# WATER SERVICE AREAS

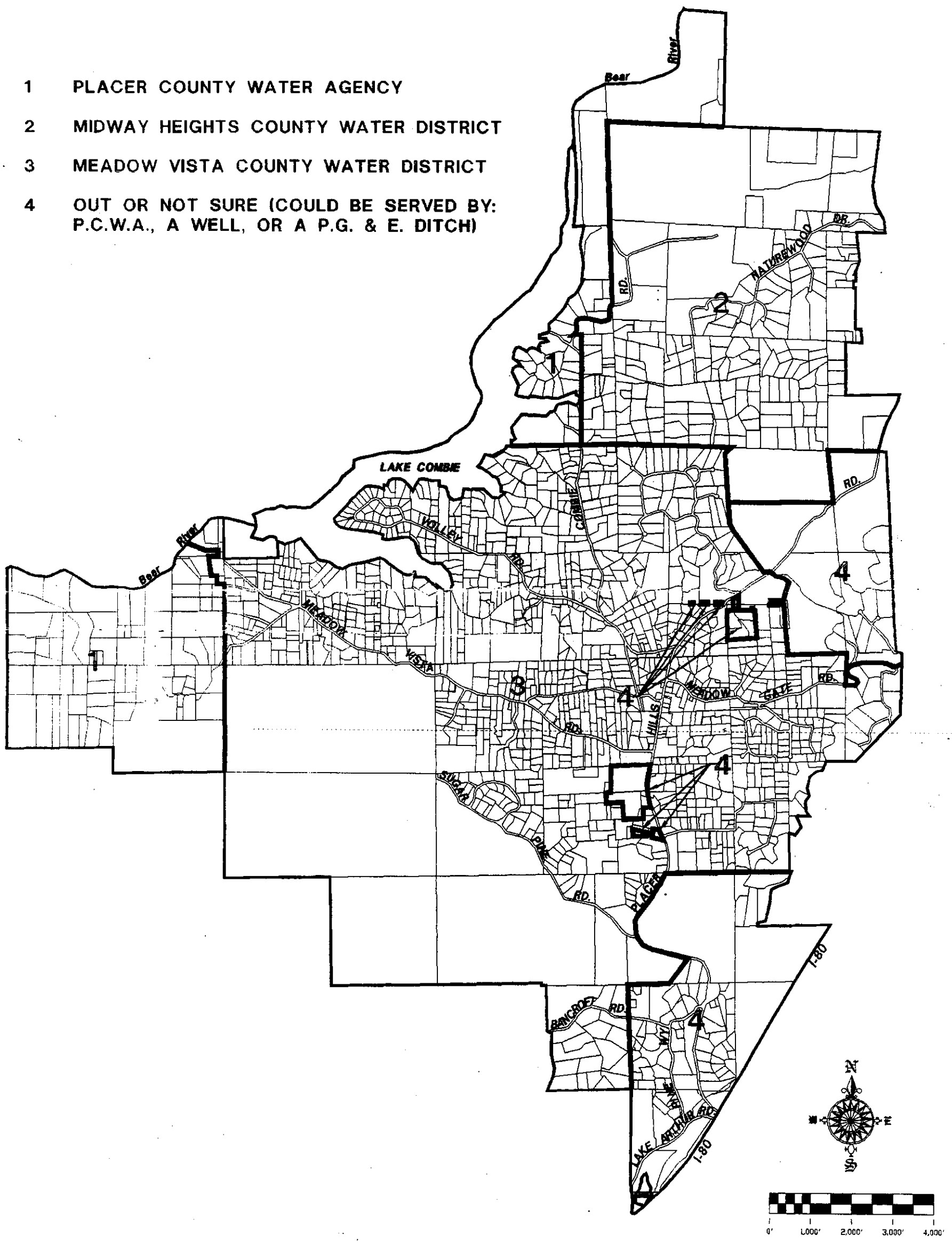
LEGEND

1 PLACER COUNTY WATER AGENCY

2 MIDWAY HEIGHTS COUNTY WATER DISTRICT

3 MEADOW VISTA COUNTY WATER DISTRICT

4 OUT OR NOT SURE (COULD BE SERVED BY: P.C.W.A., A WELL, OR A P.G. & E. DITCH)




# MEADOW VISTA COMMUNITY PLAN

1996

NOTE: A larger more defined map is available at the Planning Department.

