



# **Sheridan Community Plan Update**

**2nd Subcommittee Meeting  
January 16, 2013**

SHERIDAN  
COMMUNITY PLAN



## Informational Items:

Introductions

## Discussion Items:

Community Plan Area Boundaries

Vision Statement

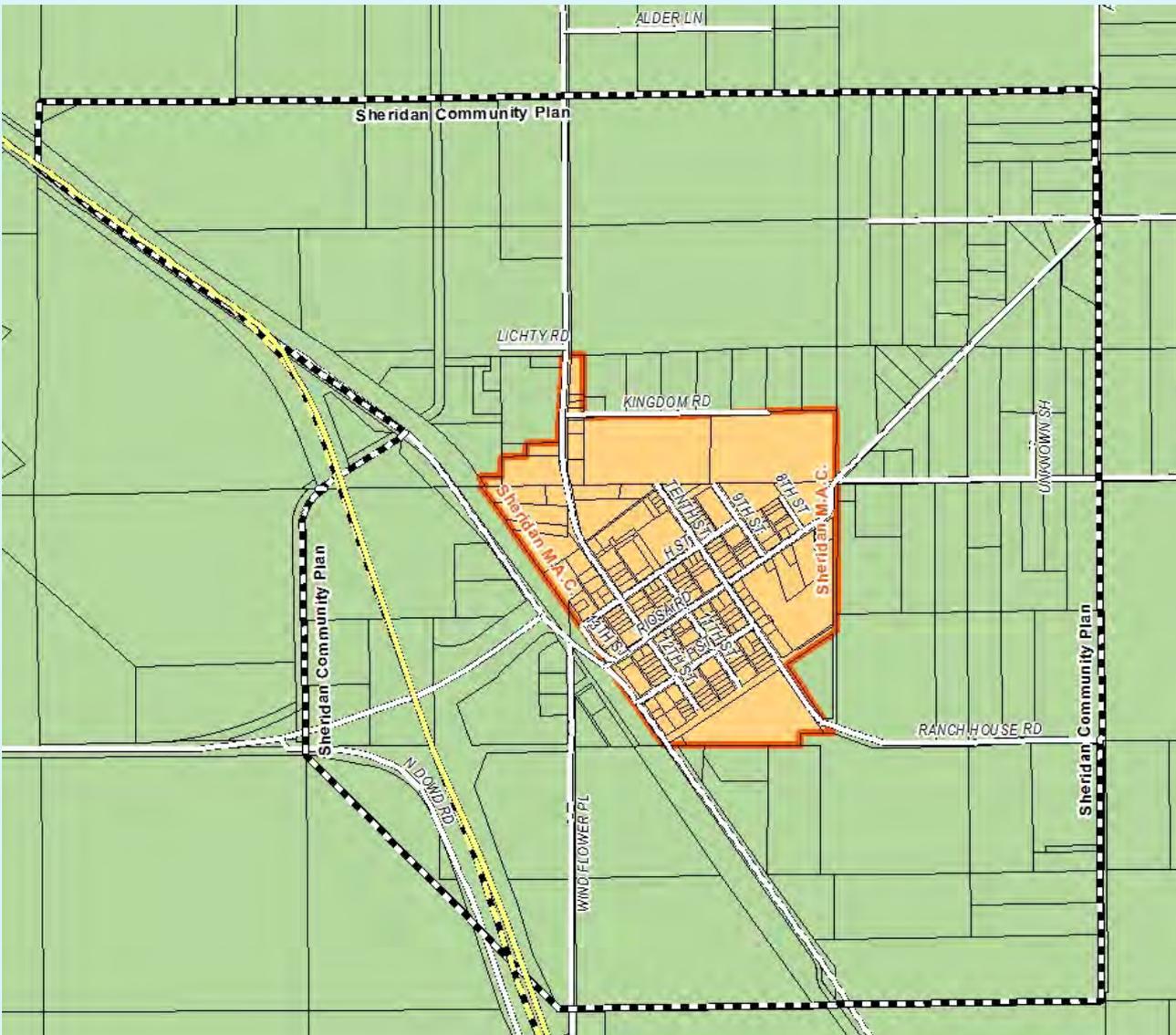
Plan Assumptions



