



Sheridan Community Plan Update

***1st Subcommittee meeting
December 19, 2012***

SHERIDAN
COMMUNITY PLAN



Informational Items:

Introductions

Process/Overview

Community Survey Results

Summary of November 28 Kickoff Workshop

Discussion Items:

Vision Statement



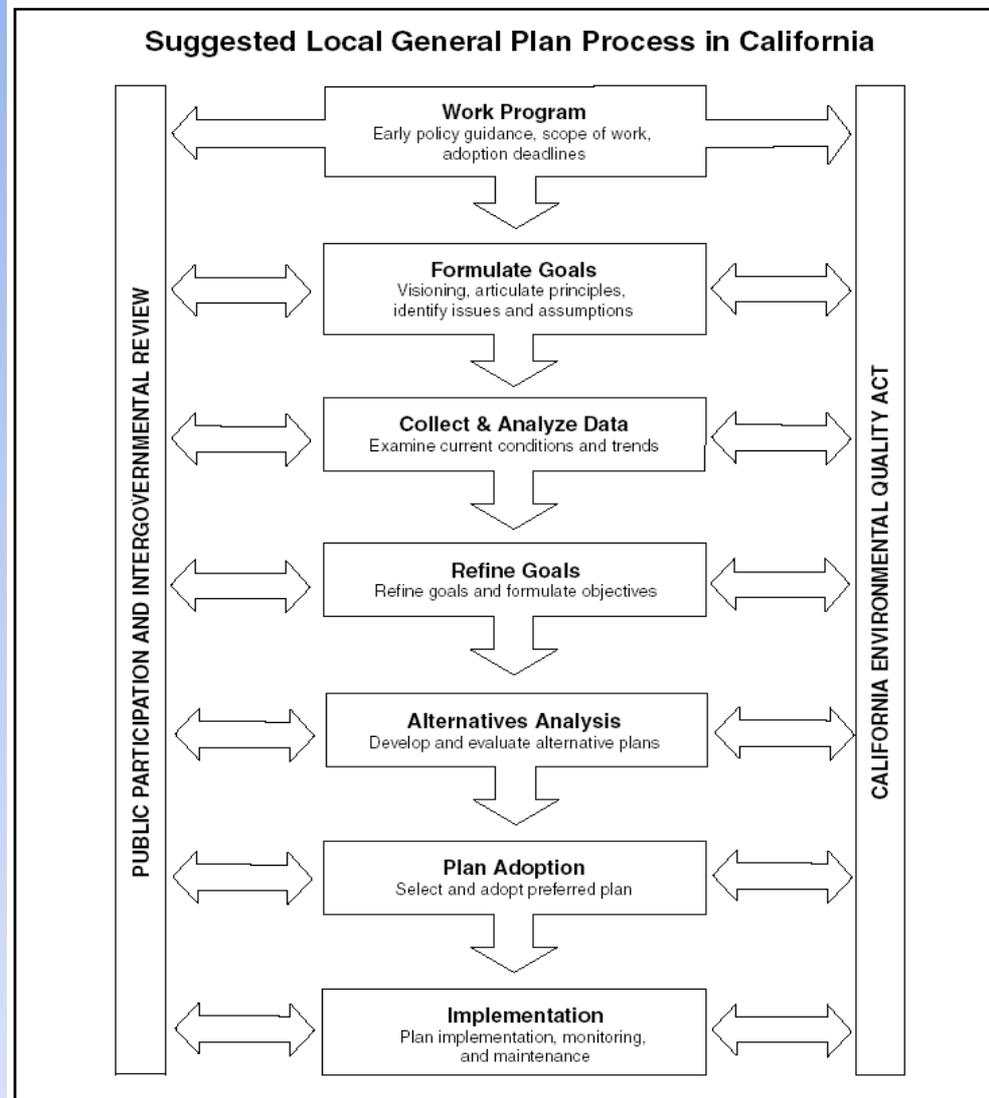
Community Plan Update Schedule

Work Program Summary

- Ongoing:** Coordination with MAC
- Phase 1:** Program Initiation (Winter 2012)
- Phase 2:** Critical Choices and Framework (Winter 2012)
Project Meetings
- Phase 3:** Community Plan Summary Report (Winter 2012)
Identification and Mapping of Community Plan Area
- Phase 4:** Opportunities and Constraints (Winter/Spring 2013)
- Phase 5:** Draft Document/EIR Preparation (Summer 2013)
- Phase 6:** Public Review of Draft Plan/EIR (Fall 2013)
- Phase 7:** Community Plan/EIR Adoption (2014)