FIG. 5.1

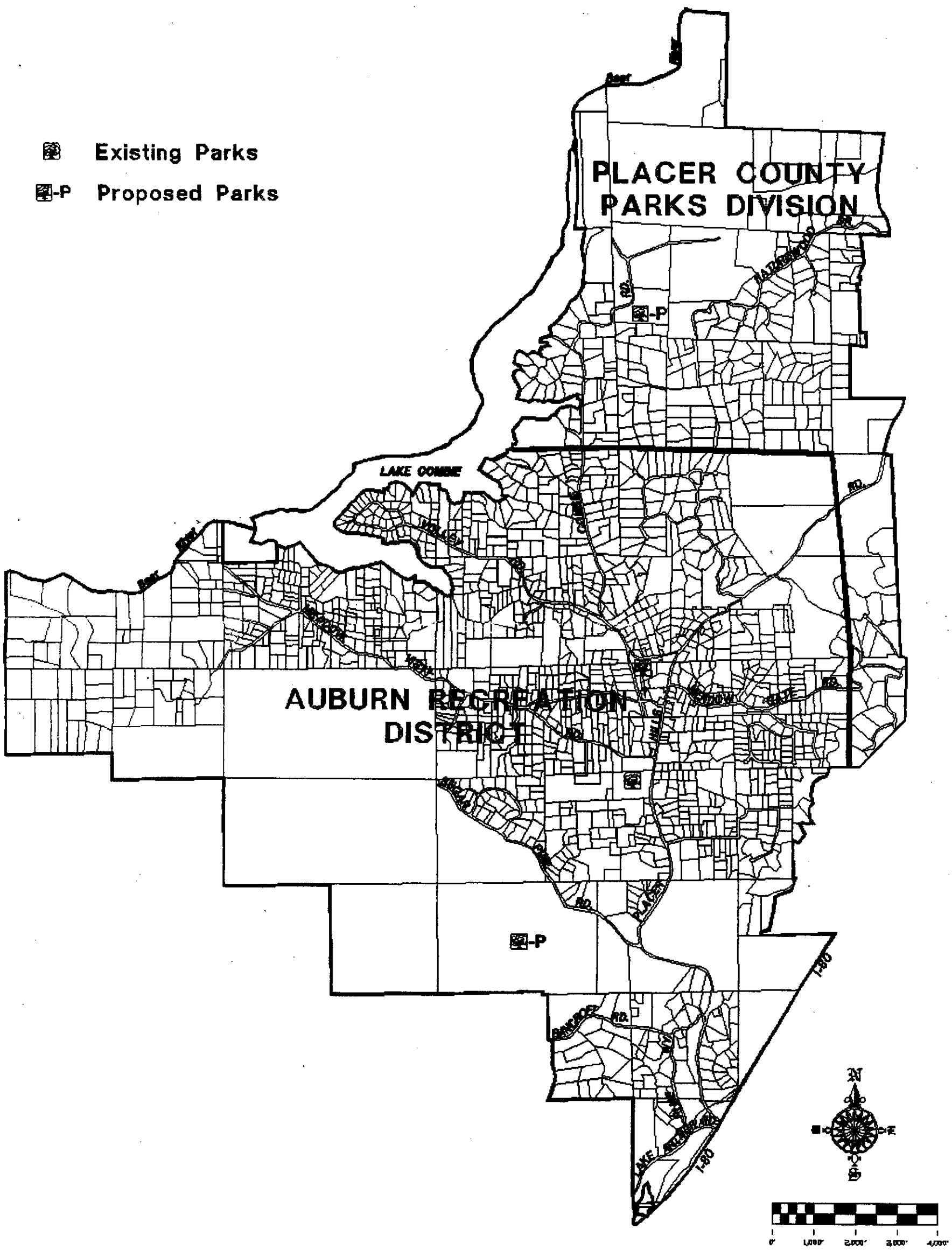
Prepared by: Placer County Planning Department Geographic Information Division

# RECREATION DISTRICTS

LEGEND

Existing Parks

-P Proposed Parks




# MEADOW VISTA COMMUNITY PLAN

1996

NOTE: A larger more defined map is available at the Planning Department.

