

MEMORANDUM
OFFICE OF THE
BOARD OF SUPERVISORS
COUNTY OF PLACER

TO: Honorable Board of Supervisors

FROM: Robert M. Weygandt, Supervisor District 2 and Kirk Uhler, Supervisor District 4

DATE: December 11, 2007

SUBJECT: Update from the Placer County Conservation Plan (PCCP) Ad Hoc Committee

SUMMARY:

Supervisors Weygandt and Uhler are updating the Board on the status of the PCCP Ad Hoc Committee deliberations since the Board took action to form the Ad Hoc Committee and approve a map for discussions with the Resource Agencies on January 23, 2007. This is an information only item; no actions are to be taken.

BACKGROUND

The PCCP is intended to provide 50 years of compliance for the following state and federal regulations:

1. Incidental Take Permit – Federal Endangered Species Act – administered by: U.S. Fish and Wildlife Service (FWS) and National Marine Fisheries Service
2. Natural Communities Conservation Plan – California Endangered Species Act and Natural Communities Conservation Act – administered by: California Department of Fish and Game
3. Section 404 and 401 of the Federal Clean Water Act related to wetlands and water quality – administered by: U.S. Army Corps of Engineers (COE) and the Regional Water Quality Control Board
4. Section 1600 Fish and Game Code – Master streambed modification agreements – administered by: California Department of Fish and Game (DFG)

Collectively these permits represent all of the major wetland and endangered species act permits that are required on public and private property. The regulatory coverage would account for the impacts associated with the growth anticipated between now and 2060. In addition to accounting for the direct and indirect impacts associated with new growth, the PCCP will also address impacts associated with the construction of the Placer Parkway project and the Sacramento River Diversion project sponsored by PCWA.

One of the key objectives of the PCCP effort is to identify a reserve system mapping alternative that can be considered the "least environmentally damaging practicable alternative" or LEDPA for purposes of avoiding impacts to federally-regulated wetlands. Identifying the LEDPA is a requirement of the federal guidelines used to implement Section 404 of the Federal Clean Water Act.

If the PCCP reserve system can meet the federal guidelines of a regional LEDPA, a more comprehensive wetland permitting program would be issued to the County, creating a savings in time, an increase in certainty, an increase in PCCP utility, and an assurance that wetland resources are protected in perpetuity within the reserve system.

In June of 2005 the California Department of Fish and Game, the U.S. Fish and Wildlife Service and NOAA Fisheries, provided a letter to Placer County which described the need to prepare a conservation strategy which identified a number of concerns on a draft conservation strategy

prepared by the County in the Spring of 2005. One of the key concerns was the need to identify the "location and specific acreage objectives of conservation lands." County staff, working with stakeholders and the Resource Agencies (i.e., the Department of Fish and Game, the U.S. Fish and Wildlife Service, the U.S. Environmental Protection Agency, the U.S. Army Corps of Engineers and NOAA Fisheries) has prepared a number of reserve maps in an effort to respond to the concerns raised in the June 2005 letter.

On January 23, 2007, the Board of Supervisors created an Ad Hoc Committee to be comprised of 2 members of the Board of Supervisors (Uhler/Weygandt) and 2 Council Members of the City of Lincoln (Cosgrove/Santini). The Board also directed staff to prepare a draft PCCP Reserve Map that combined 2 draft reserve map alternatives (Alternatives 4 and 14) as the starting point of discussions with the Resource Agencies. The language of the direction provided by the Board is included as Exhibit A. The January 23, 2007 Draft Reserve Map is attached as Figure 1.

The primary role of the Ad Hoc Committee has been to develop a number of conservation strategy working principles, and to prepare a draft reserve map for consideration by the Resource Agencies. Between January 2007 and November 2007, members of the Ad Hoc Committee met on 14 occasions to deliberate on the PCCP. On 3 occasions, the Ad Hoc Committee met with the Resource Agencies and received input from those agencies on issues that would affect the preparation of a viable reserve map. On June 12, 2007, the Resource Agencies provided a presentation on how to develop a reserve system including the preparation of a reserve map that would meet their requirements. A copy of their presentation is included as Exhibit B.

In consideration of the comments from the Resource Agencies, on November 6, 2007 the Ad Hoc Committee discussed a new Draft Reserve Map to the Resource Agencies for review and comment (Exhibit C for the Power Point presentation and Figure 2 for the map). On November 16, 2007, the County received comments that are attached to this report as Exhibit D.