Key Plan Update Process Components



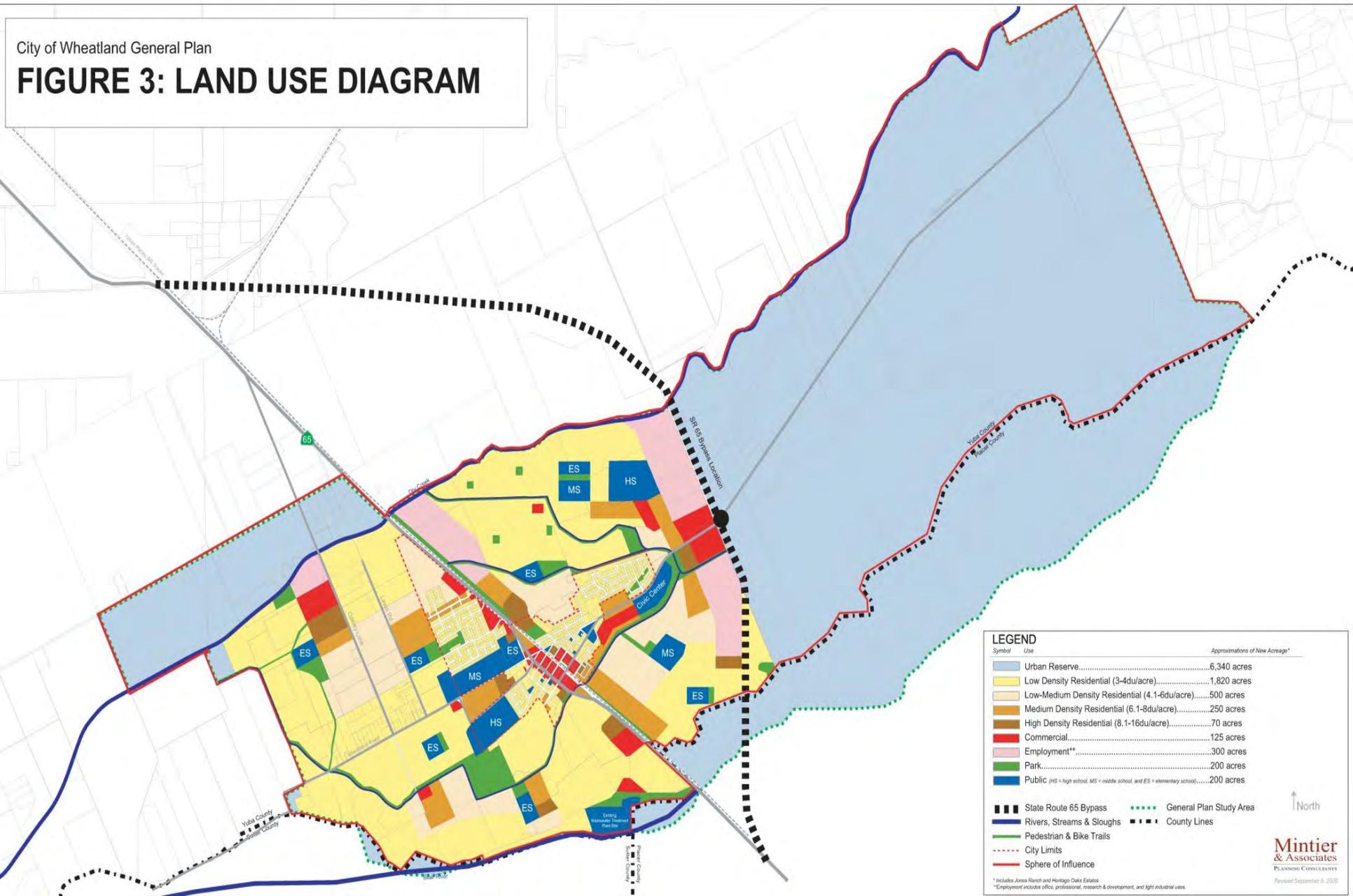
Public Outreach Strategy

- The purpose of the public outreach strategy is to provide guiding principles in order to ensure that the update process reflects the participation and feedback of the community plan stakeholders.
- The public outreach strategy will serve as a road map for how the County engages the public in the community plan update process.
- Public outreach strategy includes:
 - Public workshop
 - Monthly subcommittee meetings
 - Community surveys
 - Webpage updates



