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**SECTION 1: LAND USE**

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## **SECTION I: LAND USE**

### **I. PURPOSE**

This section of the Meadow Vista Community Plan identifies the various land use designations, as well as the goals and policies established to implement the Plan. It relies heavily on the 1974 Meadow Vista/West Applegate General Plan, and carries forward many of the same ideas. It is also consistent with all other sections of the Plan. The extent of the various designations used, and the densities permitted within those areas is dictated, in part, by the policies contained in other sections of the Plan. Similarly, other sections of the Plan are directly affected by the Land Use Section. For example, the need for schools, fire stations, park facilities and circulation system improvements is based on the cumulative density identified by the location and size of the various land use designations.

The Meadow Vista Community is known for its visually pleasing, predominantly rural/residential areas. The principal characteristics are the wooded countryside, rolling terrain, country roads, natural stream corridors, scenic vistas, open fields and large lots. The land use policies contained herein have been formulated to enhance the rural and natural qualities of this unique community.

In addition, the overuse or overcrowding of individual sites with residential or accessory uses creates environmental impacts such as excessive traffic, drainage problems, soil erosion, loss of vegetation and other resources, and destroys the open, rolling terrain, and natural characteristics of the community. Therefore, land use policies have been designed to prevent the overuse of land and to control the intensity of use.

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

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

##### **General Land Use**

**Goal 1.A:** To promote the wise, efficient, and environmentally-sensitive use of Meadow Vista's land to help meet the present and future needs of Placer County residents and businesses. [Goal 1.A\*]

##### **Policies**

- 1.A.1. The County will promote the efficient use of land and natural resources. [1.A.1.]
- 1.A.2. The County shall distinguish among urban, suburban, and rural areas to identify where development will be accommodated and where public infrastructure and services will be provided. This pattern shall promote the maintenance of separate and distinct communities. [1.A.3.]
- 1.A.3. The County shall provide rural land use designations which protect existing land uses and discourage leap frog development. [7.1, 12/30]
- 1.A.4. The County shall consider land use alternatives separately from land ownership and land tenure. [7.2]
- 1.A.5. The County should not support requests to decrease the minimum lot size below that established by the precise zoning adopted concurrently with this Plan.

**Goal 1.B:** To maintain the rural character and natural resources of Meadow Vista. [Goal 4]

**Policies**

- 1.B.1 The County shall maintain the rural character and quality of Meadow Vista. Factors that contribute to this rural character include the predominance of native vegetation (both in the lower oak grasslands and mixed pine forests) and openness; the de-emphasis on suburban type improvements, such as street lights and sidewalks; a close interrelationship between people and nature, a harmonious coexistence between residential and agricultural uses; a variety of large-lot residential densities; and a sense of land stewardship that is fostered by the preservation of large (a minimum of one acre) parcels. [4.5, 12/30]
- 1.B.2 The County shall encourage the retention of natural features as buffers between different, potentially incompatible uses as well as serving to preserve the rural character of the area. [5.1, 12/30]

**Residential Land Use**

**Goal 1.C:** To provide residential development which is compatible with existing land uses, complements the rural surroundings, reflects the character and diversity of existing residential land uses, provides opportunities for non-auto transportation alternatives, provides for an appreciation of natural open spaces, provides for a sense of community, and is of inovative, safe, and energy efficient design.

**Policies**

- 1.C.1. The County shall encourage the planning and design of new residential subdivisions to emulate the best characteristics (e.g., form, scale, and general character) of existing, nearby neighborhoods. [1.B.3.]
- 1.C.2. The County shall require that significant natural, open space, and cultural resources be identified in advance of development and incorporated into site-specific development project design. The Planned Development and Commercial Planned Development provisions of the Zoning Ordinance can be used to allow flexibility for this integration with valuable site features. [12/30]
- 1.C.3. The County shall ensure that residential land uses are separated and buffered from such major facilities as landfills, quarries, and sewage treatment plants. [1.B.4.\*]
- 1.C.4. The County shall require residential subdivisions to be designed to provide well-connected internal and external street and trail systems. [1.B.8.\*]
- 1.C.5. The County shall not approve the development of isolated, remote, and/or walled residential projects that do not contribute to the sense of community desired for the area. [1.B.9.\*]
- 1.C.6. The County shall require that all residential development provide private and/or public open spaces in order to insure that each parcel contributes to the adequate provision of light, air, and open space. [1.B.10.]
- 1.C.7. The County shall continue to require the development of new recreational facilities as new residential development occurs. [1.G.3.]

- 1.C.8. The County shall strive to maintain and/or improve the character of established residential areas. [8.2]
- 1.C.9. In the preparation of subdivision design, natural features, noise exposures to residents, visibility of structures, circulation, access, maintenance of rural quality, and the relationship of the project to surrounding land uses shall be considered. Appropriate subdivision densities or total numbers of lots will be determined by these and other factors. In some instances, the maximum number of lots indicated by the land use designation or zoning on a given parcel of land may not be realized once these factors are considered. [8.5]
- 1.C.10. Lots in subdivisions shall be of adequate size and appropriate shape for the range of primary and accessory uses for which the area is designated. Further, the subdivision shall not:
- Create measurable negative environmental impacts without appropriate mitigation.
  - Create the need for variances to ordinance requirements such as setbacks, lot size minimums, height maximums, length-to-width ratios, etc.
  - Violate the goals and policies of this Plan.
  - Create abutting lots which have two front yards and no rear yard, unless special provisions consistent with these guidelines have been made to provide for sound attenuation.
  - Create flag lots which function to isolate these lots from the remaining parcels within the subdivision. [8.6, 12/30]

