

The following has been provided to the Sheridan Subcommittee Working Group for discussion at their January 16th meeting.

SHERIDAN COMMUNITY PLAN DRAFT ASSUMPTIONS JANUARY 2012

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

The following are draft assumptions for the Sheridan Community Plan:

Land Use

1. Residents of the Sheridan area locate here primarily because of the rural surroundings and ancestral residences. Sheridan will remain a rural community, providing limited services for the residents and adjacent agricultural areas. [Adapted from the 1976 Sheridan Plan]
2. Population within the Sheridan planning area will continue to grow at the slower rate than other parts of Placer County. The annual growth rate for Sheridan between 1970 (431 persons) and 2010 (746 persons) is 1.8 percent. By 2035 the population could reach nearly 1,070 persons. [Adapted from 1976 Sheridan Plan]
3. Redevelopment and reuse of vacant or underutilized property along the 13th frontage will provide for an increase in small, neighborhood-type commercial activities. This increase in commercial activities should not, however, substantially affect the population growth through increased employment. Therefore many of residents' needs for employment, and goods and services will continue to be met through outlets and facilities in other parts of the region. [Adapted from the 1976 Sheridan Plan]
4. The primary residential unit will continue to be the single family dwelling constructed on both residential lots and larger agricultural acreage. [Adapted from 1976 Sheridan Plan]
5. The need to protect and conserve agricultural lands and open space will increase with a growing population. Land surrounding the Sheridan community will be kept in open space/agriculture uses which will be consistent with the proposed Placer County Conservation Plan (PCCP) which is expected to be adopted. [Adapted from the 1976 Sheridan Plan]

6. Existing water and wastewater infrastructure within Sheridan has limited capacity to support existing zoning and therefore may need to be expanded within the planning period. [Adapted from the 1976 Sheridan Plan]
7. The Sheridan Community Plan update process shall consider land use alternatives separately from land ownership and tenure.
8. Land use around the Highway 65 Bypass could provide limited opportunities for services.
9. Land use designations for “higher density” residential housing will occur within or adjacent to the existing town site and where public services and utilities are available.
10. The primary means of transportation through the year 2035 will be the automobile as public transit is not expected to be provided in the Plan area. However, strong efforts will be made to encourage the use of other non-auto forms of transportation such as walking and cycling.
11. Growth in the rural areas will be limited by sewer and water system capacities and the agricultural lands which surround them.
12. Other than the planned Highway 65 Wheatland Bypass, new significant roadways will not be necessary before the year 2035.
13. Continuing growth will be predicated on the provision of adequate supporting infrastructure including roads, water, wastewater, schools and other public services. It is the purpose of this plan to ensure that continuing growth will not be detrimental to existing development service levels.