City of Wheatland General Plan

FIGURE 3: LAND USE DIAGRAM

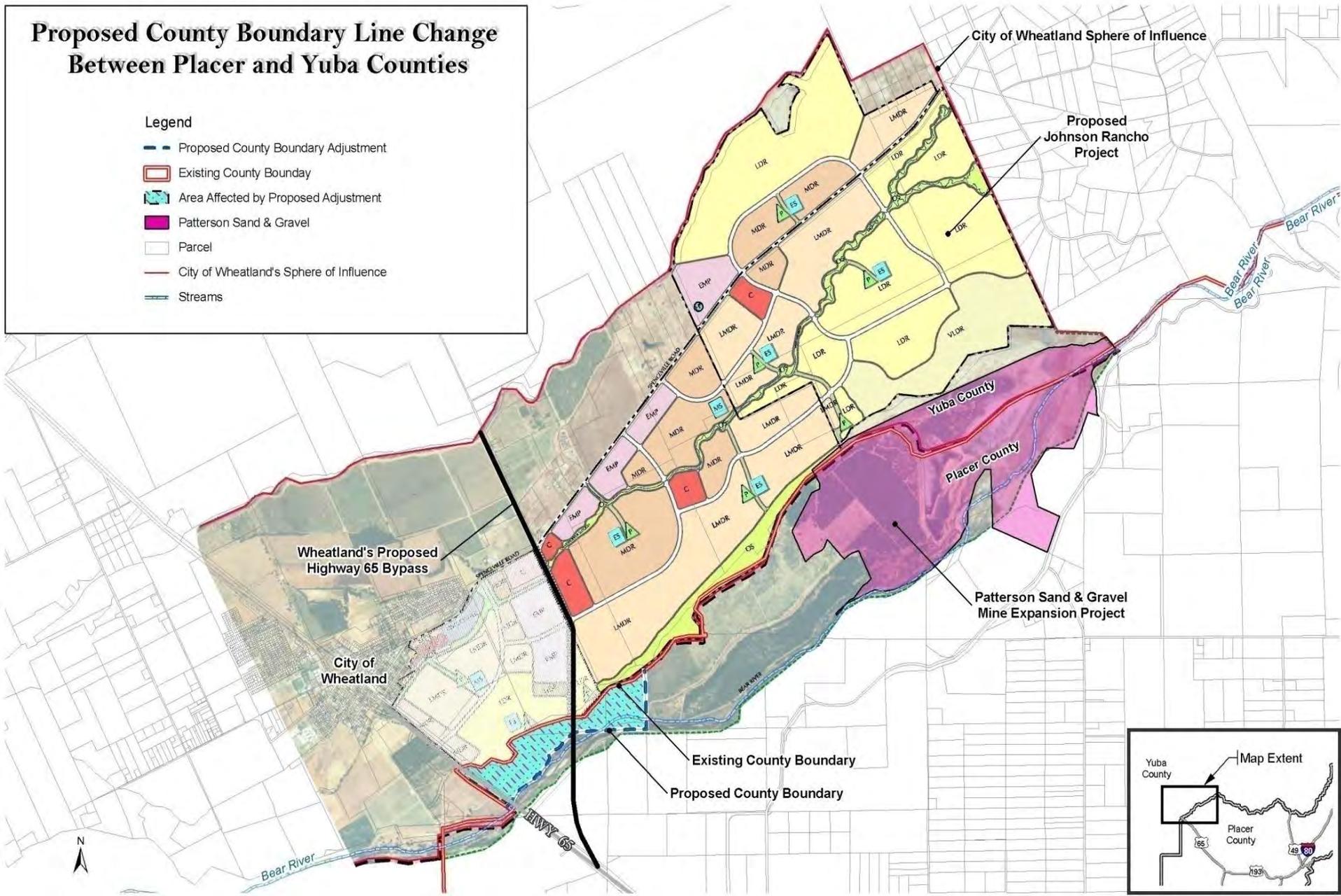


Johnson Rancho Specific Plan

Proposed County Boundary Line Change Between Placer and Yuba Counties

Legend

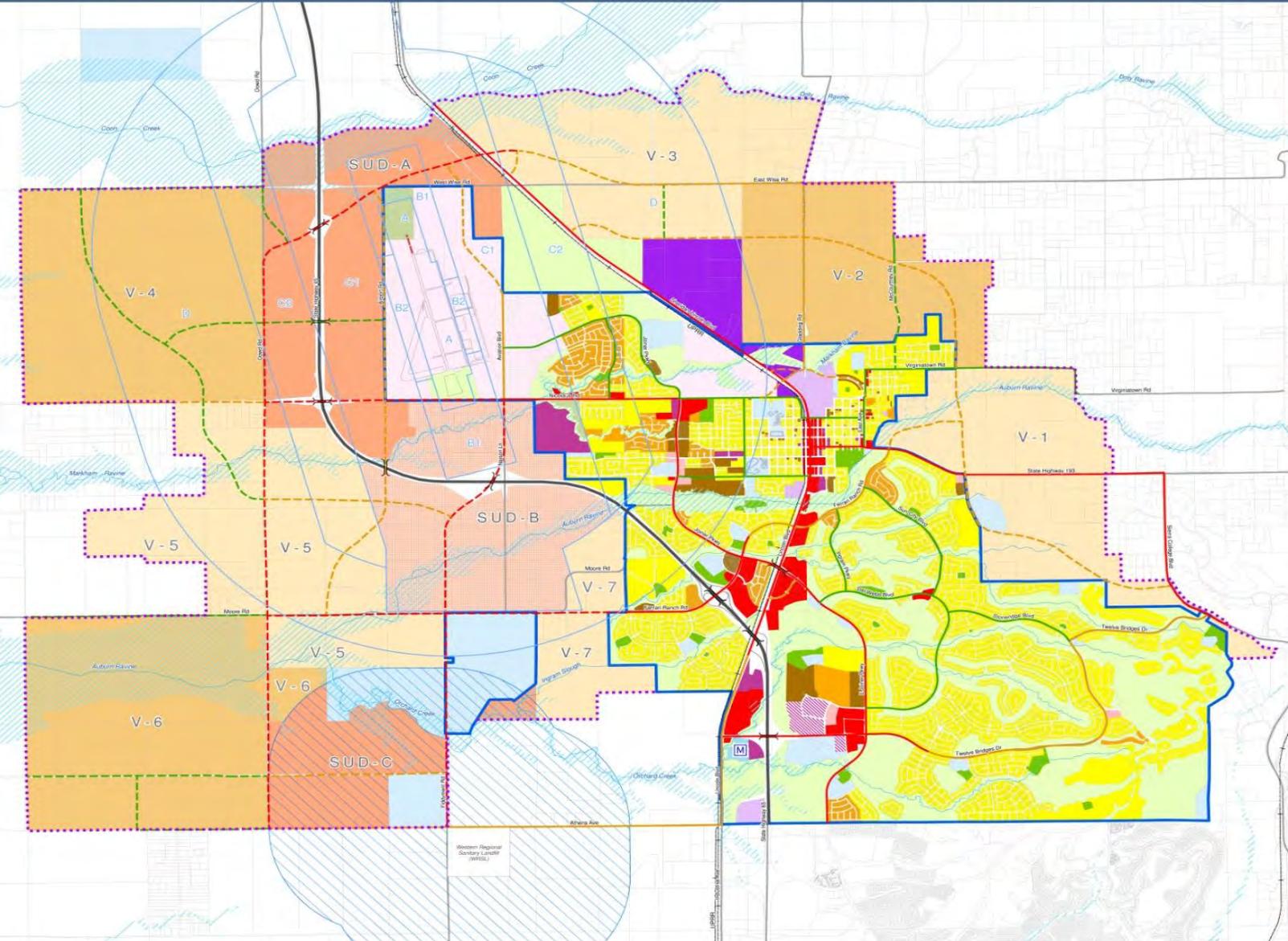
- Proposed County Boundary Adjustment
- Existing County Boundary
- Area Affected by Proposed Adjustment
- Patterson Sand & Gravel
- Parcel
- City of Wheatland's Sphere of Influence
- Streams