### **Commercial Land Use**

**Goal 1.D:** To designate adequate commercial land for and promote appropriate, small scale development of commercial uses to meet the present and future needs of Meadow Vista residents and visitors and maintain economic vitality. [Goal 1.D., 12/30]

### **General Commercial Areas Policies**

- 1.D.1. The County shall require that new commercial development be designed to encourage and facilitate pedestrian circulation within and between commercial sites and nearby residential areas rather than being designed primarily to serve vehicular circulation. [1.D.1.]
- 1.D.2. The County shall require new commercial development to be designed to minimize the visual impact of parking areas on public roadways. [1.D.2.]
- 1.D.3. The County shall require that additional commercial development be limited to the existing downtown commercial area or at the Meadow Vista Interchange on I-80. [7.14]
- 1.D.4. The County shall encourage the development of professional offices and similar low intensity commercial uses, as a buffer between retail commercial areas and adjoining residential developments. [7.15]

### **Downtown Area Policies**

- 1.D.5. The County shall encourage the existing downtown area to provide a variety of goods and services, both public and private. [1.D.5.\*]
- 1.D.6. The County shall require minimal, or in some cases no, building setbacks for commercial and office uses in the downtown area. [1.D.8.\*]
- 1.D.7. The County shall encourage parking in the downtown area to be consolidated in well-designed and landscaped lots. [1.D.9.\*]
- 1.D.8. The County shall encourage the preservation of historic and attractive buildings in the downtown area, and encourage new development to enhance the character of the commercial district. [1.D.10.\*]
- 1.D.9. The County shall require that existing and new downtown development be designed to integrate open spaces where possible, especially taking advantage of any natural amenities such as creeks, hillsides, and scenic views. [1.D.11., 12/30]
- 1.D.10. The County encourages the development of a focal point of activity in the downtown area. New development of commercial, office, and/or institutional uses can assist in creating such a "town square." The County can also assist by ensuring that appropriate land use designations and zone districts are available and by ensuring that appropriate infrastructure and services are available. The "town square" should be located in the central town area and could include such features as a small park or village green, a community center, a new post office, new commercial or office uses, and other essential services to be used by the residents and visitors of the Plan area.

### **Public and Quasi-Public Facilities, Infrastructure**

**Goal 1.E:** To designate adequately-sized, well-located areas for the development of public facilities (i.e. schools, fire stations, parks, and other public uses) to serve both community and regional needs. [Goal 1.F]

#### **Policies**

- 1.E.1. The County will encourage the concentration of public and quasi-public facilities. [1.F.1.\*]
- 1.E.2. The County shall require public facilities, such as wells, pumps, tanks, and yards, to be located and designed so that noise, light, odors, and appearance do not adversely affect nearby land uses. [1.F.3.]
- 1.E.3. The County shall support efforts to establish a community center in Meadow Vista.

### **Agricultural Land Use**

**Goal 1.F:** To provide for the long-term conservation and use of agriculturally-designated lands. [Goal 7.A]

## **Policies**

- 1.F.1. The County shall encourage continued and, where possible, increased agricultural activities on lands suited to agricultural uses. [7.A.3.]
- 1.F.2. The County will maintain large-parcel agricultural zoning and prohibit the subdivision of agricultural lands into smaller parcels unless such development meets the following conditions:
- a. The project will not conflict with adjacent agricultural operations; and
  - b. The project will not hamper or discourage long-term agricultural operations either on site or on adjacent agricultural lands. [1.H.3.]
- 1.F.3. The County shall permit a wide variety of promotional and marketing activities for county-grown products in all agricultural zone districts. [7.C.4.]
- 1.F.4. The County shall support appropriate efforts by private conservation organizations to use conservation easements as a tool for agricultural preservation. [7.A.11.]
- 1.F.5. The County shall actively encourage enrollments of agricultural lands in its Williamson Act program. [7.A.12.]

**Goal 1.G:** To minimize existing and future conflicts between agricultural and non-agricultural uses in agriculturally-designated areas. [Goal 7.B]

## **Policies**

- 1.G.1. The County shall continue to enforce the provisions of its *Right-to-Farm Ordinance* and the existing state nuisance law. [7.B.4.]
- 1.G.2. The County shall encourage educational programs to inform Placer County residents of the importance of protecting farmland. [7.B.5.]
- 1.G.3. The County shall discourage subdivision of property into parcels less than 4.6 acres in size if the property seeking entitlement abuts designated agricultural parcels. [2.1]
- 1.G.4. The County shall require development within or adjacent to designated agricultural areas to incorporate design, construction, and maintenance techniques that protect agriculture and minimize conflicts with adjacent agricultural uses. [1.H.5.]
- 1.G.5. The County shall require new non-agricultural development immediately adjacent to agricultural lands to be designed to provide a buffer in the form of a setback of sufficient distance to avoid land use conflicts between the agricultural uses and the non-agricultural uses. Such setback or buffer areas shall be established by recorded easement or other instrument, subject to the approval of County Counsel. A method and mechanism (e.g., a homeowners association or easement dedication to a non-profit organization or public entity) for guaranteeing the maintenance of this land in a safe and orderly manner shall be also established at the time of development approval. [1.H.6.]

**Goal 1.H:** To protect and enhance the economic viability of Placer County's agricultural operations. [Goal 7.C]

## **Policies**

- 1.H.1. The County shall support opportunities to promote and market agricultural products grown or processed within Placer County (such as Farmers' Markets) as a part of the economic development activities of local agencies. [7.C.3.]
- 1.H.2. The County shall permit on-farm product handling and selling. The County shall permit stands for the sale of agricultural products in any agricultural land use designation to promote and market those agricultural products grown or processed in Placer County. Secondary and incidental sales of agricultural products grown elsewhere may be permitted subject to appropriate approvals. [7.C.5.]
- 1.H.3. The County shall ensure that land use regulations do not arbitrarily restrict potential agricultural-related enterprises which could provide supplemental sources of income for farm operators. [7.C.6.]
- 1.H.4. The County shall maintain regulations that exempt certain agricultural buildings from the construction requirements of the *Uniform Building Code*, subject to limitations on the size, occupancy, location, and use of such structures. [7.C.7.]

