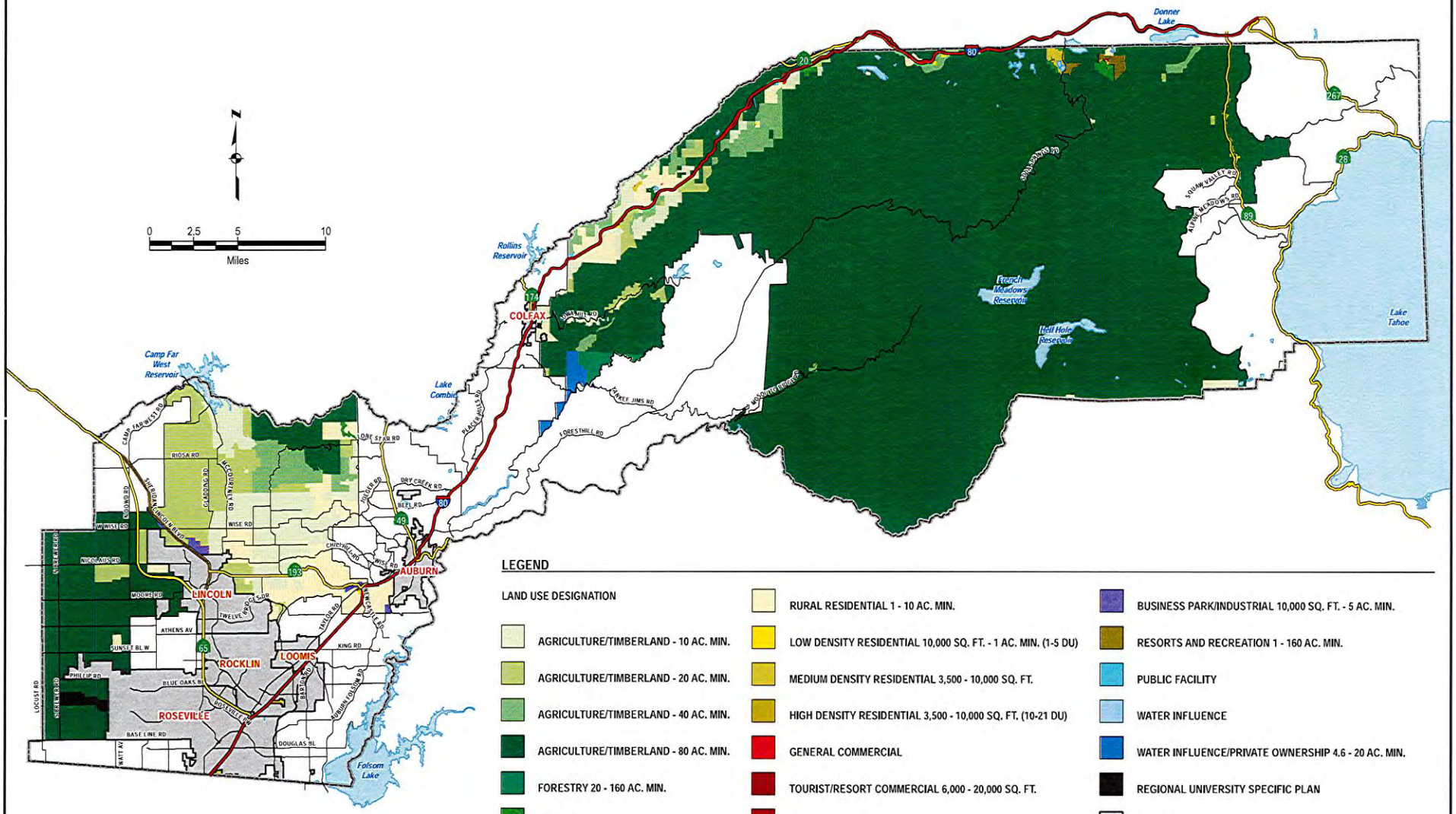
Date Saved: 6/2/2014

Attachment 'B'

Proposed
General Plan Land Use Diagram

PLACER COUNTY GENERAL PLAN LAND USE

EXHIBIT "A"



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Date: 6/2/2014

Attachment 'C'

Proposed Rezonings
Proposed Sheridan Zoning Map