City of Lincoln General Plan

Land Use and Circulation Diagram

October 20



Legend

LAND USE DESIGNATIONS

- Rural Residential (RR)
- Country Estates (CE)
- Low Density Residential (LDR)
- Medium Density Residential (MDR)
- High Density Residential (HDR)
- Special Use District (SUD)
- Village (V)
- Mixed Use (MU)
- Neighborhood Commercial (NC)
- Community Commercial (CC)
- Regional Commercial (RC)
- Business and Professional (BP)
- Employment Center (EC)
- Industrial Planned Development (IPD)
- Light Industrial (LI)
- Industrial (I)
- Open Space (OS)
- Agriculture (AG)
- Parks and Recreation (PR)
- Public Facilities (PF)
- Medical Center (MC)

ROADWAY CLASSIFICATIONS

- | | |
|---|--|
| Existing | Proposed |
| Freeway | Freeway |
| Major Arterial | Major Arterial |
| Minor Arterial | Minor Arterial |
| Collector | Collector |

BOUNDARIES

- City Limits
- Sphere of Influence
- ALUCP Compatibility Zones

OTHER

- Airport Runway Expansion
- Railroad
- Landfill
- 1-Mile Buffer
- 100 Year Flood Zone
- Waterways



Workshop Breakout Session



- 1. What does a future Sheridan community look like?**
 - What should stay the same?
 - Where are the opportunities for change?
- 2. Discuss Community Plan area boundaries changes.**
- 3. Decide how and where community plan use designations should change.**
- 4. Discuss business and/or economic development ideas. Sheridan site to be considered for a fairgrounds relocation? If so, where?**

Community Workshop Feedback

“Keep it Rural”

“Retain Small Town
Community Feel”

“Preserve Open Space”

“No Land Use Changes
Outside of Townsite”



Community Workshop Feedback

- Infill development in townsite seen as a positive
- Small “tweaks” to land use should be considered
- Redevelop 13th Street
- General support for highway services at new interchange
- Residents shouldn't pay for new growth



Community Workshop Feedback



- Little support for a relocated fairgrounds
- Desire for additional services and shopping
- No additional low-income or multi-family housing
- Streetlights and sidewalks needed
- Residents are concerned about the visual appearance of Sheridan, including vacant buildings, overgrown lots, unattractive storage on residential lots, and unregistered cars.

Community Survey Results

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.