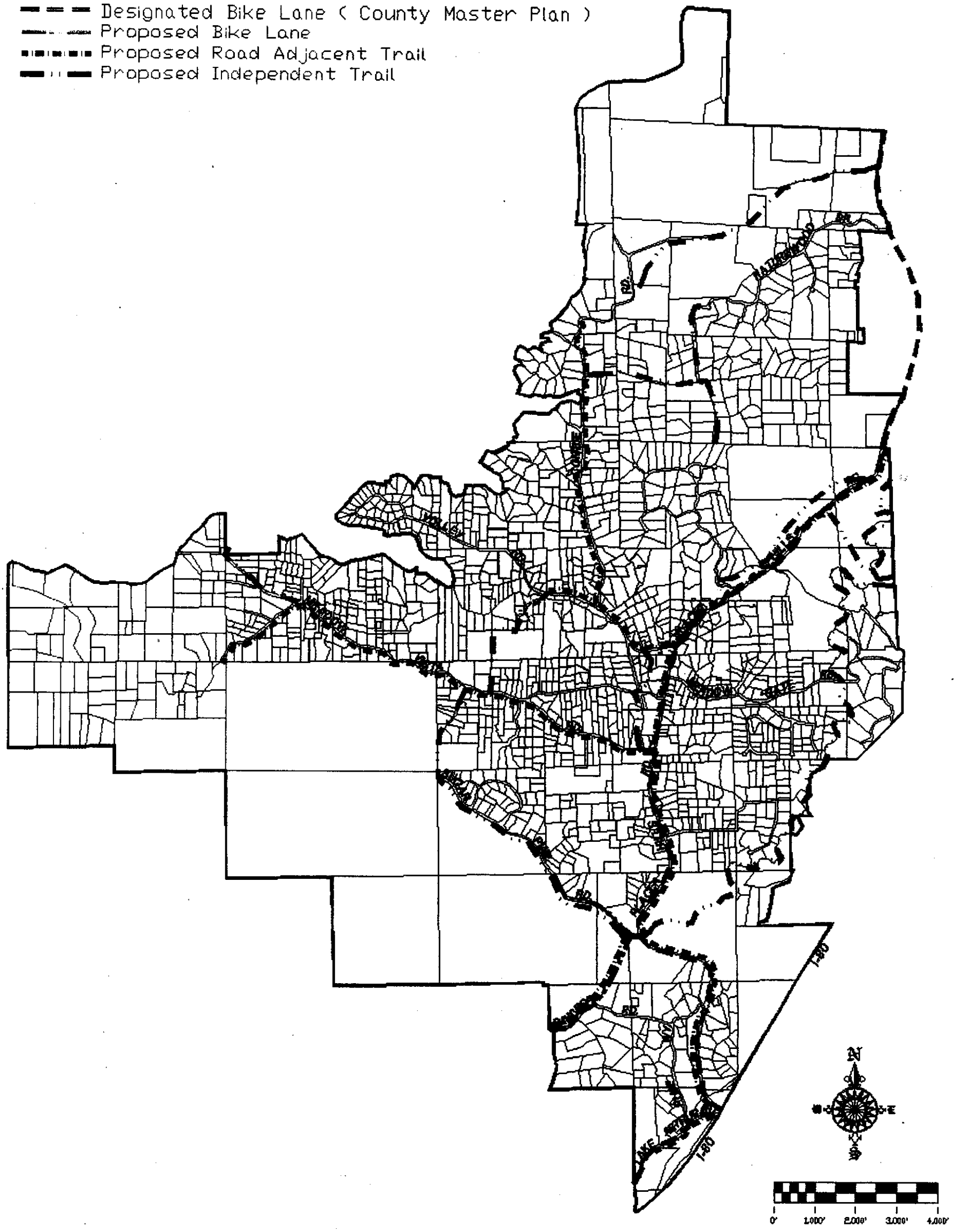
FIG. 6.1

Prepared by: Placer County Planning Department Geographic Information Division

# TRAILS MAP

**LEGEND**

- Designated Bike Lane ( County Master Plan )
- Proposed Bike Lane
- Proposed Road Adjacent Trail
- Proposed Independent Trail




# MEADOW VISTA COMMUNITY PLAN

1996

NOTE: A larger more defined map is available at the Planning Department.