## **Open Space, Habitat, and Wildlife Resources**

**Goal 1.I:** To establish and maintain interconnected greenbelts and open spaces for the protection of native vegetation and wildlife and for the community's enjoyment. [Goal 1.I]

## **Policies**

- 1.I.1. The County shall require that development be planned and designed to avoid areas rich in wildlife or of a fragile ecological nature (e.g., areas of rare or endangered plant species, riparian areas, Sugar Pine stands, and Valley Oak stands). Alternatively, where avoidance is infeasible or where equal or greater ecological benefits can be obtained through off-site mitigation, the County shall allow project proponents to contribute to off-site mitigation efforts in lieu of on-site mitigation. [1.I.2.\*]
- 1.I.2. The County shall encourage the careful management of natural open-space/passive recreation land within the Plan area to ensure that vegetation, soil, wildlife, and visual qualities are protected and, where necessary, enhanced. [5.6]
- 1.I.3. The County shall identify those areas where greenbelts of linear open spaces should be preserved in order to enhance the development areas and to maintain clear boundaries for the Meadow Vista community. [5.8]

[See also policies/programs under Goal 8.B., Wetland and Riparian Areas; Goal 8.C., Fish and Wildlife Habitat; Goal 8.D., Vegetation; and Goal 8.E., Open Space For the Preservation of Natural Resources]

## **Mineral Resources**

**Goal 1.J:** To encourage commercial mining operations within areas designated for such extraction, where environmental, aesthetic, and adjacent land use compatibility impacts can be adequately mitigated. [Goal 1.J]

## **Policies**

- 1.J.1. The County shall require new mining operations to be designed to provide a buffer between existing or likely adjacent uses, minimize incompatibility with nearby uses, and adequately mitigate their environmental and aesthetic impacts. [1.J.1.]
- 1.J.2. The County shall require that new non-mining land uses adjacent to existing mining operations be designed to provide a buffer between the new development and the mining operations. The buffer distance will be based upon an evaluation of noise, aesthetics, drainage, operating conditions, topography, lighting, traffic, operating hours and air quality. [1.J.2.]
- 1.J.3. The County shall discourage the development of incompatible land uses in areas that have been identified as having potentially significant mineral resources. [1.J.4.]
- 1.J.4. The County shall require that all mining operations prepare and implement reclamation plans that mitigate environmental impacts and incorporate adequate security to guarantee proposed reclamation. [1.J.5.]
- 1.J.5. The County shall require that plans for mining operations incorporate adequate measures to minimize impacts to local residents and county roadways (e.g. traffic, noise, dust, etc.). [1.J.6.\*]

## **Scenic Resources**

**Goal 1.K:** To protect the visual and scenic resources of Meadow Vista as important quality-of-life amenities for county residents and a principal asset in the promotion of recreation and tourism. [Goal 1.K, 12/30]

## **Policies**

- 1.K.1. The County shall require that new development in scenic areas (e.g., river canyons, lake watersheds, scenic highway corridors, ridgelines and steep slopes [especially Sugar Pine Mountain]) is planned and designed in a manner which employs design, construction, and maintenance techniques that:
- a. Avoid locating highly visible structures along ridgelines and steep slopes;
  - b. Incorporate design and screening measures which utilize natural landforms and vegetation for screening structures, access roads, building foundations, and cut and fill slopes consistent with the needs of the State Fire Safe and Fire District Defensible Space programs;
  - c. Maintains the character and visual quality of the area. [1.K.1., 1.K.2., \*]
- 1.K.2. The County shall require that new development in rural areas incorporate landscaping that provides a transition between the vegetation in developed areas and adjacent open space or undeveloped areas. [1.K.3.]
- 1.K.3. The County shall require that new development incorporate sound soil conservation practices and minimizes land alterations. Land alterations should comply with the following guidelines:
- a. Limit cuts and fills;
  - b. Limit grading to the smallest practical area of land;
  - c. Limit land exposure to the shortest practical amount of time;
  - d. Replant graded areas to ensure establishment of plant cover before the next rainy season, and;
  - e. Create grading contours that blend with the natural contours on site or with contours on property immediately adjacent to the area of development. [1.K.4.]

- 1.K.4. The County shall require that new roads, parking, and utilities be designed to minimize visual impacts. Unless limited by geological or engineering constraints, utilities should be installed underground and roadways and parking areas should be designed to fit the natural terrain. [1.K.5.]
- 1.K.5. The County shall require that new development on hillsides employ design, construction, and maintenance techniques that:
- a. Ensure that development near or on portions of hillsides does not cause or worsen natural hazards such as erosion, sedimentation, fire, or water quality concerns;
  - b. Include erosion and sediment control measures including temporary vegetation sufficient to stabilize disturbed areas;
  - c. Minimize risk to life and property from slope failure, landslides, and flooding, and;
  - d. Maintain the character and visual quality of the hillside. [1.K.6.]
- 1.K.6. The County shall limit to a minimum, with standard design practices, the number and extent of roadway cuts and fills required in construction, reconstruction, and road maintenance. [3.3]
- 1.K.7. The County shall require that roads, trails, and paths be designed and constructed to minimize erosion and other disturbances to the natural terrain and vegetation. Such facilities shall be designed for economical maintenance. [3.6]
- 1.K.8. The County shall balance the desire to maintain heavily vegetated corridors along circulation routes to preserve their rural nature and perceived value as natural noise buffers with the need to reduce fuel loads (both the volume and density of flammable vegetation) along fire escape routes to increase safety for emergency fire equipment and evacuating civilians, to provide a point of attack or defense from a wildfire, and as fuel or fire breaks. [1/24]