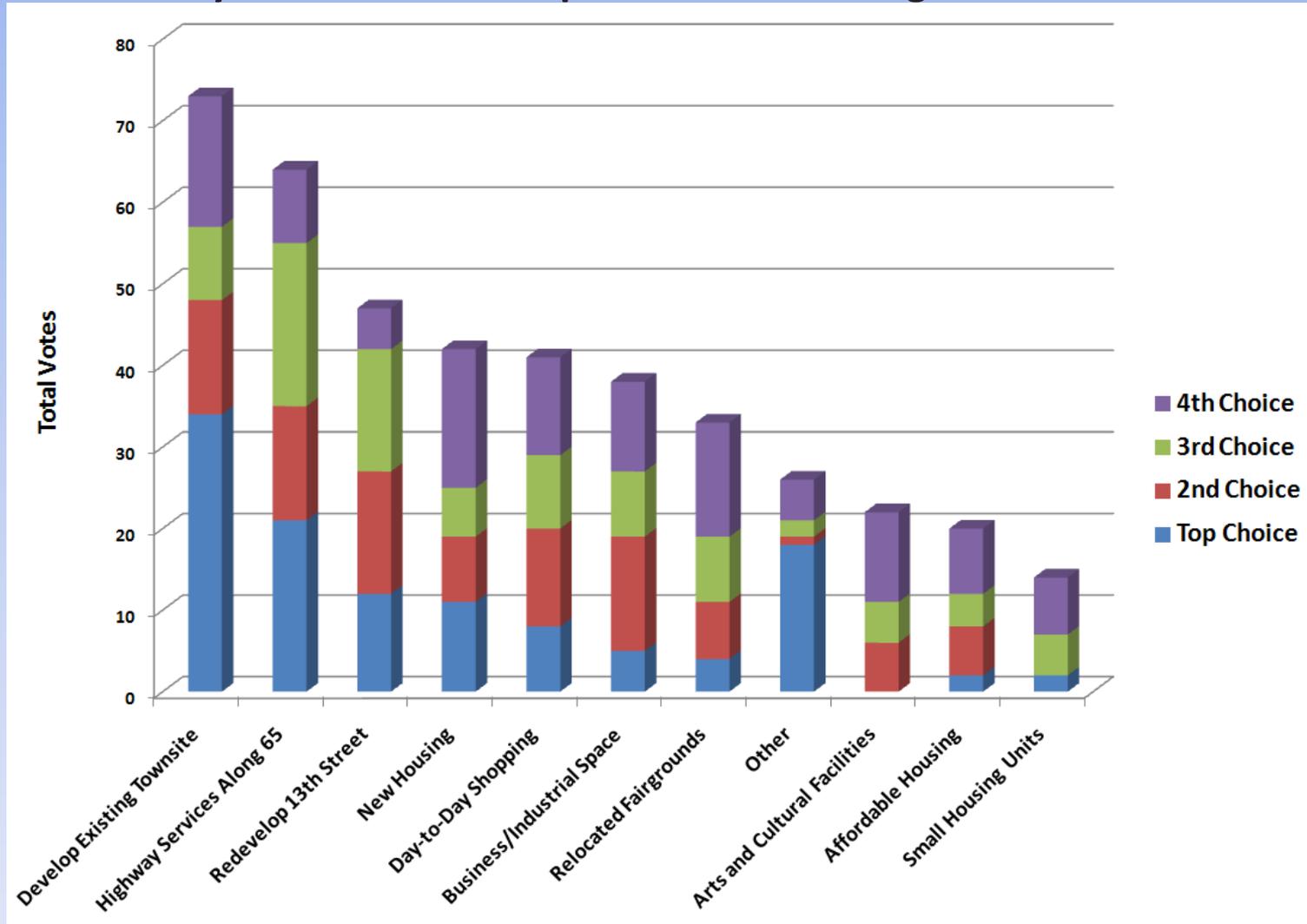
1. Please identify the types of development you would most like to ENCOURAGE in Sheridan. Pick up to four, and identify the choice you feel is more important to encourage.