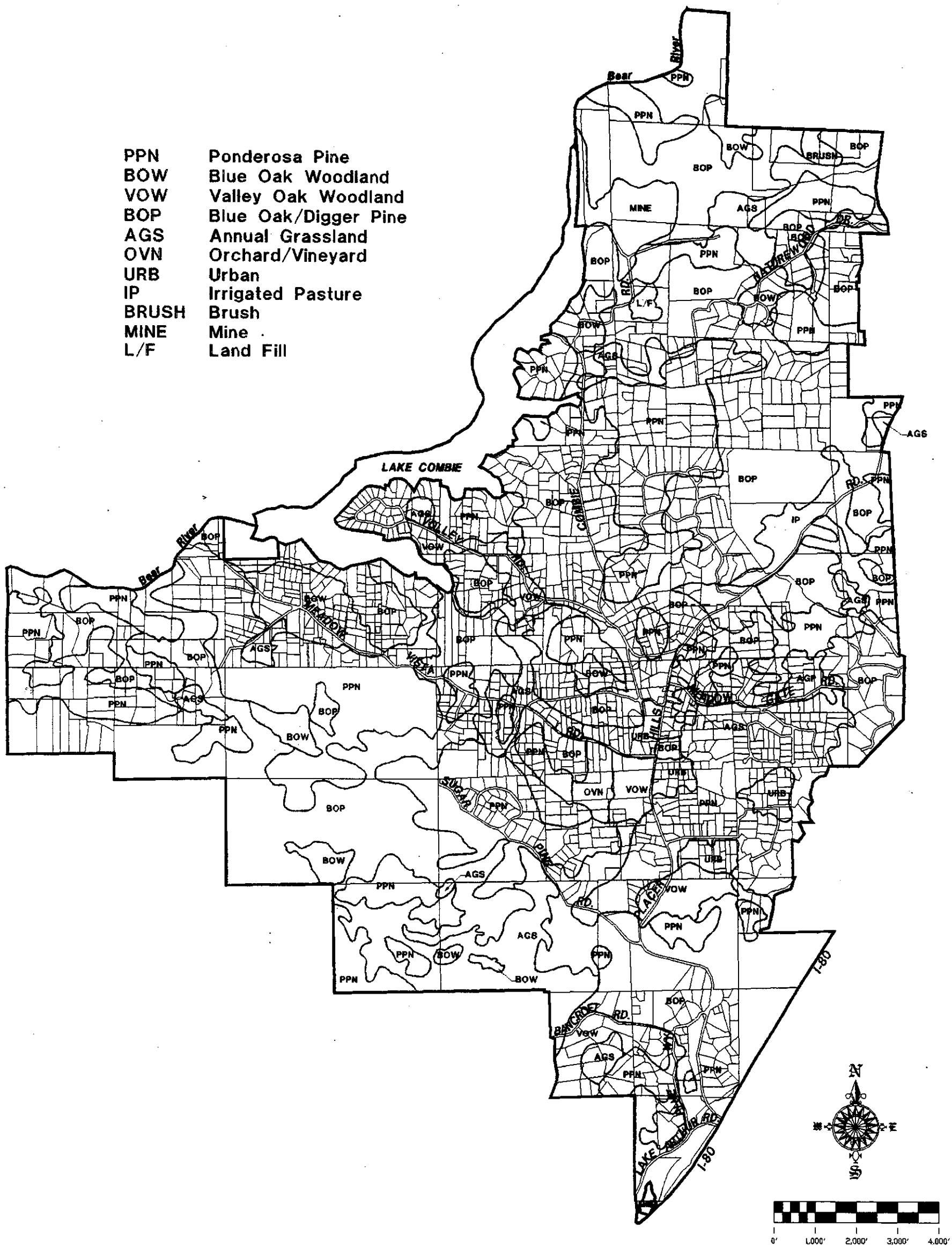
FIG. 7.1

Prepared by: Placer County Planning Department Geographic Information Division

# VEGETATION

LEGEND

| | |
|---|---|
| PPN | Ponderosa Pine |
| BOW | Blue Oak Woodland |
| VOW | Valley Oak Woodland |
| BOP | Blue Oak/Digger Pine |
| AGS | Annual Grassland |
| OVN | Orchard/Vineyard |
| URB | Urban |
| IP | Irrigated Pasture |
| BRUSH | Brush |
| MINE | Mine |
| L/F | Land Fill |




# MEADOW VISTA COMMUNITY PLAN

1996

NOTE: A larger more defined map is available at the Planning Department.

