

RESERVE MAP ALTERNATIVE 8

Intent and Purpose

Staff prepared Alternative 8 with specific input from the resource agencies, including the delineation of the reserve boundary. This alternative provides buildout of the existing Lincoln City Limits and urban growth in the proposed Lincoln Planning Area west of Lincoln's western City Limits (but only extending to Dowd Road). As a part of the City of Lincoln's proposed Sphere of Influence expansion, an area of urban growth is proposed south of Auburn Ravine, approximately one-half mile to the north and south of East Catlett Street.

Alternative 8 accommodates buildout of Placer Ranch, Regional University, and the City of Roseville's western Sphere of Influence. The eastern portion of the proposed Curry Creek Community Plan is identified for growth while the western half is incorporated into the reserve system. Alternative 8 also identifies the western one-third of Placer Vineyards as a reserve area.

While the resource agencies provided direction on the preparation of this map, their analysis of the alternative led to the conclusion that this map would not be considered a viable alternative.

Basic Facts

- Approximately 83,000 acres are available for incorporation into the PCCP reserve system.
- Preserves 69 percent of the existing vernal pool resources in the Phase 1 area

Ability to Obtain Comprehensive PCCP Permits

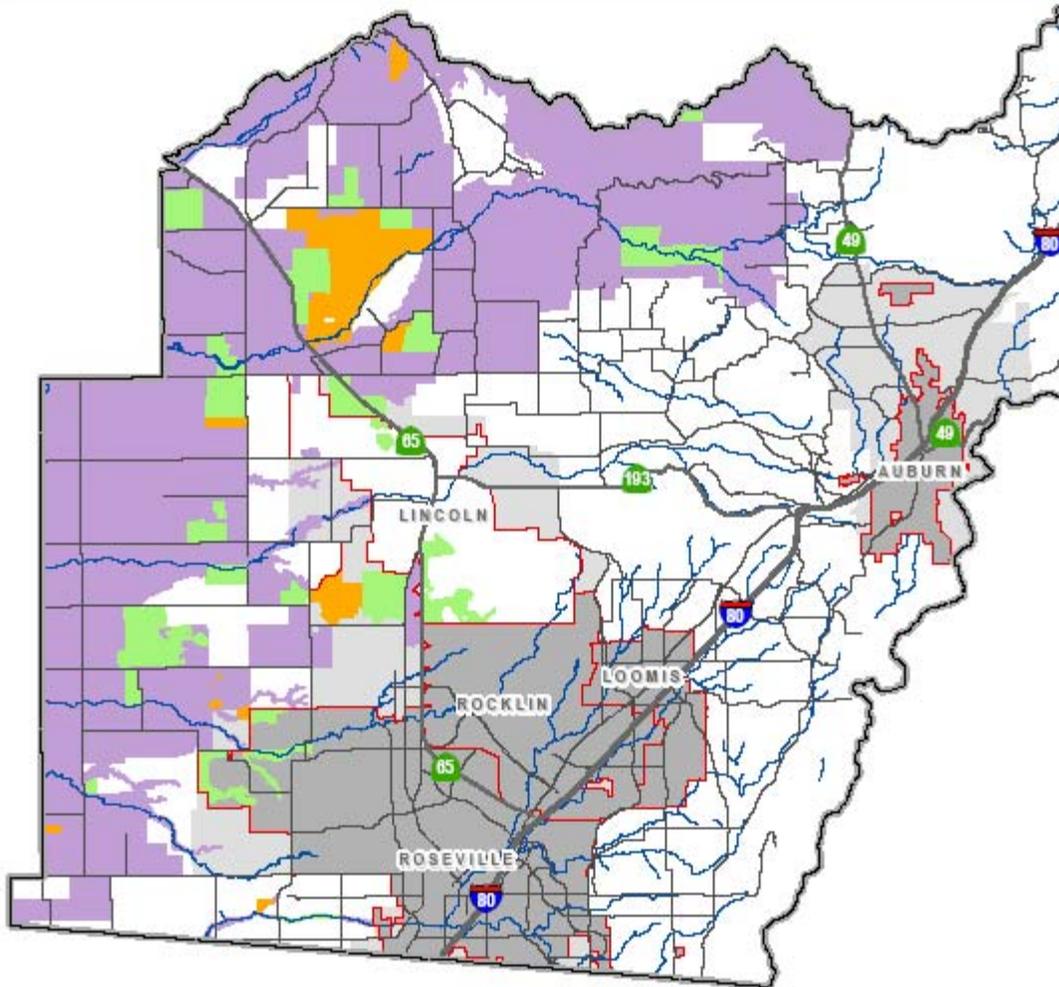
The resource agencies have indicated that the reserve system identified in Alternative 8 proposes too much urban edge along the reserve system boundary, and a "Least Environmentally Damaging Practicable Alternative" (LEDPA) determination under the federal Clean Water Act is not likely achievable under this alternative. Thus, the full suite of environmental permits the County is seeking through the PCCP process could 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 does not accommodate the growth levels proposed in the Placer Vineyards Specific Plan or in the proposed Brookfield's project site. In addition, portions of the City of Lincoln's proposed Planning Area would be incorporated into the PCCP reserve system and, thus, the City has stated this alternative would not meet its growth objectives.

ALTERNATIVE 8



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. It 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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