[See also Policies/Programs under Goal 5.H., Fire Protection/Emergency Response Services]

### Scenic Routes

**Goal 1.L:** To develop a system of scenic routes in the Meadow Vista area serving the needs of residents and visitors to Placer County and to preserve, enhance, and protect the scenic resources visible from these scenic routes. [Goal 1.L, 12/30]

### **Policies**

- 1.L.1. The County shall designate scenic routes within the county in order to preserve outstanding scenic quality within different geographic settings. [1.L.1.]
- 1.L.2. The County shall protect and enhance scenic corridors through such means as design review, sign control, undergrounding utilities, scenic setbacks, density limitations, planned unit developments, grading and tree removal standards, open space easements, and land conservation contracts. [1.L.3.]
- 1.L.3. The County shall provide for landscaping and/or landscaped mounding along designated scenic corridors where desirable to maintain and improve scenic qualities and screen unsightly views. [1.L.4.]
- 1.L.4. The County shall include aesthetic design considerations in road construction, reconstruction, or maintenance for all scenic routes under County jurisdiction. [1.L.8.]

- 1.L.5. The County shall support anti-litter, beautification, and cleanup programs along scenic routes. [1.L.9.]
- 1.L.6 The County shall prohibit sound walls and similar solid structures along such scenic routes unless well setback from the roadway and softened with landscaping. Much larger setbacks are preferable to sound walls in such areas. [2.1]

**Economic Development**

**Goal 1.M:** To expand the local economic base of Meadow Vista to better serve the present and future employment, shopping, recreational, public safety, and service needs of the community's residents and visitors. [1/24]

**Countywide Policies**

- 1.M.1. The County shall promote economic expansion based on Placer County's unique recreational opportunities and natural resources. [1.N.1.]
- 1.M.2. The County shall encourage the retention, expansion and development of new businesses, especially those that provide primary wage-earner jobs, by designating adequate land and providing infrastructure in areas where resources and public facilities and services can accommodate employment generators. [1.N.2.]
- 1.M.3. The County shall endeavor to protect the natural resources upon which the County's basic economy (e.g., recreation, forestry, agriculture, mining, and tourism) is dependent. [1.N.3.]
- 1.M.4. The County shall actively and regularly solicit the views of the business community and County residents in matters affecting Placer County's economic climate and development. [1.N.8.\*]

**Foothill Policies**

- 1.M.6. The County shall strive to ensure continued employment opportunities in resource-based industries. [1.N.13.]
- 1.M.7. The County shall support development of tourist and recreational facilities that extend the Foothill area's tourist season. [1.N.14.]

**IMPLEMENTATION PROGRAMS**

- 1. Review development projects for compliance with the Environmental Review Ordinance and to determine that all feasible mitigation measures have been identified.  
  
**Responsible Agency/Department:** Land Development Departments  
**Time frame:** Ongoing  
**Funding:** Application fees
- 2. Review development projects for compliance with the goals, policies, and specific discussions contained in the Land Use Section and throughout the Plan.  
  
**Responsible Agency/Department:** Land Development Departments/MVMAC/Planning Commission/Board of Supervisors  
**Time frame:** Ongoing  
**Funding:** Application fees

3. Provide appropriate land use designations and consistent zone districts to meet the intent of the Plan's goals, policies, and specific discussions. The following chart (Table 1.1) "General Rules for Determining Zoning Consistency" shall be utilized in the implementation of the MVCP.

**Responsible Agency/Department:** Planning Department

**Time frame:** As a part of the MVCP update

**Funding:** General Fund

4. Encourage Williamson Act Preserves.

**Responsible Agency/Department:** Planning Department/Agricultural Commissioner

**Time frame:** Ongoing

**Funding:** General Fund and by way of tax incentives

5. Maintain regulations that exempt certain agricultural building from the construction requirements of the Uniform Building Code, subject to limitations on the size, occupancy, location, and use of such structures.

**Responsible Agency/Department:** Placer County Building Department

**Time frame:** Ongoing

**Funding:** General Fund

6. Continued enforcement of the provisions of the *Right-to-Farm Ordinance* and the existing state nuisance law.

**Responsible Agency/Department:**

**Time frame:** Ongoing

**Funding:** General Fund

7. The County shall require all mining operations prepare and implement reclamation plans that mitigate environmental impacts and incorporate adequate security to guarantee proposed reclamation.

**Responsible Agency/Department:** Land Development Departments

**Time frame:** Ongoing

**Funding:** Application Fees

8. The County shall identify and formally designate and adopt a system of scenic routes.

**Responsible Agency/Department:** Planning Department

**Time Frame:** FY 95-96

**Funding:** General Fund

9. The County will support the continued efforts of the Placer County Economic Development Board to increase understanding of business needs and to better coordinate economic development efforts with other jurisdictions in the county and the region.

