

## **SECTION 6: RECREATION**

### **I. PURPOSE**

The purpose of this recreation element is to ensure that adequate recreation facilities, both passive, such as open space and picnic areas, and active, such as baseball diamonds, are provided to the residents and visitors of the Meadow Vista Community Plan area.

Public recreation in the Plan area is provided by the Auburn Recreation District (ARD) and the Placer County Parks Division (see Recreation Area Map, Figure 6.1).

The County provides park facilities for approximately 25% of the Plan area. The County facilities are designed for public use; however, the County does not operate any recreation programs.

The ARD encompasses approximately 75% of the Plan area. ARD provides both recreation facilities and public recreational programs. In 1993, ARD adopted a 20 year master plan to guide the District's future activities. The ARD Master Plan is hereby incorporated into the Meadow Vista Community Plan by reference. Because ARD's Master Plan addresses the park and recreation needs for the majority of the Community Plan area, the Meadow Vista Community Plan recreation element will address the Plan area located outside of the ARD boundaries which will be administered by Placer County and includes a goal of assisting ARD in implementing its Master Plan.

### **II. GOALS, POLICIES, AND IMPLEMENTATION PROGRAMS**

#### ***GOALS AND POLICIES***

##### **Public Recreation and Parks**

**Goal 6.A:** To assist Auburn Recreation District (ARD) in implementing its Master Plan and to provide recreation facilities/opportunities in those areas of the Plan outside of ARD's jurisdiction. [Goal 5.A]

##### **Policies**

- 6.A.1. The County and ARD shall strive to achieve and maintain a standard of 5 acres of improved parkland and 5 acres of passive recreation area or open space per 1,000 population. [5.A.1.]
- 6.A.2. In accordance with the Auburn Recreation District's park development standards, the County shall strive to achieve the following park facility standards:
- a. 1 tennis court per 2,000 residents
  - b. 1 swimming pool per 20,000 residents
  - c. 1 community center per 20,000 residents
  - d. 1 softball field per 5,000 residents
  - e. 1 basketball court per 5,000 residents
  - f. 1 neighborhood park per elementary school neighborhood
  - g. 1 community park per community
  - h. 1-volleyball court per-5,000 residents [5.A.2., 12/30]
- 6.A.3. The County shall require the dedication of land and/or payment of fees, in accordance with state law (Quimby Act) to ensure funding for the acquisition and development of public recreation facilities. The fees are to be set and adjusted as necessary to provide for a level of funding that meets the actual cost to provide for all of the public parkland and park development needs generated by new development. [5.A.5.]

- 6.A.4. The County and ARD shall ensure that park design is appropriate to the recreational needs and, where feasible, provides access capabilities to all residents, employees, and visitors of Placer County. [5.A.10.]
- 6.A.5. The County shall not become involved in the operation of organized, activity-oriented recreation programs especially where ARD has jurisdiction. [5.A.16.]
- 6.A.6. The County shall require the inclusion of new subdivision lands in a type of financing district (such as a County Service Area or Landscape and Lighting District) to generate sufficient funds to operate and maintain new public park facilities provided in the area.

**Goal 6.B:** To provide a wide range of recreational opportunities in the Meadow Vista community.

**Policies**

- 6.B.1. The County shall encourage formation of a committee comprised of the Meadow Vista Municipal Advisory Council, representatives of lakeside property owners, the Nevada Irrigation District, ARD and Placer County, to investigate public access and use of Lake Combie.
- 6.B.2. The County shall pursue opportunities to utilize the former landfill site in Meadow Vista as a recreation facility, in particular as an equestrian staging area and arena, as well as, a trail for both the able-bodied and the disabled. The opportunity for a trail from the landfill site to the Bear River should also be pursued. Any development of the landfill site or nearby trails shall be designed and constructed to be sensitive to the area's topography and any sensitive features and shall be designed and constructed to protect adjacent land owners from noise, vandalism and illegal trespass.
- 6.B.3. The County shall cooperate with volunteer groups and organizations that can assist with providing recreation.
- 6.B.4. The County shall foster and encourage the development of a recreational center in Meadow Vista for multiple uses by people of all ages. (Neither the Placer Hills School nor Sierra Hills School facility can serve as an adequate recreational center because their hours of operation as schools restrict their usefulness as a community center. The depth of interest in such a center is indicated by the private fundraising efforts of the Community Center Association and the ongoing efforts of civic leaders.)

**Goal 6.C:** To encourage development of private recreational facilities. [5.B]

**Policies**

- 6.C.1. The County and/or ARD shall encourage development of private recreation facilities to reduce demands on public agencies. [5.B.1.]

**IMPLEMENTATION PROGRAMS**

- 1. Review development projects for compliance with the goals, policies, and specific discussions contained in the Recreation Section and throughout the Plan.