	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"/>

1

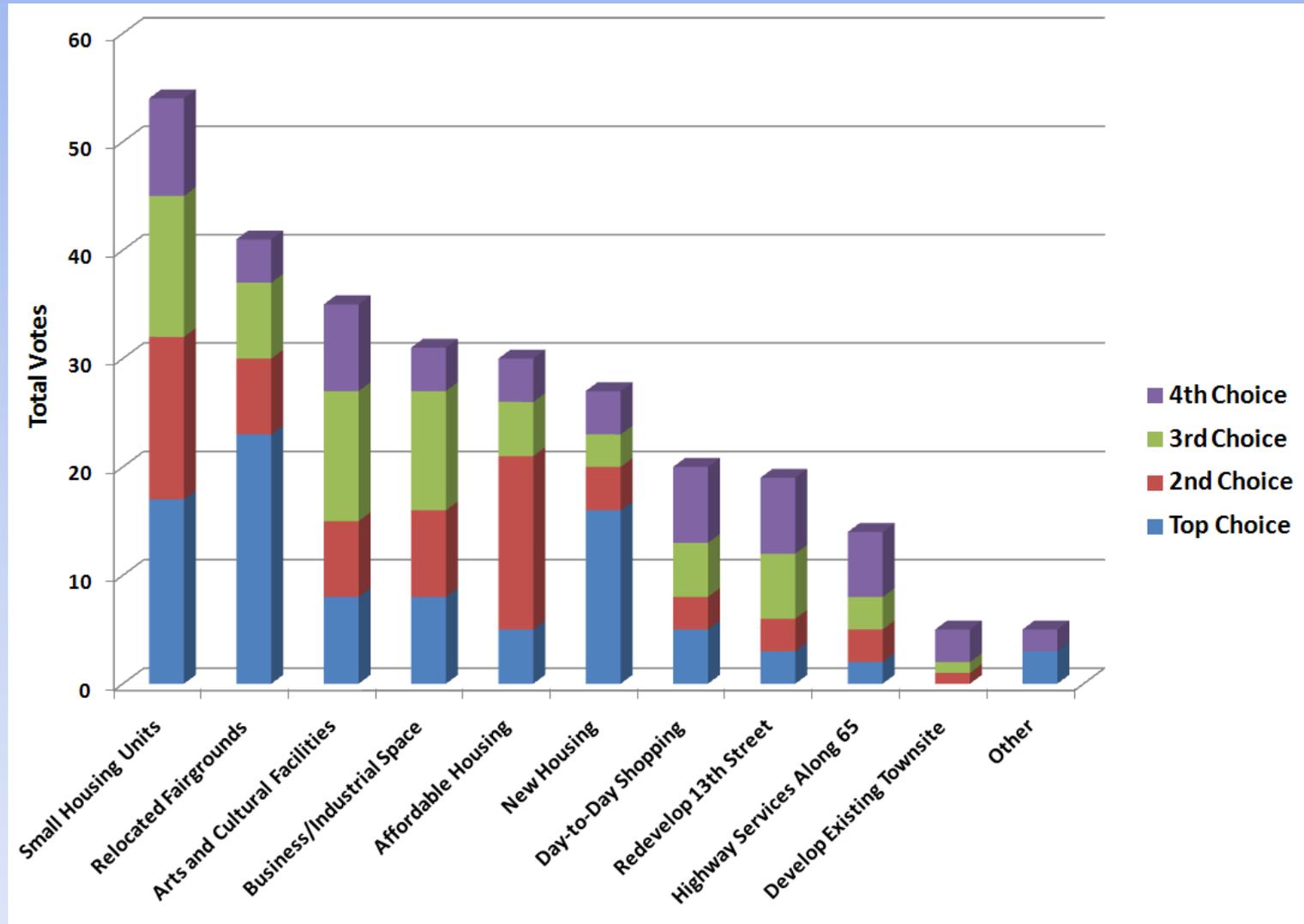
Community Survey Results

Question 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.