Discussion

After a significant amount of deliberation and analysis, the Ad Hoc Committee has prepared a proposal for review and consideration by the Resource Agencies. The proposal requires a significant amount of refinement but the basic elements of a conservation strategy are included. These elements include the following:

- Preparation of a reserve map that helps identify clear conservation goals and objectives
- Avoidance of a significant percentage of vernal pool complexes
- Watershed level connectivity in the Bear River and Coon Creek watersheds
- Incorporation of the draft County Aquatic Resources Permit (CARP) Buffer
- Incorporation of Low Impact Development Standards for water quality
- Consideration of 50 years of growth
- Coverage for Placer Parkway and PCWA Sacramento River Diversion

Draft Ad Hoc Reserve Map:

The Ad Hoc Committee members had multiple alternative maps prepared for discussion by the Committee. In November, a map was prepared which addressed a number of concerns raised by the Ad Hoc members and represents the collective consensus of the 4 elected members of the Committee.

The PCCP Draft Ad Hoc Reserve Map (Figure 2) consists of 4 basic elements: 1) The Reserve Area, 2) the Development Transition Area, 3) the County Aquatic Resources Permit Area, and 4) the Development Opportunity Area. A fifth area, depicted in gray, represents the boundaries of the non-participating cities of Roseville, Rocklin, Auburn and the Town of Loomis. The non-participating city boundary depicts the city limits, the sphere of influence area (unless proposed for coverage in the PCCP such as the Sunset Industrial Area) and areas where the City is the lead on a particular project that is not being covered by the PCCP.

1) Reserve Area:

The "Reserve Area" (depicted as purple and green) consists of 2 elements: 1) lands already protected as a consequence of state/federal regulations, CEQA mitigation, Placer Legacy, Placer Land Trust, NRCS conservation easements, mitigation/conservation banks, and other

conservation programs, and 2) an conservation area that would include lands that would be acquired during the term of the permit (50 years) for permanent conservation. The Reserve Area consists of approximately 91,600 acres. The entire Reserve Area would not be protected, only those lands necessary to meet the conservation objectives of the PCCP would be acquired. Some areas of the Reserve Area will have a higher priority for acquisition than other areas.

2) Development Transition Area:

The "Development Transition Area" (the DTA is depicted in blue) is a 21,862 acre area that would likely contain a significant amount of urban development in the unincorporated County and City of Lincoln (if General Plan amendments, rezones and entitlements are obtained in the future). It is also an area that will serve as a transition between urban development and the conservation lands within the Reserve Area. In order to meet the conservation requirements of the PCCP, a percentage of the lands in the DTA would need to be set aside to become part of the Reserve Area. The specific boundary of the future Reserve Area lands inside the DTA is not identified at this time. Instead, specific standards are to be developed which insure that lands critical to the successful implementation of the PCCP will be protected in perpetuity. Without conservation occurring within the DTA, it is not possible for the PCCP to meet the conservation and mitigation requirements of the Resource Agencies. One of the key resources that must be conserved includes the vernal pool grassland landscape. The DTA contains 38% of all remaining unprotected vernal pool grasslands in Placer County.

3) CARP Area:

The County Aquatic Resource Permit or CARP area represents those areas along major stream corridors that would be protected from future incompatible development (depicted as purple and green along the stream corridors). The CARP area contains a number of key resources including streams, riparian habitat, floodplains and vernal pool grasslands. The CARP boundary is unique in that it is considered a viable habitat corridor that passes through areas where the landscape is dominated by urban development. The key objective of the CARP boundary is to protect important stream corridors for their sensitive habitat, conserve wetlands, insure water quality, provide connectivity between upper and lower watershed areas and to protect the integrity of the floodplains.

4) Development Opportunity Area:

This area receives the majority of regulatory relief through the implementation of the PCCP (depicted in white). Infill development, ongoing rural residential development and new urban/suburban development is the dominant feature in the landscape. This area also includes the Placer Parkway Corridor (Note: the Ad Hoc Committee has directed that the map depict one of the 5 Placer Parkway alternatives for purposes of analysis. This alignment has not been selected by the South Placer Regional Transportation Authority and does not represent the consensus of SPRTA or any other elected body). It is assumed that approximately 10% of the vernal pool grasslands in the Development Opportunity Area would be conserved.

Conservation Standards/Performance Criteria:

Performance criteria and conservation standards will need to be developed as a part of the PCCP Conservation Strategy. These standards would apply to acquisition and restoration activities throughout the entire PCCP boundary; not just the reserve area. The standards for the DTA will be unique in the sense that the specific areas to be conserved and/or restored will not have been identified on the PCCP Reserve Map. The DTA standards will need to define what type of lands should be protected and how those lands are to be managed over time including performance standards to insure that the DTA reserve lands remain viable over time.