**Responsible Agency/Department:** Board of Supervisors/County Executive

**Time Frame:** Ongoing

**Funding:** General Fund

**Table 1.1  
General Rules for Determining Zoning Consistency with the  
Meadow Vista Community Plan**

<b>Community Plan Land Use Designation</b>	<b>Consistent Zoning Districts</b>
Agricultural (AG)	Farm (F), Residential Forestry (RF), Residential Agricultural (RA), Open Space (O)
Open Space (O)	Open Space (O)
Riparian/Drainage (RD)	Any zoning classification
Resorts and Recreation (REC)	Resort (RES), Open Space (O)
Water (W)	Water Influence (W)
Rural Estate (RE)	Farm (F), Residential Forestry (RF), Residential Agricultural (RA), Open Space (O)
Rural Residential (RR)	Farm (F), Residential Agricultural (RA), Open Space (O)
Low Density Residential (LDR)	Residential Agricultural (RA), Residential Single Family (RS)
Medium Density Residential (MDR)	Residential Single Family (RS), Residential Multi-Family (RM)
General Commercial (GC)	Neighborhood Commercial (C-1), General Commercial (C-2), Heavy Commercial (C-3), Office and Professional (OP)
Tourist/Resort Commercial (TC)	Highway Service (HS)
Professional Office	Office and Professional (OP)
Industrial (I)	Industrial (IN)
Public Facility (PF)	Any zoning classification
Specific Plan (SP)	Any zoning classification
All General Plan Land Use Designations	Combining Agricultural (-AG), Combining Building Site (-B), Combining Conditional Use Permit (-UP), Combining Design Review (-Dc, -Ds, -Dh), Combining Development Reserve (-DR), Combining Flood Hazard (-FH), Combining Geological hazard (-GH), Combining Mineral Reserve (-MR), Combining Traffic Management (-TM), Combining Special Purpose Zone (-SP)

- Notes: 1. Zone districts are consistent with the Community Plan where they are found in this chart and the density does not exceed that permitted in the Community Plan text or land use diagram (expressed as a minimum lot size in some cases). Larger minimum lot sizes than shown on the land use map are consistent with the Plan because they allow for future uses consistent with the Plan.
2. Zone districts are those proposed in the new zoning ordinance (5/95).

### III. DISCUSSION

#### 1. Holding Capacity

Based on assigned land use designations, the Plan's population holding capacity is 7,471 persons and its maximum number of dwelling units is 2,988. In comparison, the 1974 Meadow Vista/West Applegate General Plan's population holding capacity was 7,506 and its maximum number of dwelling units was 3,002. Consequently, there is virtually no difference with regards to population holding capacity or maximum number of dwelling units between the new Plan and the 1974 Plan.

As a further point of clarification, the population holding capacity and maximum number of dwelling unit figures are theoretical numbers which are not likely to be attained because of established land use patterns and additional restrictions imposed by precise zoning. These numbers reflect the maximum density the Plan area could hold at build-out if no established land use patterns existed and land were subdivided into the smallest allowable parcel size within each land use designation range. Precise zoning will further limit the actual density of the Plan area at build-out by restricting the minimum parcel sizes to larger than the minimum parcel size permitted by the land use designation. In fact, based on the proposed zoning map, the Plan area's population holding capacity is 5,494 and its maximum number of dwelling units is 2,198. Again, these are theoretical figures which are not likely to be attained because of established land use patterns.

#### 2. Land Use Designations

The Land Use Diagram of the Meadow Vista Community Plan uses 15 land use designations to depict the types of land uses that will be allowed in different geographic locations of the Plan area. The following paragraphs describe each land use designation used on the Land Use Diagram in terms of typical uses and how and where the designation is applied.

Each land use designation specifies a range of permitted parcel sizes. Implementation of each land use designation is accomplished through assignment of a zone district which specifies a precise minimum parcel size. In some instances, the zone district will provide for a minimum parcel size larger than the minimum parcel size permitted by the land use

designation. It is not the intent of the Plan to either encourage or support rezoning requests. Therefore, requests to rezone property to increase the density or decrease the minimum lot size should not be supported. The minimum lot size established by precise zoning is believed to reflect the appropriate maximum density for each area (ref. Land Use Policy 1.A.5.).

#### Agriculture (AG)

This designation comprises 624 acres or 9% of the total Plan area. Parcel sizes 10 acres and larger are included in the Agricultural designation to retain large enough parcel sizes to support agricultural uses and to retain large single ownerships.

The Agricultural land use designation is used in the Plan in order to preserve agricultural endeavors within the Plan area. Typical land uses allowed include: tree farms, grazing, pasture, hobby farms, and necessary public utility and safety facilities. Allowable residential development in areas designated Agriculture includes one principal dwelling and one secondary dwelling per lot, caretaker/employee housing, and farmworker housing.

The Agricultural designation is used in the northern portion of the Plan area to recognize the Arp Ranch property and other large land holdings.

#### Open Space (OS)

The Open Space land use designation comprises 57 acres or approximately 1% of the total Plan area. It is intended to identify and protect important open space lands within the Plan area, including: public lands specifically reserved or proposed for watershed preservation or outdoor recreation, and sites or portions of sites with natural features such as unique topography, vegetation, habitat, or stream courses.

Typical land uses allowed within Open Space areas are limited to low-intensity agricultural and public recreational uses, with structural development being restricted to accessory structures necessary to support the primary allowed uses, and necessary public utility and safety facilities.

Areas in which the Open Space designation is used include the community's two parks and along the Upper Bowman and Bowman Feeder Canals.

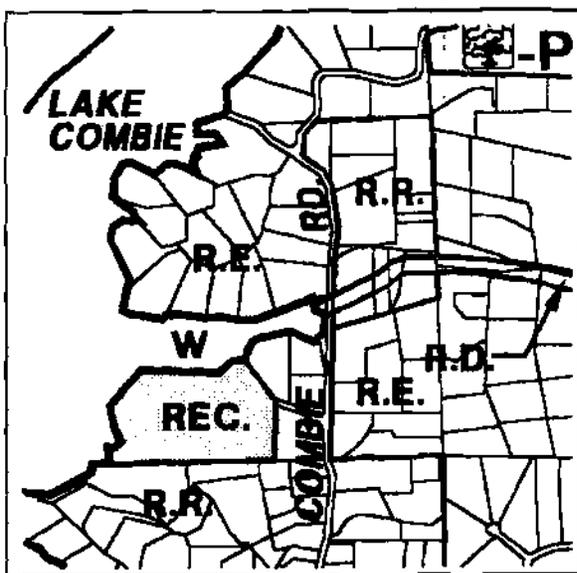
#### Riparian/Drainage (RP)

The Riparian/Drainage land use designation comprises 102 acres or approximately 1% of the total Plan area. It has been used to identify areas along streams, creeks, and riparian corridors. It is intended that this land use designation will be implemented through the use of the combining Flood Hazard (-FH) zone district, which in turn references the County's Flood Damage Prevention Ordinance. The combining zone district would be added to the principal underlying zone district on the adjoining property.