# Current Plan Area Boundaries

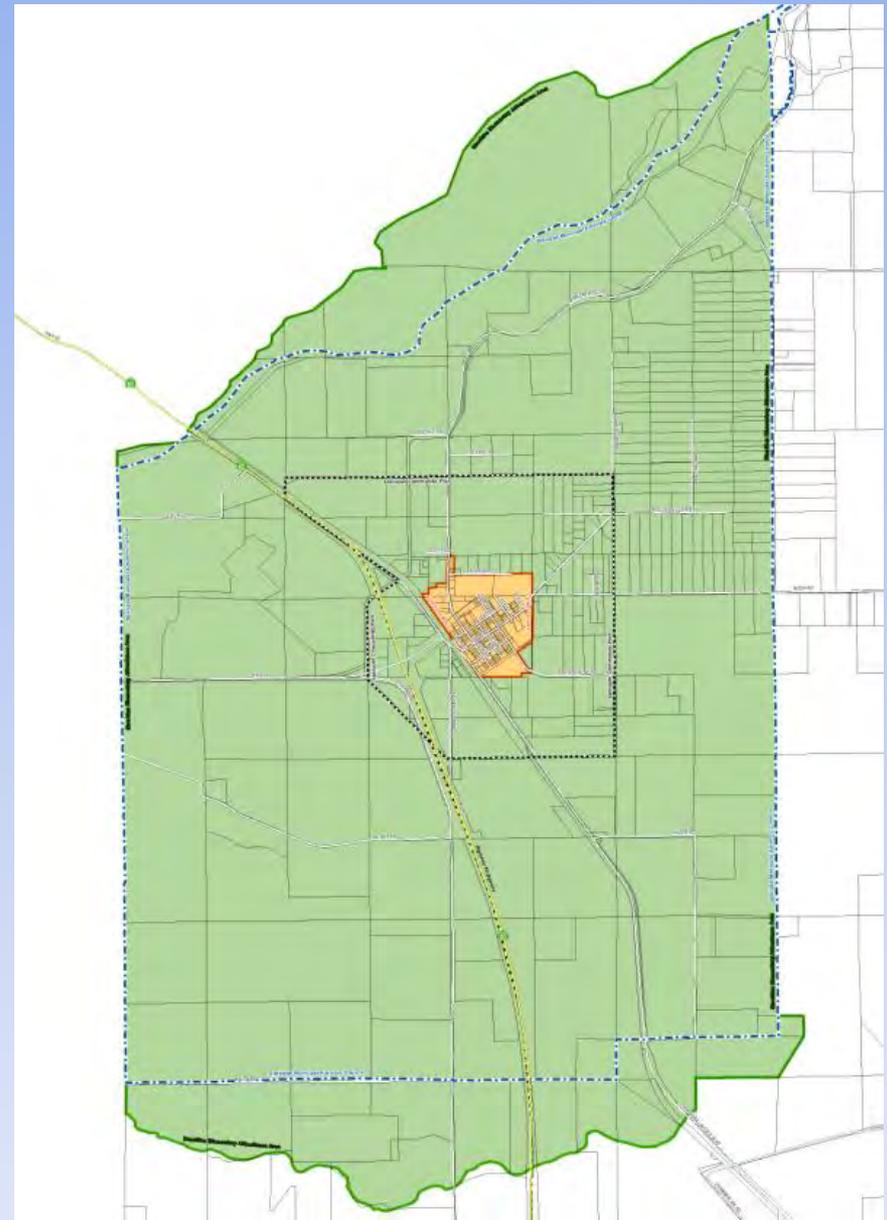
The Sheridan Community Plan includes an area of 2.67 square miles.

The boundaries generally are Alder Lane to the north, the Highway 65 Bypass on the west, Andresson Road to the east, and an unnamed tributary to Yankee Slough to the south.