FIG. 9.1

Prepared by: Placer County Planning Department Geographic Information Division

# WATER RESOURCES AND WETLAND AREAS

## LEGEND

**WETLANDS**

**POWKZ** PAULUSTRINE, OPEN WATER, ARTIFICIAL, INTERMITTENTLY EXPOSED/PERMANENT

**POWKY** PAULUSTRINE, OPEN WATER, ARTIFICIAL, SATURATED/SEMIPERMANENT/SEASONALS

**PEMY** PAULUSTRINE, EMERGENT, SATURATED/ SEMIPERMANENT/SEASONALS

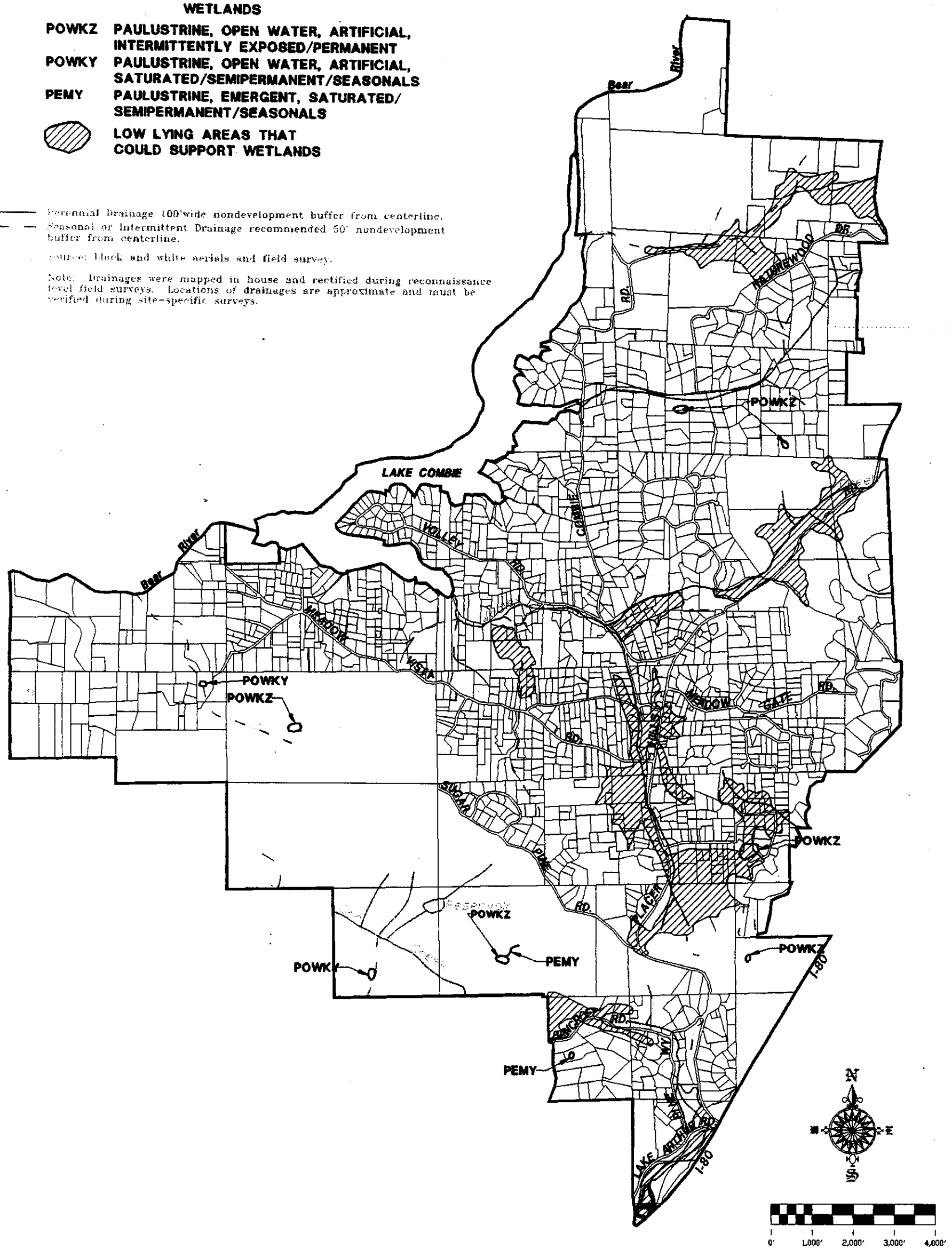
LOW LYING AREAS THAT COULD SUPPORT WETLANDS

Perennial Drainage 100'wide nondevelopment buffer from centerline.

Seasonal or Intermittent Drainage recommended 50' nondevelopment buffer from centerline.

Source: Black and white aerials and field survey.

Note: Drainages were mapped in house and rectified during reconnaissance level field surveys. Locations of drainages are approximate and must be verified during site-specific surveys.




# MEADOW VISTA COMMUNITY PLAN

## 1996

NOTE: A larger more defined map is available at the Planning Department.