Protecting waterways from any disturbances will also protect water quality, wildlife, and riparian vegetation for future generations to enjoy and appreciate.

#### Resorts and Recreation (REC)

The Resorts and Recreation land use designation comprises approximately 19 acres or less than 1% of the total Plan area. This designation is applied to water-oriented areas of existing and potential public and commercial recreational use, where such use can occur without conflict with surrounding rural uses. Typical land uses allowed include: parks, camping facilities, other resort facilities including residential, transient lodging, and commercial uses in support of such facilities, necessary public utility and safety facilities, and similar and compatible uses.



The Resort and Recreation land use designation is applied to an area located adjacent to Lake Combie off of Combie Road.

#### Water (W)

The Water land use designation comprises 366 acres or less than 5% of the total Plan area. This designation identifies significant lakes and other bodies of water. Typical land uses allowed include parks and necessary public utility and safety facilities, and launching areas, and supporting commercial uses when the Water designation is applied adjacent to the Resorts and Recreation designation.

Areas which have been designated for Water land use include the Bear River, Lake Combie, and Lake Arthur.

#### Rural Estate (RE)

The Rural Estate land use designation comprises 3,367 acres or 48% of the total Plan area. Parcel sizes range from 2.3 to 10 acres and provide ample area for hobby farms, animal husbandry pursuits, country estates and ranchettes and protect the rural lifestyle that so many of the residents desire to retain. The larger parcel sizes in Rural Estate areas contribute largely to the scenic vistas for which Meadow Vista is known.

This designation is applied to areas unsuited for more dense residential development due to constraints imposed by natural features such as soils, geology, and hydrologic factors, and man-made constraints such as a lack of adequate roadways and unavailability of public services. The Plan thus restricts lot sizes to those which appeared to be appropriate based on physical constraints and in order to comply with safe standards for the long term use of individual sewage disposal systems while protecting both ground water and surface water from deterioration in quality and maintaining public health standards. In addition, this land use designation is used to maintain the rural character of the Plan area, continue the historic pattern of land development, and generally promote conformance with the Plan's Vision Statement.

Typical land uses allowed include: detached single-family dwellings, secondary dwellings, and residential accessory uses; churches, schools, parks, small child care facilities; and necessary public utility and safety facilities.

Residential development within this designation should conform to the Placer County Rural Design Guidelines.

For the most part, this designation is located adjacent to the boundaries of the Plan area and surrounds the more intense land uses located towards the center of the Plan area.

### Rural Residential (RR)

The Rural Residential land use designation comprises 1,092 acres or 16% of the total Plan area. This land use designation is similar in intent to the Rural Estate land use designation with the notable exception being that the parcel size range allows for smaller parcel sizes of 1 to 2.3 acres.

As with the Rural Estate land use designation, the Rural Residential land use designation is used to maintain the rural character of the Plan area, continue the historic pattern of land development, and generally promote conformance with the Plan's Vision Statement. Again, as with the Rural Estate land use designation, development within this designation should conform to the Placer County Rural Design Guidelines.

The Rural Residential land use designation includes the areas in the vicinity of Sugar Pine Road, Meadow Vista Road, Lake Estates Drive, and Combie Road.

### Low Density Residential (LDR)

The Low Density Residential land use designation comprises 921 acres or 13% of the total Plan area. This designation has been applied to areas suitable for single-family residential neighborhoods, with individual homes on lots ranging in area from 40,000 square feet to one acre. Typical land uses allowed include: detached single-family dwellings, secondary dwellings, and residential accessory uses; churches, schools, parks, child care facilities; and necessary public utility and safety facilities.

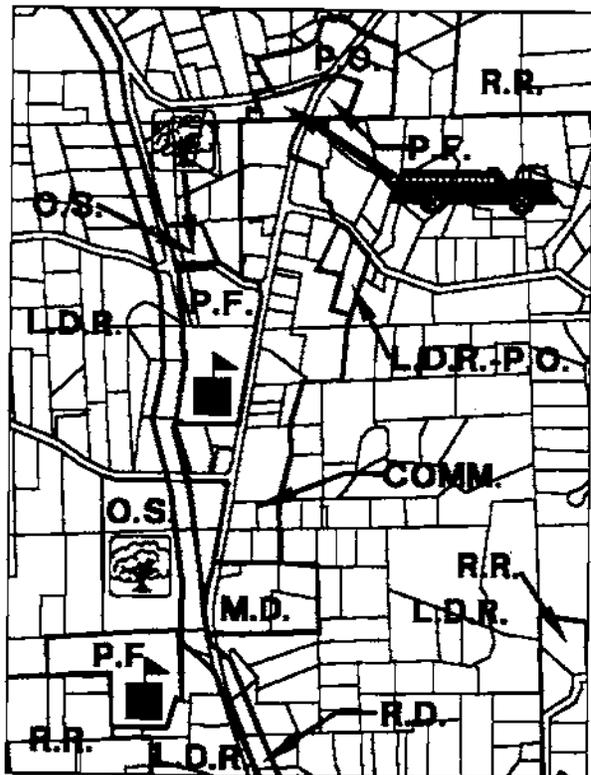
The Low Density Residential land use designation is located adjacent to the commercial and public service uses located in the town center and extends outwards to include the areas in the vicinity of Cole Road, Meadow Road, Meadow Gate Road and Volley Road.