The Ad Hoc Committee has directed staff to initiate the preparation of draft DTA conservation standards. Discussions will be initiated with the Resource Agencies to insure that the DTA standards that are prepared address the concerns of those agencies. It is assumed that the standards will address, at a minimum, the following issue areas:

- Connectivity to other reserve lands and CARP lands
- Minimum parcel size
- Buffers/edge effect/adjoining land use
- Short term/long term viability of hydrologic conditions

- Monitoring/Adaptive Management
- Grazing/burning of vernal pool grasslands as a part of long-term management efforts

Habitat Restoration:

In addition to preserving a significant portion of all remaining vernal pool resources, the PCCP will incorporate vernal pool restoration in areas previously identified as having these resources. This restoration activity will mitigate for the predicted loss of 3,509 acres of vernal pool habitat. The vernal pool restoration activity is in addition the proposed conservation of vernal pool resources. No specific acreage of restoration has been identified at this time. Figure 3 depicts the distribution of vernal pools based upon the identification of these resources from aerial photography taken in 1937.

Summary:

For comparison purposes the new Ad Hoc Draft Reserve Map can be compared to the Board's January 23, 2007 Map. In general, the new map provides a larger amount of land dedicated to conservation, reduces the urban development footprint, provides for stream corridor protection, and increases the amount of vernal pool conservation. Although there is a reduction in the Reserve Acquisition Area (purple areas) it increases conservation in other areas (the CARP boundary and the DTA).

Geographic Feature	Jan. 23, 2007	Ad Hoc Map	Difference
Existing Protected Lands	10,000 acres	12,772 acres	+2,772 acres
Reserve Acquisition Area	81,806 acres	78,866 acres	-2,940 acres
Development Transition Area	0 acres	21,862 acres	+21,862 acres
Development Opportunity Area	133,914 acres	111,499 acres	-22,415 acres
Vernal Preservation Ratio	0.74:1	1:1	+0.26
Overall Vernal Pool Protection %	43%	50%	+7%

FISCAL IMPACTS:

No fiscal analysis has been prepared on this alternative at this time.

RECOMMENDATIONS:

There are no recommendations at this time. This information is intended to update the Board and the public on the status of the Ad Hoc Committee discussions with the Resource Agencies.

EXHIBITS: The following exhibits are provided for the Board's consideration:

- Exhibit A: Board of Supervisors direction from January 23, 2007
- Exhibit B: June 12, 2007 Resource Agency Presentation to the Ad Hoc Committee
- Exhibit C: PCCP Ad Hoc Committee presentation to the PCCP Working Group dated November 6, 2007
- Exhibit D: Resource agency response dated November 16, 2007 to the Ad Hoc Committee's presentation of the Ad Hoc #4 Map on November 6, 2007
- Figure 1: January 23, 2007 Board of Supervisors Reserve Map for Negotiations
- Figure 2: Ad Hoc Committee Draft Reserve Map #4 dated November 2, 2007 for the November 6, 2007 presentation to the Resource Agencies
- Figure 3: Potential Vernal Pool Restoration Areas

- cc: Rod Campbell, City of Lincoln
 Einar Maisch, PCWA
 Stan Tidman, PCTPA/SPRTA
 Resource Agencies
 Biological Stakeholder Working Group
 Conservation Strategy Group
 Resources Law Group

Exhibit A
Board of Supervisors Direction to Staff
January 23, 2007

- Direct staff to prepare a map, to use for the basis of negotiation, that combines Alternative Map 4 South of Athens Road and Alternative Map 14, including staff recommendations and incorporating modifications requested by the City of Lincoln, North of Athens Road;
- Authorized an Ad Hoc committee (with Placer County as the lead agency) that includes: two Placer County Supervisors, two elected representatives from the City of Lincoln, and as needed and deemed appropriate by the Ad Hoc Committee, staff from of the Placer County Transportation Planning Agency and the Placer County Water Agency to meet with various resource agencies to prepare a map and a set of policy guidelines that are acceptable to the committee to bring back to the Board for review and vote;
- Authorized the Ad Hoc committee to focus on the issue of the viability of agriculture land that is adjacent to habitat, the science in delineating the quality of habitat, the science behind the cost estimates in terms of long term preservation of this habitat in the conservation area, and the science of restoration or the use of restoration as a tool to mitigate the impacts to habitat;
- Direct the Ad Hoc committee to periodically present feedback to the Board, and;
- Give flexibility to the Ad Hoc committee to meet with representatives from other cities, agencies and groups to gather input to focus and refine discussions as they move forward in discussions with the Federal and State Agencies.