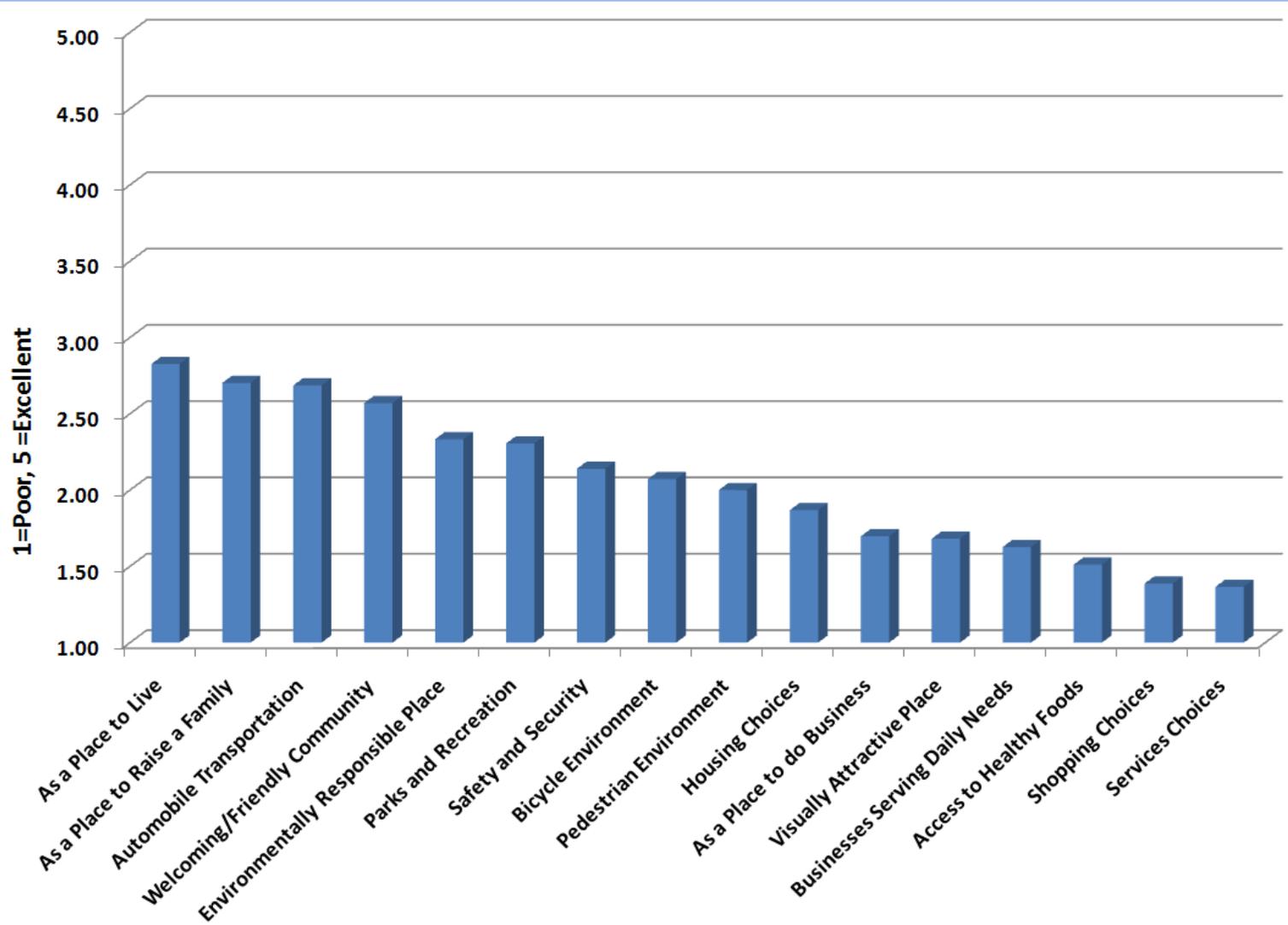
Community Survey Results

Question 2: Using the same list of choices, now identify the four types of development you would most like to DISCOURAGE in Sheridan.



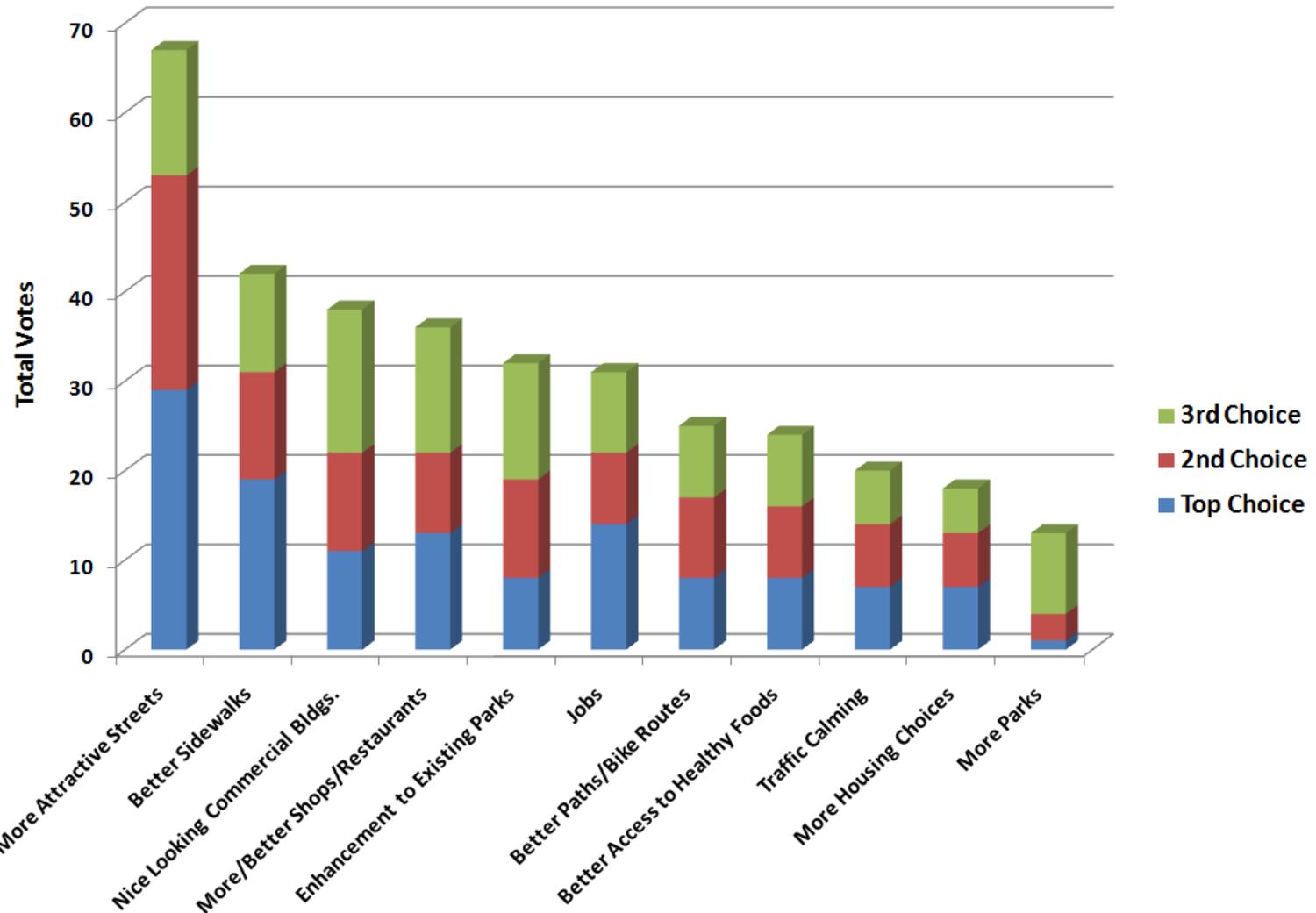
Community Survey Results

Question 3: How does Sheridan rank with respect to the following?