### Medium Density Residential (MDR)

The Medium Density Residential land use designation comprises 7 acres or less than 1% of the total Plan area. It has been used to acknowledge the existing mobile home park (Nettleton's) in the central town area. The mobile home park was previously designated Commercial and redesignated to MDR in order to recognize and preserve the housing currently provided on that site or to allow the redevelopment of the property with other types of housing (e.g. senior housing). (See also Housing Element policies.)

### General Commercial (GC)

The General Commercial land use designation comprises 34 acres or less than 1% of the total Plan area. Typical land uses allowed include: all types of retail stores, restaurants, and shopping centers (limited in extent where necessary to maintain compatibility with adjoining land uses, such as in a neighborhood commercial center), offices, service commercial uses, recreation, education, and public assembly uses, medical services, child care facilities, necessary public utility and safety facilities, and similar and compatible uses. Developments including multi-family dwellings as the primary land use or as part of a mixed-use project may also be allowed where appropriate.



In order to ensure that commercial development is aesthetically pleasing and a positive feature of the community, while providing necessary and desirable services for area residents, adherence to the County's Design Guidelines, including the Special District Guidelines for Meadow Vista, the County's Landscape Guidelines, and other additional policies established in the Community Design section of this Plan shall be sought. Furthermore, the design of commercial areas must clearly tie the commercial and public uses to the residential community through pedestrian access, building orientation, building scale, parking layout, etc.

The General Commercial land use designation is used in the central town area of Meadow Vista which is best described as the area adjacent to Placer Hills Road between the Meadow Vista Park and Combie Road. This area was slightly expanded as a part of the update of the Plan in order to provide greater opportunities for creating more of a self contained "village" with increased amounts of retail and service uses and one which provides better vehicular and pedestrian circulation

#### **Tourist/Resort Commercial (TC)**

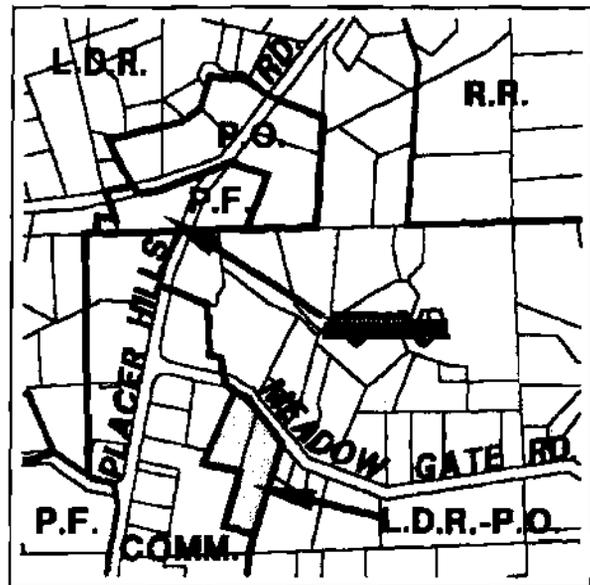
The Tourist/Resort Commercial land use designation comprises 14 acres or less than 1% of the total Plan area. It is used solely at the intersection of Placer Hills Road and Interstate-80. Particular design attention should be given to any proposed development at this location as it is the "gateway" to the Meadow Vista area.

This designation provides for specialized commercial uses serving tourists and the travelling public. Typical land uses allowed include: overnight lodging facilities of all types, retail services, food services, motorist and vehicle services, medical facilities, parks, churches, libraries and museums, necessary public utility and safety facilities, and similar and compatible uses.

#### **Professional Office (PO)**

The Professional Office land use designation comprises 8 acres or less than 1% of the total Plan area. This designation can and should act as a buffer between more traditional commercial uses and residential uses. The buffer is achieved in part due to the usually low trip generating nature of professional offices and their limited office hours and in part to the office building design not having to be a marketing feature of the business tenant.

The Professional Office land use designation is utilized along both sides of Placer Hills Road between Combie Road and Oak Court. This area is located between one of the Plan area's busiest commercial service areas which includes a grocery store and the Fire District's headquarters and residential development located on Oak Court and Acacia Drive. Any new development or remodels in this area will be subject to a number of specific design guidelines as described in the Placer County Design Guidelines, Special District Guidelines for Meadow Vista (i.e. more residential in design than institutional to ensure they are compatible with nearby rural residential uses).



In addition, the Professional Office land use designation in combination with the Low Density Residential land use designation is assigned to two parcels along Meadow Gate Road. The parcels are currently developed with single-family residences in conformance with the Low Density Residential land use designation and the parcels' precise zoning of RS-A-B-40 (formerly R-1-A-B-40). It is the intent of the Plan to allow the continuance of the single-family residential use for as long as the property owners desire. However, should the central town area expand to the west, possibly as a town square, these parcels may be more appropriately used as professional offices. In order for the parcels to utilize the Professional Office land use designation, a rezoning request to change the zone district to Professional Office would need to be approved. Such a request should be found to be in conformance with this Plan.

In addition, within the Plan area, although the County's "Office Professional" zone district can permit "restaurants and bars", "fast food restaurants", and "drive-in and drive-thru services", those uses are not to be considered compatible with this Community Plan due to their relatively high traffic generation and intensity of use. In each case, the aforementioned three uses would not be appropriate in the Meadow Vista area within the Professional Office land use district. Therefore, this section will be implemented through the requirements of the Zoning Ordinance to find that a proposed use is consistent with the applicable Community Plan, prior to approving such uses, a finding which cannot be made for this area.

