

RESERVE MAP ALTERNATIVE 7

Intent and Purpose

Staff prepared Alternative 7 with specific input from the resource agencies, including the delineation of the reserve boundary. Similar to Alternatives 2 and 6, this reserve system focuses heavily on vernal pool resource preservation and on establishing continuity within the reserve areas. The urban growth areas in Alternative 7 are nearly identical to Alternative 2. This alternative includes an additional reserve area near Lincoln's southwest City limits along Industrial Boulevard. This alternative accommodates the expansion of Lincoln to its City limits, buildout of the western portions of Roseville's Sphere of Influence, and growth in portions of Lincoln's proposed Planning Area. In addition, all of the major development projects proposed in the unincorporated portions of western Placer County are identified for growth, including Placer Ranch, Regional University, Placer Vineyards, and the Brookfield project. Alternative 7 identifies future growth in the Sunset Industrial Area, as per the County's General Plan. Similar to Alternatives 1, 2, 3 (a and b) and 6, this alternative proposes urban development in the eastern half of the proposed Curry Creek Community Plan area while incorporating the western portion of the plan area into the PCCP reserve system. Portions of the proposed Lincoln Planning Area, west of Dowd Road, are incorporated into the PCCP reserve system, providing this alternative with a higher level of vernal pool resource preservation than identified in Alternatives 1, 3, and 5.

Basic Facts

- Approximately 84,000 acres are available for incorporation into the PCCP reserve system.
- Preserves 66 percent of the existing vernal pool resources in the Phase 1 area

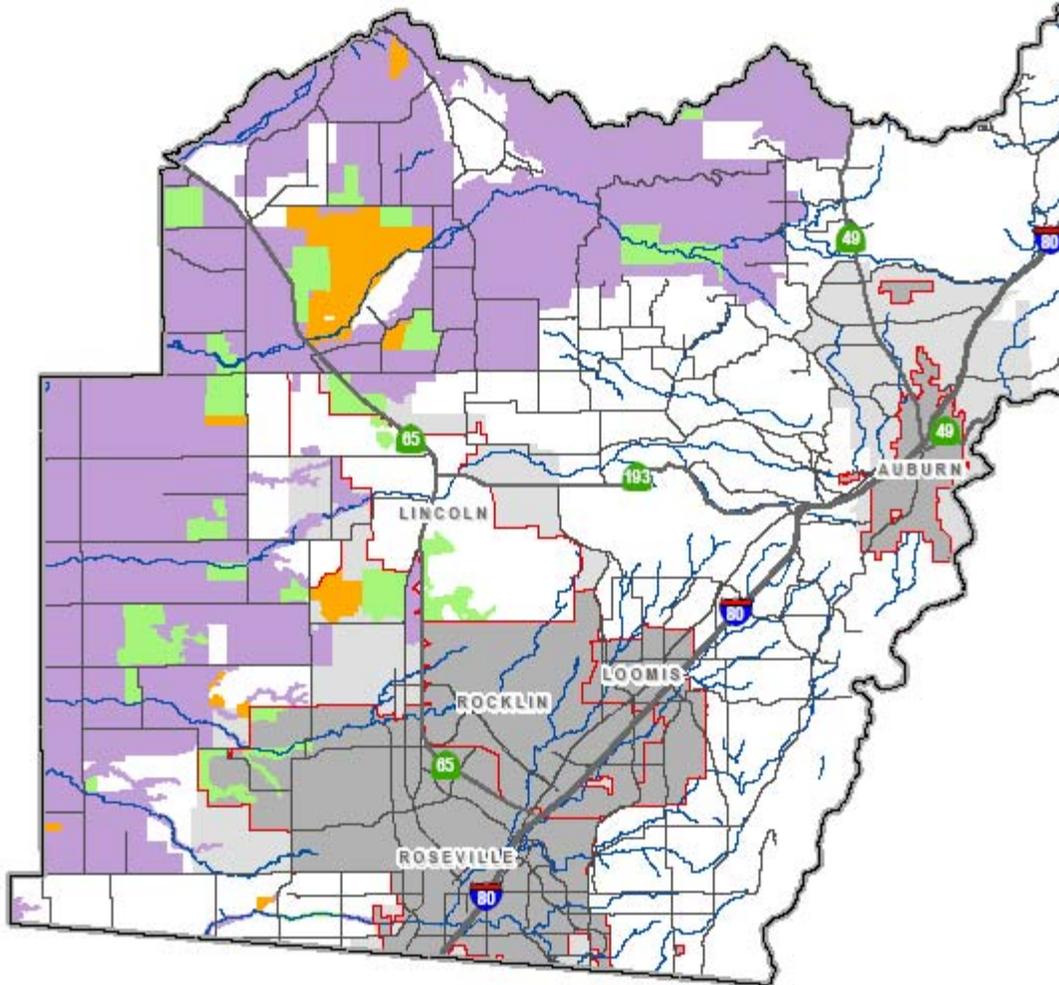
Ability to Obtain Comprehensive PCCP Permits

The resource agencies have indicated that the reserve system identified in Alternative 7 is a suitable reserve design and does preserve sufficient wetlands, including vernal pools, to achieve a LEDPA determination under the federal Clean Water Act. Thus, the full suite of environmental permits the County is seeking through the PCCP process could potentially be obtained with this alternative.

Local Land Use and Economic Objectives

This alternative accommodates all of the proposed Specific Plan applications currently under consideration at the County, portions of the Curry Creek Community Plan area, and all of the Sunset Industrial Area. However, the stated growth objectives of the City of Lincoln are not accommodated with this reserve design.

ALTERNATIVE 7



LEGEND

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



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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