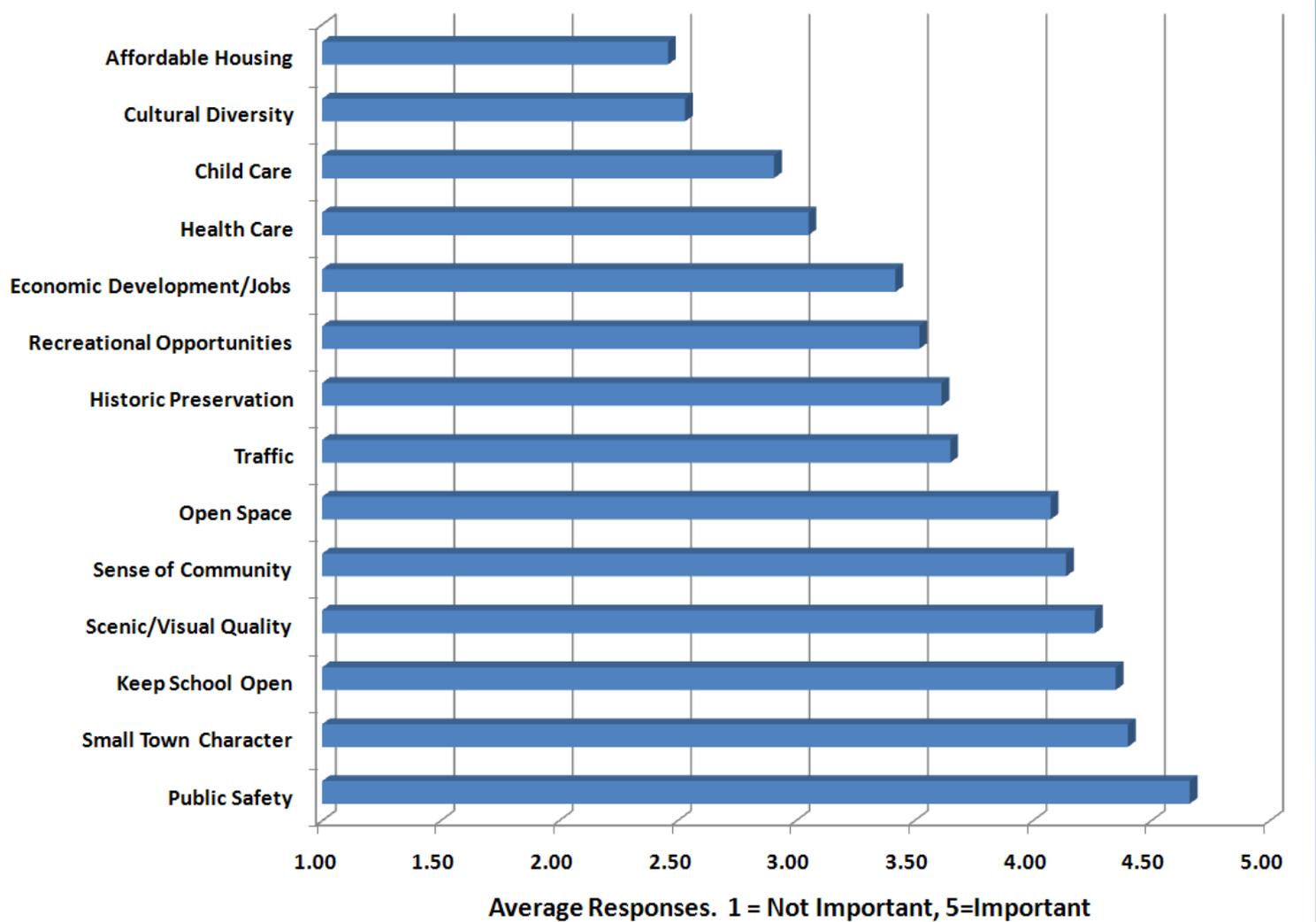
Community Survey Results

Question 4: What are the most needed improvements? Choose only three: Rank 1st (top) choice, 2nd, and 3rd choices.



Community Survey Results

Question 5: How important are the following issues to you? A score of 1 means the issue is not important to you and a score of 5 means the issue is very important to you.



Vision Statement

The vision statement is intended to be a description of how we want our community to be in the future.

Draft Vision for Discussion Purposes:

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





✓ **Next Meeting: January 16, 7 PM**

Discussion: Plan Assumptions, Goals, Policies



✓ **Stay Connected:**



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✓ **Web page:**

<http://www.placer.ca.gov/sheridan>



Existing Land Use 1976 Land Use Diagram

- Rural Residential
(2.3-5.0 acre minimum)
- Rural Estate
(5.0-20.0 acre minimum)
- Low Density Residential
(0.4-2.3 acre minimum)
- Medium Density Residential
(2-4 units/acre)
- High Density Residential
(4-10 dwelling units/acre)
- Commercial
- Industrial
- Park and Recreation

