

Placer County Conservation Plan Reserve Map FAQ's December 8, 2009

1. What exactly do the colors on the map mean?

The proposed PCCP Reserve Map depicts 4 primary colors: 1) Pale Yellow, 2) Gray, 3) Dark Green and 4) Light Green (Figure 1).

Pale Yellow – The area depicted as pale yellow represents the area within the proposed PCCP coverage area that is expected to accommodate new growth and development over the next 50 years. Much of this area is already developed and new development and infill activities will continue. For purposes of the reserve map this is referred to as the “Potential Future Growth” area or “PFG”. The PFG includes unincorporated lands and lands within the City of Lincoln.

Gray – This area represents areas that will not be covered by the proposed PCCP. These areas include the City and Town limits of Roseville, Rocklin, Loomis and Auburn. They also include portions of the sphere of influence when such areas are not being proposed for coverage by the proposed PCCP.

Light Green – This area includes properties that are under permanent conservation today. These properties are managed for their natural resources and consequently contribute to the development of a conservation reserve area. They cannot be utilized for mitigation of new impacts because they are already conserved. They do not include recreational parks, golf courses and other developed open space areas. Hidden Falls Regional Park and its expansion area (1,120 acres) is included in this designation.

Dark Green – The area in dark green represents the Reserve Acquisition Area (RAA). This is the area within which a reserve system would be built through conservation activities to implement the proposed PCCP. These conservation activities include the purchase of fee title and conservation easements and the monitoring and management of those properties brought into conservation. Other conservation activities include habitat restoration and enhancement on conserved lands. The entire boundary of the area Reserve Acquisition Area would not be protected. Only those lands that would be necessary to account for impacts between now and 2060 would need to be protected. The balance of the area would continue to be used for those uses allowed under local zoning and general plan land use designations.

2. What does it mean if my property is in the Reserve Area (Dark Green)?

The RAA areas include an emphasis on conservation for a portion of the area. In this area, development can proceed today, in a manner consistent with the current General Plan and Zoning designations.

The proposed PCCP draft reserve map has been prepared solely for the purpose of preparing a conservation strategy to comply with state and federal endangered species and wetland-related laws. The map does not change the zoning or land use designation of any property nor does it provide any new local land use regulations. The reserve map simply guides conservation planning decisions during the preparation of the proposed PCCP and will serve as a guidance document for the implementation of the PCCP. It does provide a geographic reference for a range of conservation activities required to implement the proposed PCCP including the protection and restoration of land. In the absence of the

proposed PCCP state and federal regulatory decisions will continue to be made by those agencies without direct consultation with local government. The decisions of those agencies have resulted in significant areas of western Placer County going into conservation and this will continue in the future. The primary difference with the proposed PCCP is that the County will have more input into the decisions on the conservation strategy and the reserve map. The County will also be responsible for the implementation of the PCCP, which will streamline the process for development projects.

3. If my property is designated within the proposed Reserve Acquisition Area (Dark Green), what does that mean to my ability to develop later?

Properties are not “designated” for conservation until such time that they are protected with the property owner’s concurrence and compensation has been made for any loss in development potential. Regardless of the color on the map, a property owner can develop their property consistent with whatever zoning and general/community plan designation affects the property at the time the development is proposed. The proposed PCCP will implement state and federal law, not change local land use zoning and land use designations. For the most part, lands within the Reserve Acquisition Area (designated dark green), are zoned “Farm” with a General Plan designation of “Agriculture”. These designations allow for a range of a land uses including the development of agriculturally-related land uses and single family homes. Properties can be subdivided down to the minimum parcels allowed under the zoning which ranges between one dwelling unit per 10 acres to one dwelling unit per 160 acres. Implementation of the PCCP will not alter these conditions although property owners who elect to be compensated for the relinquishment of development rights will see their ability to develop their land significantly reduced.

4. If my property has been identified as a property that contains vernal pools, salmon/steelhead habitat, or other resources supporting endangered species, how does that impact my ability to manage and/or develop my property?

Endangered species habitats are protected by a number of state and federal laws enforced by the U.S. Fish and Wildlife Service, the National Marine Fisheries Service, and the California Department of Fish and Game. Wetlands are also protected by state and federal laws that are enforced by the U.S. Army Corps of Engineers, the Department of Fish and Game and the Central Valley Regional Water Quality Control Board.

With or without the proposed PCCP, if your property contains any of those protected resources, state and federal regulations may affect your ability to use your property in ways that would affect the protected resources. The same is true for impacts on streams and wetlands. The role of the proposed PCCP is to prepare a long-term plan that predicts the impacts that are expected to occur between now and 2060 and to allow local government to implement a plan on behalf of the agencies listed above. The plan that is being developed is being coordinated with the above agencies in order to insure that their regulatory mandates are met over time.

5. What is the benefit of participating in such a plan?

The benefits vary from property owner to property owner. For those property owners who must obtain state and federal permits for impacts to endangered species and wetlands, the permit process will be streamlined and managed locally by County personnel. For property owners interested in selling their land or development rights on their land, the proposed PCCP will provide a funding mechanism to purchase conservation easements or fee title.

Figure 1
Draft Reserve Map