**Responsible Agency/Department:** Parks Department/ARD/Meadow Vista MAC/Planning Commission/Board of Supervisors  
**Time Frame:** Ongoing  
**Funding:** Application fees

2. The County shall work with local, state, and federal agencies to complete a comprehensive inventory of all parks and recreation areas and services in the county and to identify other areas suitable for park acquisition and development. The County shall consider preparation of a County park and recreation master plan to provide a policy framework for independent implementation by the cooperating agencies.

**Responsible Agency/Department:** Parks Department

**Time Frame:** Ongoing

**Funding:** As funds are available

3. The County will prepare a revised park land dedication ordinance which addresses the ARD standard of 10 acres per 1000 people established by this Plan. The existing park land dedication standard of 5 acres per 1000 people shall remain in effect until a revised ordinance is adopted.

**Responsible Agency/Department:** Planning Department/Parks Department

**Time frame:** 1995/96

**Funding:** General Fund

4. The potential park sites shown on the Plan map will serve as the most desirable sites to meet the future needs of the Meadow Vista Community Plan area. As development occurs, the acquisition of these sites will be considered.

**Responsible Agency/Department:** Parks Department

**Time frame:** Ongoing

**Funding:** Various

5. As new school sites are acquired and developed, both ARD and the County will consider joint use opportunities including the acquisition of land adjacent to the school.

**Responsible Agency/Department:** Parks Department

**Time frame:** Ongoing

**Funding:** Various

### III. DISCUSSION

#### 1. Existing Park and Recreation Facilities

Meadow Vista is fortunate to be located near a variety of regional and local parks and recreational facilities. Existing parks allow residents and visitors to enjoy such activities as playing softball or soccer, swimming in a swimming pool, picnicking or any number of other types of recreational activities.

##### 1.1 Regional Parks

There are two regional recreation facilities located within close driving distance to Meadow Vista.

The Auburn State Recreation Area is located roughly five miles from Meadow Vista, along the north fork of the American River east of Interstate 80. The Folsom Lake State Recreation Area is located downstream from the Auburn State

Recreation Area. Both of these recreation areas accommodate camping, biking, fishing and related outdoor activities. Folsom Lake is also considered one of the best areas in northern California for boating and fishing.

##### 1.2 Local Parks

Meadow Vista Park is a 22 acre ARD owned community park located at the corner of Placer Hills Road and Meadow Vista Road. In general, this park serves the broad range of recreational needs of the local vicinity. The park includes a baseball field, a large grass area which is used for soccer and other recreation, a tot lot, group picnic areas, a pond, and landscaped passive recreation areas. ARD recently added two public tennis courts and new playground equipment on the site.

**Placer Hills Park** is a three acre community pool-neighborhood park located immediately north of and adjacent to Placer Hills School at the corner of Placer Hills Road and Meadow Lane. This ARD park includes a community swimming pool which is 30 feet by 60 feet in size. The neighborhood park portion of the site is more limited than the nearby community park because of its small size.

**Placer Hills School** is located immediately south of and adjacent to Placer Hills Park. In combination with the adjoining swimming pool-park facility, 3.6 acres of recreational facilities are available at this school for public use. In addition to outdoor athletic field areas (baseball diamond, soccer field, etc.) and multipurpose courts, a multipurpose room and smaller classrooms are made available to the public on a reservation basis.

**Halsey Forebay** is located in close proximity to the Meadow Vista Community Plan area. Halsey Forebay is maintained by Pacific Gas and Electric. The Forebay is an 88 acre-foot reservoir located in nearby Christian Valley along Bancroft Road and Christian Valley Road. The reservoir is regularly stocked with rainbow trout during the months of June, July and August, making the area an ideal fishing spot for local fishermen. The area also contains picnic tables and a walking trail around the reservoir.

**Lake Combie**, which is located immediately west of Meadow Vista, is a reservoir which was built and is owned and maintained by the Nevada Irrigation District (NID), a public agency. Their ownership includes the bed of the lake and adjacent lands above the high water level. The width of this upland ownership is only a few feet in some locations. However, in several areas the NID ownership is 100 feet in width. The NID ownership near the dam is even more extensive.

NID permits use of lake for recreation purposes including fishing, swimming, and boating. However, because no public access to the lake is currently provided, only the owners of private property adjacent to Lake Combie have access to the lake for recreation purposes.

**Lake Arthur and Lake Theodore** are two small reservoirs which are maintained by the Placer County Water Agency. Lake Arthur is located just west of the intersection of Lake Arthur Road and Interstate 80. Lake Arthur has several picnic tables and a short

walking trail around the eastern side of the reservoir. Lake Theodore located on the south side of Interstate 80 has no recreational facilities available at the present time.