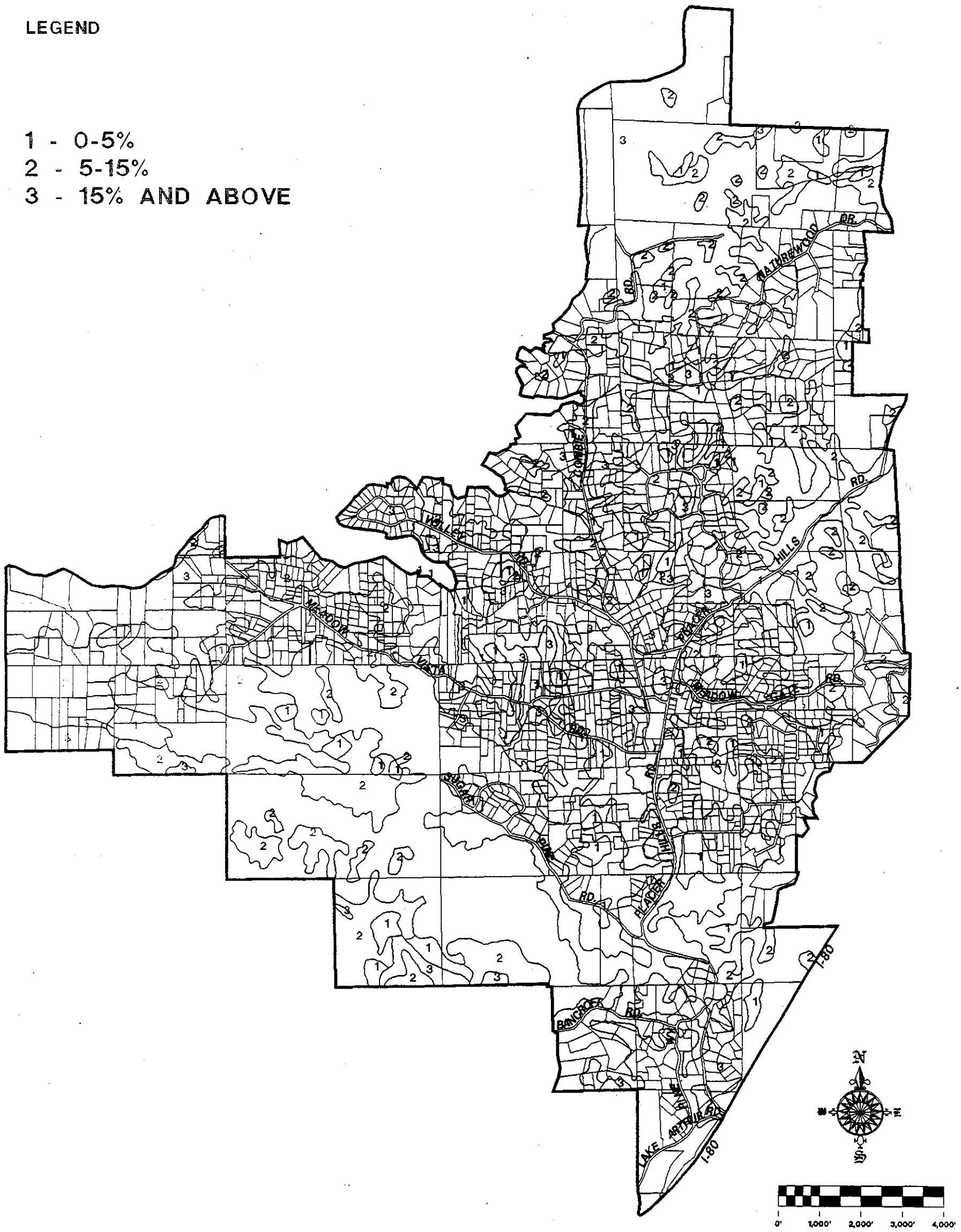
FIG. 9.2

Prepared by: Placer County Planning Department Geographic Information Division

# SLOPE

LEGEND

1 - 0-5%
2 - 5-15%