Exhibit B
June 12, 2007 Resource Agency Presentation to the Ad Hoc Committee

Placer County Conservation Plan (PCCP) Ad Hoc Meeting June 12, 2007

CDFG, FWS, NOAA, EPA, and Corps
Evaluation of Selected Conservation
Alternatives



PCCP Goals

- To provide streamlined permitting and greater environmental benefits through a legally sound and scientifically supported Conservation Plan for Participants.
- To provide a means to conserve landscape level ecosystems upon which endangered and threatened species depend.

Meeting Goals/Strategy

- Describe process for evaluating PCCP map alternatives.
- Provide feedback on the Board of Supervisors proposed map.
- Compare Board map to Alternatives 2, 4, 6 & 7.

The Decision Process

- Legal Basis
- Scientific Basis
- Linking law and science
- Practical aspects of assuring that a reserve system can be implemented.
- Location, shape, and size of reserve system are equally important.

Environmental Regulatory Streamlining

- Landscape level conservation met with NCCP.
- Programmatic take permit through ESA Section 10.
- Programmatic CWA 401 Certification and 404 General Permit for fill < 3.0 acres.
- Streamlined CWA 404 Individual permit procedures.
- Section 1600 of State Fish and Game Code for Streambed Alteration.

ESA Section 10

- 5-Point policy
 - Biological Goals and Objectives
 - Permit Duration
 - Adaptive Management
 - Monitoring
 - Public Participating
- Minimize and Mitigate to the maximum extent practicable
- Funding must be assured
- No Surprises
- Recent Court Cases

NCCP Act

- To provide for effective protection and conservation of the state's wildlife heritage while continuing to allow appropriate development and growth.
- Requires reserves and linkages.
- Must be large enough to support sustainable populations of covered species.
- Provides assurances/no surprises.

CWA Section 404

- Avoid
- Minimize
- Landscape Based LEDPA
- Compensate

Linking the Regulations

- First, develop a conservation strategy including reserve map that satisfies HCP/NCCP and 404 requirements.
- Incorporate stream setbacks throughout Phase 1 area.
- Incorporate Low Impact Development Strategies (LIDS).

Conservation Biology For Long Term Conservation Planning

- Well distributed populations
- Large Areas/Large populations
- Closer is better
- Interconnected/not isolated, with multiple links
- Contiguous blocks better/not fragmented
- Linkages are also preferred habitat
- “Working Landscapes” do not always work
- Consider fragmentation, roadless preferred
- The matrix matters, edge effects and buffers
- Must link species needs to conserved areas

Can a Reserve System be Built?

- Can it provide for conservation of natural communities as well as covered species?
- Are there adequate existing reserves and avoided natural resources available to assemble large and connected habitat blocks?
- Can a successful reserve system be assembled that ensures recovery criteria are met for ESA and avoidance requirements are met for CWA?
- Are stream corridors adequate?
- Are there adequate agricultural parcels for buffers from urban?
- Can a reserve system be assembled that responds to need for no net loss of wetlands?