# *Plan Area Boundaries*

**Expand or  
Stay the Same?**



# ***Plan Area Boundaries***

## **Sheridan-Specific Policies vs General County Policies**

The importance of the General Plan as a policy document cannot be overemphasized. The plan is a compass for the community. It provides broad overall policy and direction for the entire county.

Community plans are often used by municipalities to plan the future of a particular area at a finer level of detail than that provided by the general plan. A community plan is a portion of the general plan focusing on the issues pertinent to a particular area or community within a city or county. It supplements the policies of the general plan.



# ***Plan Area Boundaries***

A community plan may diverge from the issues contained in the general plan into other subjects viewed by the community as being of relevance. A community plan represents a good tool for developing a community "sense of place." It establishes development policy at a community level.

Community plans are more detailed and specific than countywide elements and are necessary due to the size, complexity, and diversity of Placer County. The community plans are tailored to local conditions and needs.



# *Plan Area Boundaries*

Stability is more likely in a community which has a functional development process and which has articulated its goals and the methods by which it intends to accomplish them.

In such a community, planning is important to the individual property owner as it provides assurance that investment in the community will be protected, and the quality of the neighborhood will not be eroded by incompatible development.



# Vision Statement

## Previous Draft:

*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.*

## New Draft:

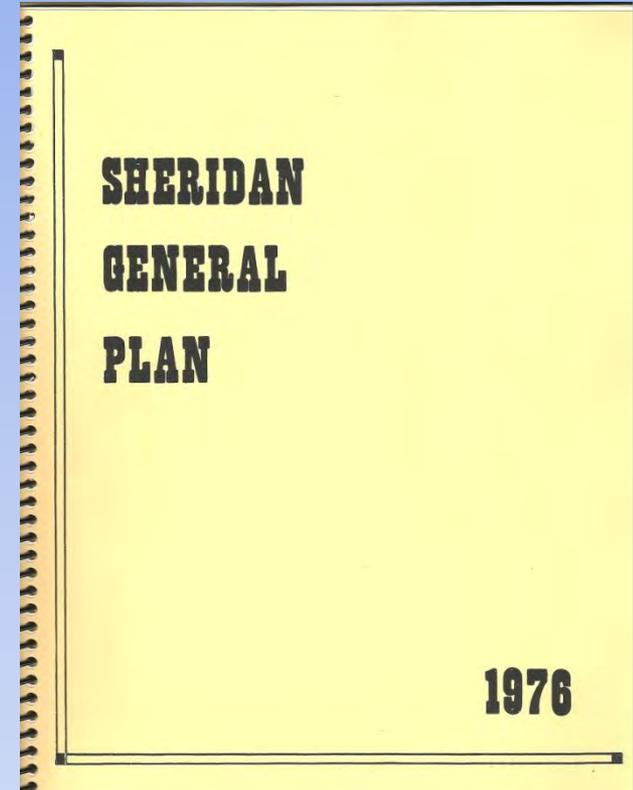
*Maintain the rural, small-town character of Sheridan by managing growth, revitalizing the **existing** townsite, **striving for** high-quality aesthetics, and providing for community development needs to enhance the quality of life for **current and future** residents.*



# Plan Assumptions

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 current observations projected into the future.

These assumptions provide a basis for planning recommendations and give direction to future interpretations of the plan.



# ***Plan Assumptions***



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.
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) was 1.8 percent. By 2035 the population could reach nearly 1,070 persons.

# Plan Assumptions



3. Redevelopment and reuse of vacant or underutilized property along the 13<sup>th</sup> 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.
4. The primary residential unit will continue to be the single family dwelling constructed on both residential lots and larger agricultural acreage.

# ***Plan Assumptions***



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.
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.

# ***Plan Assumptions***



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.

# ***Plan Assumptions***

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.



# ***Plan Assumptions***

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.





✓ **Next Meeting: February 20, 7 PM**

Discussion: Overall 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