3 - 15% AND ABOVE



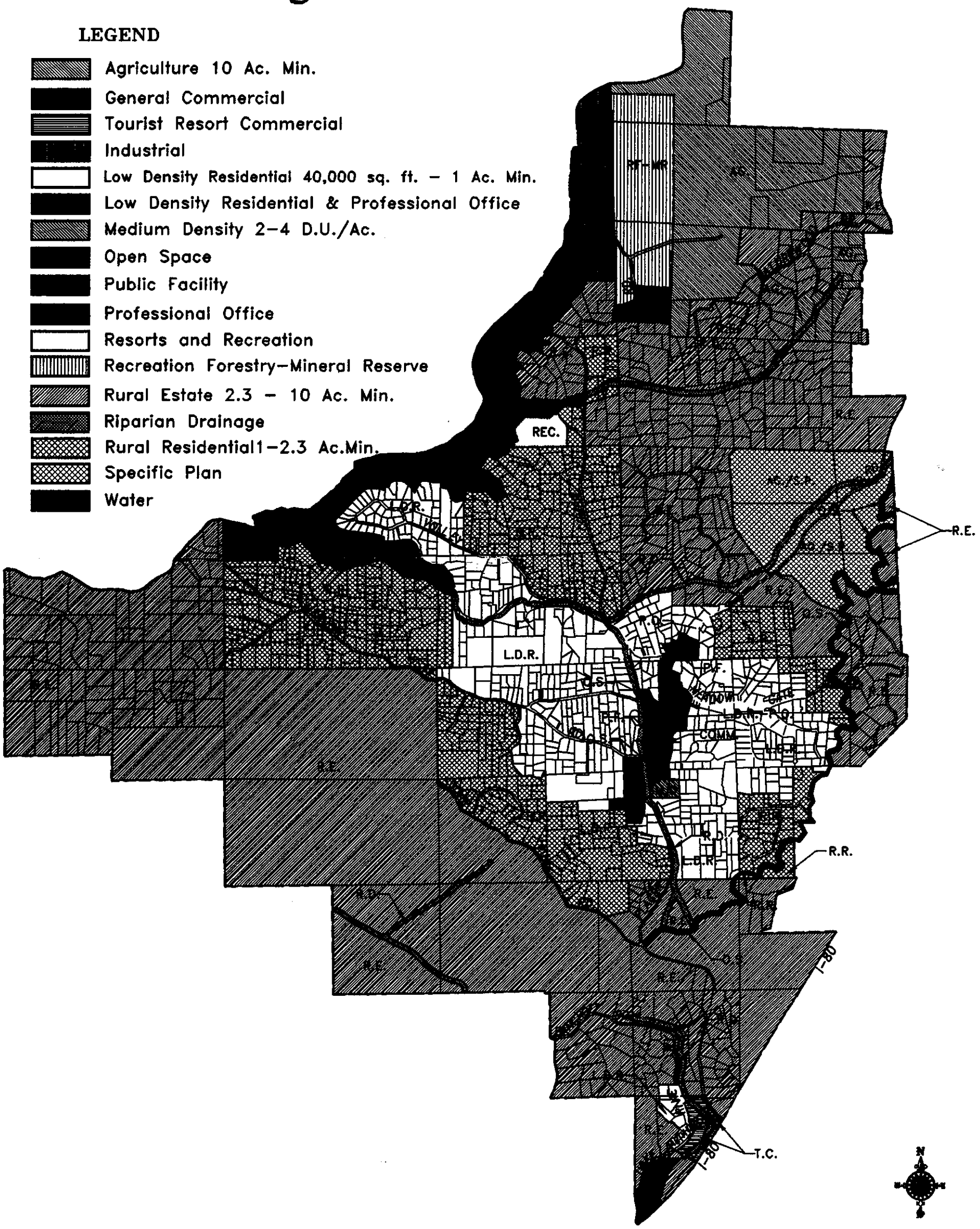

# MEADOW VISTA COMMUNITY PLAN
## 1996

NOTE: A larger more defined map is available at the Planning Department.

