

RESERVE MAP ALTERNATIVE 3A

Intent and Purpose

Alternative 3A was prepared by staff to provide another compromise between Alternatives 1 and 2. This alternative accommodates all of the urban growth areas in Alternative 2. Alternative 3A also identifies land located within a one-half mile area west of Dowd Road and a pocket of land to the north and south of East Catlett Street for urban growth by the City of Lincoln through a modified expansion of the Sphere of Influence. This expansion is smaller than that which is proposed in the City's current General Plan update. This alternative provides for full buildout of the existing City of Lincoln General Plan, development of the Placer Vineyards Specific Plan area, and buildout of the existing Sunset Industrial Area. Placer Ranch, Regional University, Brookfield, and the City of Roseville's western Sphere of Influence boundary are also identified for growth in this alternative. The eastern half of the proposed Curry Creek Community Plan area is identified for urban expansion, and the western half of the plan area is incorporated into the PCCP reserve system.

Basic Facts

- Approximately 79,000 acres are available for incorporation into the PCCP reserve system.
- Preserves 52 percent of the existing vernal pool resources in the Phase 1 area
- The City of Lincoln, a participating agency in the PCCP, has stated that this alternative does not meet its growth objectives as described in the City's draft General Plan update.

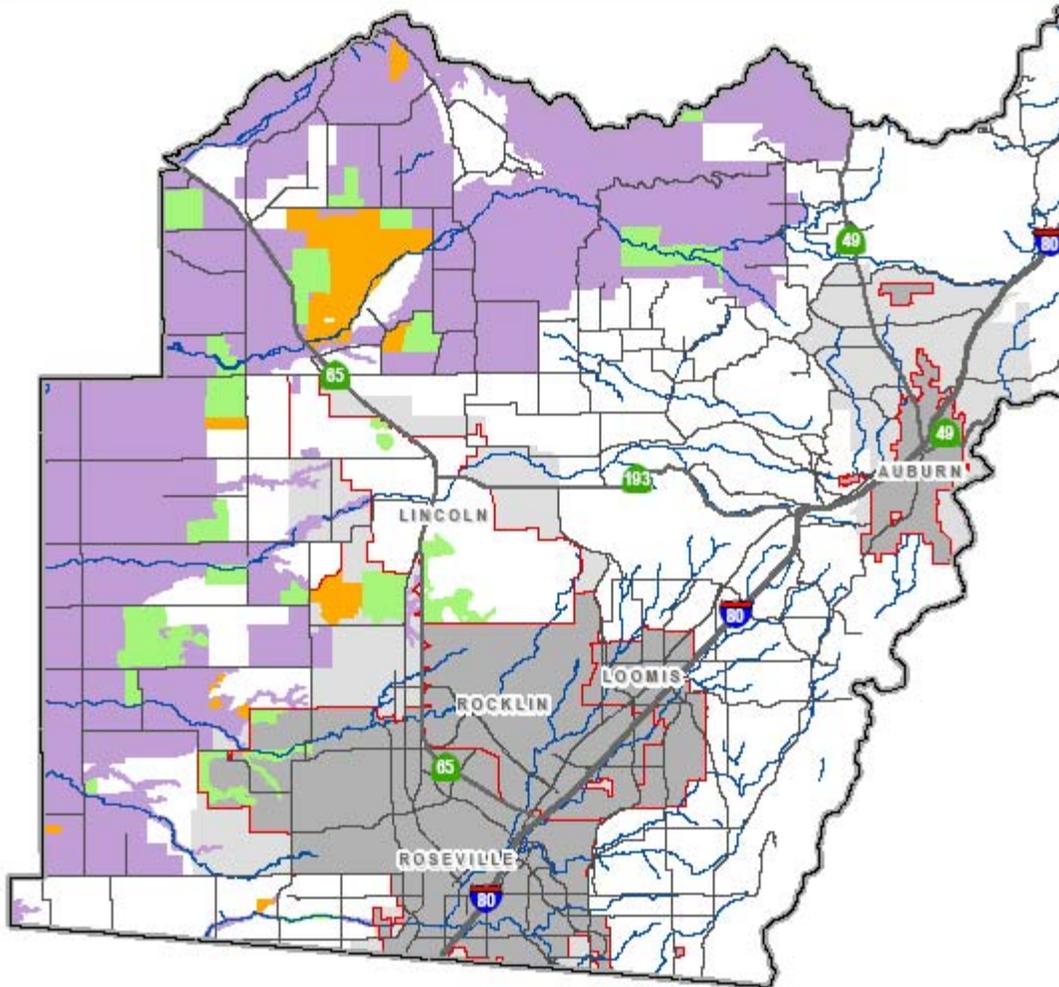
Ability to Obtain Comprehensive PCCP Permits

The resource agencies have not reviewed this alternative. However, staff believes that the reserve system identified in Alternative 3A proposes too much urban edge along the reserve system boundary and does not preserve sufficient wetlands, including vernal pools, to achieve a "Least Environmentally Damaging Practicable Alternative" (LEDPA) determination under the federal Clean Water Act. Thus, the full suite of environmental permits the County is seeking through the PCCP process would not likely be obtained with this alternative. The County may be able to obtain HCP and possibly NCCP permits with this alternative. However, for the reasons stated above, obtaining Clean Water Act permits would not be possible with this reserve design.

Local Land Use and Economic Objectives

This alternative accommodates all of the currently proposed Specific Plans in West Placer as well as portions of the Curry Creek Community Plan area and the complete boundary of the Sunset Industrial Area. This alternative does not provide all of the growth opportunities desired by the City of Lincoln. Several parcels currently preserved in open space (i.e., parcels already acquired for wetland/vernal pool mitigation) are proposed in this alternative for conversion into an urban use. While such a conversion is theoretically possible, it is likely an unrealistic assumption to make for the purposes of this analysis.

ALTERNATIVE 3A



LEGEND

- | | |
|--|--|
| EXISTING | INTERSTATE |
| POTENTIAL | HIGHWAYS |
| RESERVE ACQUISITION AREA | LANDMARK STREETS |
| COUNTY BOUNDARY | PERENNIAL |
| CITY LIMITS | |
| NON-PARTICIPATING CITIES | |
| SPHERE OF INFLUENCE | |



NOTE:

This map reflects one of a series of maps depicting where conservation opportunities and urban development opportunities may exist in western Placer County under the proposed Placer County Conservation Plan. This map was prepared for analytical purposes only. In no way does it reflect the decision of the Placer County Board of Supervisors or recommendations of County staff.

SOURCE DATA:

Placer County, December 2009

DOCUMENT LOCATION:

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DISCLAIMER:

The features on this map were prepared for geographic purposes only and are not intended to establish legal boundaries or supersede local ordinances. Official information concerning the features depicted on this map should be obtained from recorded documents and local governing agencies.

DOCUMENT CREATION:

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