### 1.3 Golf Courses

**Black Oak Golf Course** is the nearest existing public golf course to Meadow Vista. Black Oak is a nine-hole golf course located approximately 3.5 miles to the south of Meadow Vista on Dry Creek Road. The golf course is open to the public.

**The Auburn Valley Country Club** is located approximately 5.5 miles west of Meadow Vista on Lone Star Road west of Highway 49. Auburn Valley Country Club is a full 18-hole private golf course.

**Winchester Golf Course** is an 18-hole championship level golf course proposed to be located along the ridge of Sugar Pine Mountain within the Plan area. The project was approved by the Placer County Board of Supervisors on August 3, 1993, but has yet to be built. The golf course will be for public use for an undetermined period of time, but could eventually become a private facility.

## 2. Potential Future Park and Recreation Facilities

### 2.1 Lake Combie

Even though a portion of Lake Combie is within the boundaries of ARD, public access to the lake is discussed here because a segment of the community would like to enjoy equal access to Lake Combie.

It is believed that Lake Combie could provide significant recreation for the community if public access was available. The 1974 Meadow Vista General Plan also recognized the importance of this lake:

"Every effort should be made to enhance Combie Lake and make it a viable boating, swimming and fishing area for the entire community. Public access should be created so that all residents of the community can enjoy the amenities to be provided there."

As stated previously, only private property owners adjacent to Lake Combie currently have access to it. In preparing the Plan, the Meadow Vista MAC sponsored several public meetings where the issue of public access to Lake Combie was discussed. The

following are some of the conclusions which were reached by the participants:

- ☛ The lake is a public lake and, therefore, public access should be provided.
- ☛ Much thought should be given to ways of protecting adjacent property owners' privacy and protecting them from vandalism, theft and fire.
- ☛ Land required for the park and access to it ought to be obtained from the voluntary sale or gift of the property by property owners.
- ☛ While a park on the lake would be appropriate, trails around the lake would not.
- ☛ Safety is a major concern for boaters and other lake users
- ☛ Except for emergency and service vehicles, there should be no motorized access to the park.

In preparing the ARD Master Plan the District held a community workshop in Meadow Vista. During the workshop, participants recommended that:

"There is community interest in determining the feasibility of developing public access to Lake Combie for recreational use. This might include swimming, canoeing, and other water-related recreational activities."

It is recommended that a committee be formed under the auspices of the Meadow Vista Municipal Advisory Council to investigate public use of Lake Combie. Such a group may include MAC member(s), representatives of lakeside owners, the Nevada Irrigation District, ARD, and Placer County. From such a coalition, it is hoped public recreation opportunities could be proposed that would represent a reasonable compromise between private ownership interest and public use benefits and impacts.

## 2.2 Meadow Vista Trail Staging Area

In early 1994, a unique "window of opportunity" presented itself for the Meadow Vista community to design a recreation facility at the former landfill site off Combie Road in Meadow Vista. The County Department of Public Works hired a consultant to prepare an Environmental Impact Report (EIR) which would address the impacts of closing the landfill site and providing limited public use of the site.

The Meadow Vista MAC formed an ad hoc committee to identify the potential of an equestrian staging area and trail head being located at the old landfill site.

The landfill property is owned by Placer County. The size of the entire site is approximately 20 acres, with about 8 acres being the landfill area. Development of the 8 acre landfill area would be limited to passive uses only, such as trails. Most of the remaining property (out of the landfill area) has steep slopes and many trees, which limits the development potential of the land.

It appears that the following recreation facilities and related amenities could possibly be developed:

- ☛ A Staging Area for horse trailers and vehicles of trail users to park.
- ☛ Multiple-use trails could be built to tie into surrounding properties and to a regional trail network. The feasibility of constructing a trail to provide access to the Bear River should be studied.
- ☛ A looped trail over the landfill site could be accessible to the disabled.
- ☛ An equestrian arena should be considered.

Maintenance of the facility would be the responsibility of the County. Much of the labor could be provided by volunteers.

## 2.3 Sierra Hills School

The new Sierra Hills Elementary School was opened in January, 1995. The recreational facilities at the school are a gymnasium and a small grass field. It is the intent of the school district to open the gymnasium to public use under the school's operating guidelines. The small grass area at the school may possibly be used as a small soccer field in the future.

## 2.4 Neighborhood Park in Winchester Planned Unit Development

- Located along Bancroft Road just north of Halsey Forebay an eight-acre neighborhood park is proposed. The park will be partially constructed by the developer of the Winchester Planned Unit Development and will be owned and managed by ARD. As proposed, the park will include one small baseball diamond and a soccer field. A date for construction of this park has not yet been determined.