FIG. 9.3

Prepared by: Placer County Planning Department Geographic Information Division

# Land Use Diagram




MEADOW VISTA COMMUNITY PLAN
1996

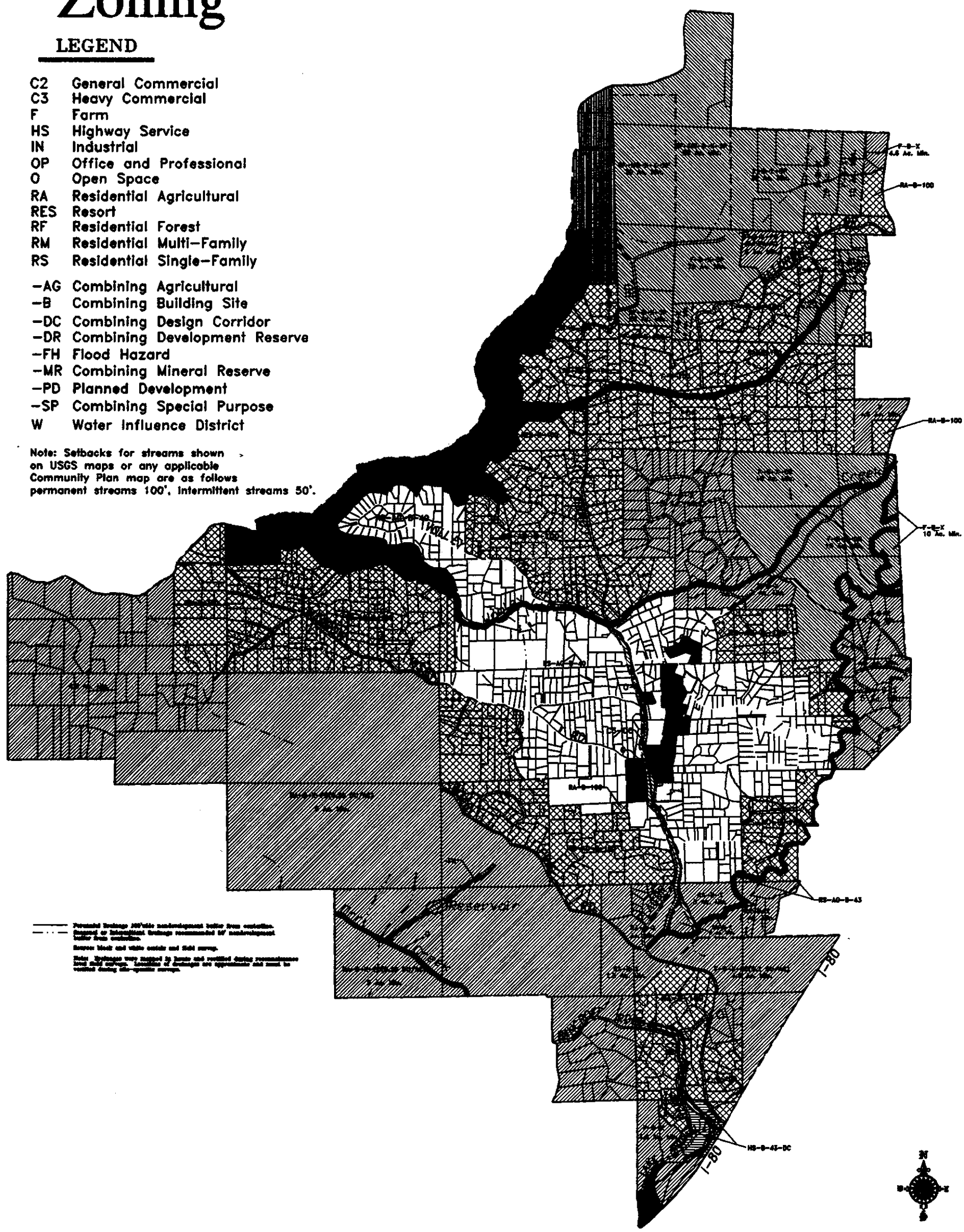
GPA-310 ADOPTED BY: B.O.S. 5-21-96
RESOL.# 96-127
Prepared by: Placer County Planning Department Geographic Information Division (May,1996)

# Zoning

## LEGEND

| | |
|---|---|
| C2 | General Commercial |
| C3 | Heavy Commercial |
| F | Farm |
| HS | Highway Service |
| IN | Industrial |
| OP | Office and Professional |
| O | Open Space |
| RA | Residential Agricultural |
| RES | Resort |
| RF | Residential Forest |
| RM | Residential Multi-Family |
| RS | Residential Single-Family |
| -AG | Combining Agricultural |
| -B | Combining Building Site |
| -DC | Combining Design Corridor |
| -DR | Combining Development Reserve |
| -FH | Flood Hazard |
| -MR | Combining Mineral Reserve |
| -PD | Planned Development |
| -SP | Combining Special Purpose |
| W | Water Influence District |

Note: Setbacks for streams shown on USGS maps or any applicable Community Plan map are as follows permanent streams 100', intermittent streams 50'.




# MEADOW VISTA COMMUNITY PLAN
## 1996

REA-855 Adopted by B.O.S. 5-21-96
Ord.# 4732-B
Prepared by: Placer County Planning Department Geographic Information Division (May,1996)