Within the Meadow Vista area, the buffer is further created by the limitation placed on building coverage and establishment of a minimum lot size within the Professional Office area. Adherence to such policies will help to assure that the design of professional office uses truly provides a transition from the commercial to the adjoining residential areas.

The above two paragraphs are not applicable to parcel 1 of Parcel Map 75639 (a portion of Assessor's Parcel Number 074-162-014).

#### **Industrial (I)**

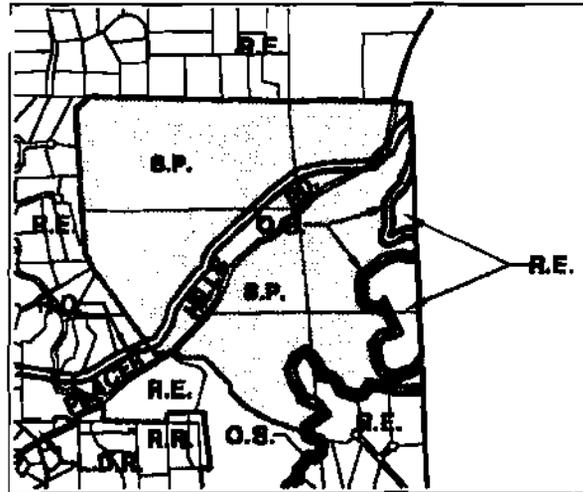
The Industrial land use designation comprises 80 acres or approximately 1% of the total Plan area. It is used along the Bear River to recognize the existing Chevreux Quarry operation.

#### **Public Facility (PF)**

The Public Facility land use designation comprises 38 acres or approximately 1% of the total Plan area. It is used in the Plan area to recognize the existing public school site, the new school near the Meadow Vista Park, the solid waste transfer facility, the old landfill site, the fire station, and the water district's office and yard.

#### **Specific Plan Area (SP)**

The Specific Plan Area land use designation comprises 250 acres or 4% of the total Plan area. The purpose of this designation is to address development opportunities and restrictions of a defined area through the preparation of a specific plan. It is used in only one location in the Plan area, the Simpson Ranch property, in order to address unique circumstances related to that property.



The Simpson Ranch property is comprised of approximately 250 acres and is located north of the central town area of Meadow Vista with Placer Hills Road bisecting the property for approximately one mile. The property contains three permanent streams, the largest being Wooley Creek which bisects the property a short parallel distance from Placer Hills road. A few buildings of historical significance remain clustered on the property and a number of Native American cultural sites have been identified on the property. Currently, the Simpson Ranch operates a five acre vineyard and a cow/calf and feeder calf operation.

Because of its size and its visible location, the property provides a significant open space resource to the Meadow Vista community, and provides an example of a mostly natural environment approximating the original flora and fauna that once comprised all of Meadow Vista.

As a part of the Meadow Vista Community Plan update, the Simpson Ranch owner's made a request to have a land use designation and zone district assigned to the property which would allow limited development of the property in the future. As a result, the Simpson Ranch has been assigned the Specific Plan Area land use designation with a precise zone district of Farm, combining building site size of 10 acre minimum, combining development reserve. This land use designation and zone district permits the existing operations to continue on the property and allow for the preparation of a specific plan in the future to permit other uses of the property.

The intent in providing the land use designation and zone district is to allow for the limited development of the property with very low intensity/very low density uses which would protect, complement, and enhance, the property's natural resources. Limited development could include one or a combination of the following: an art educational facility, garden areas, a weekly farmer's market, a restaurant which principally serves products produced on site, an equestrian center, a small wine making operation as an adjunct to the existing vineyard, a community center, and the conversion of the existing residence on the property to a bed and breakfast.

It is not the intent of the Meadow Vista Community Plan to allow for more dense/intense uses of the property, such as, residential projects which exceed a density of one unit per 10 acres and/or any commercial or industrial uses except those listed above. However, the uses that are listed above, can be operated in such a way as to be consistent with the community plan designation of Specific Plan Area and it is the intent of the Plan to allow such an opportunity through the specific plan process.

### 3. Economic Development

Economic Development refers to the process by which a community creates quality employment opportunities for its residents and promotes activities designed to provide a stable, diverse economy to guard against unforeseen economic change affecting particular industry sectors. Economic Development assistance provided by the County may include financial or technical help to businesses to ensure the retention and expansion of existing enterprises and the attraction of new businesses, as well as job training and employment programs.

In this traditional sense, only limited opportunities for economic development exist in the Meadow Vista Community Plan area. It is both unlikely, and potentially undesirable, that the Meadow Vista area would become a major employment center and/or a location for large scale retail and/or office operations. It is recognized that these types of needs and services will be provided in the more urban/suburban areas of the County, such as Auburn and the South Placer region. However, the Meadow Vista area does currently provide limited employment opportunities and essential services to its residents. A main goal of the Plan is to retain and expand where appropriate the economic base of Meadow Vista. Economic Development goals and policies, together with Commercial Land Use and Community Design goals

and policies, and goals and policies found elsewhere in the Plan, strive to promote improvements to the commercial and professional office areas of Meadow Vista by a variety of means including adequate and appropriate designation of land uses to accommodate service needs, improvements to infrastructure within the central town area, aesthetic improvements to the central town area through implementation of design guidelines, etc. It is anticipated that implementation of the Plan will result in these desired improvements which will benefit existing commercial and office uses and promote the limited development of similar new uses. In addition, the Plan's goals and policies support protection of the Plan area's natural resources which provide the foundation for agricultural endeavors, mineral extraction operations, and recreation opportunities.