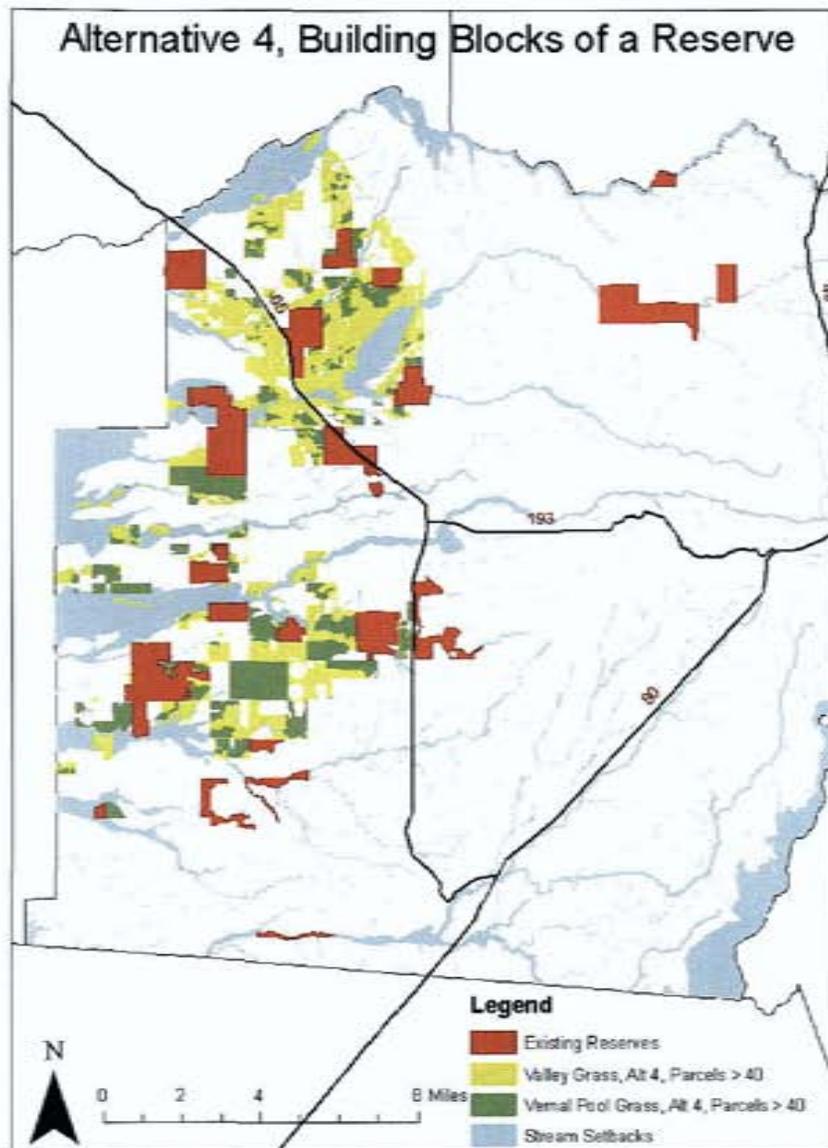
Building a Reserve System

A Combination of Judgment and Reality

Spatial Context Critical

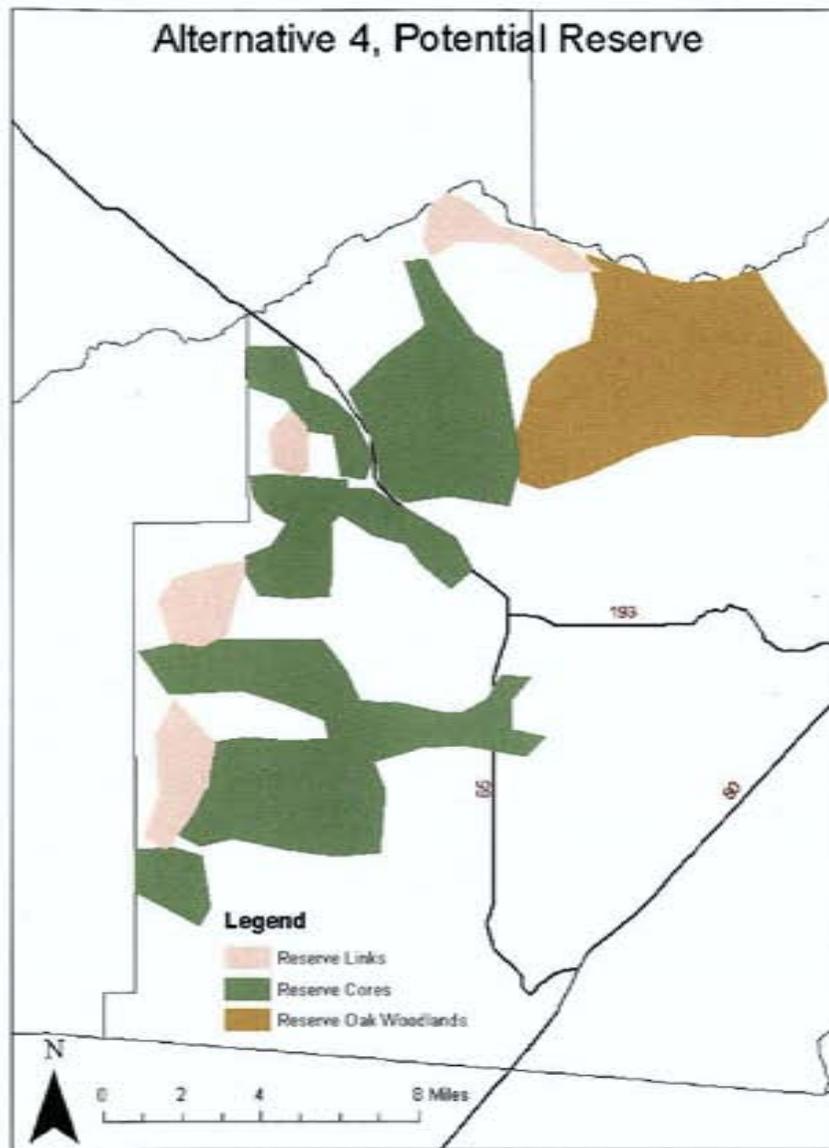
- Willing seller program.
- ID existing conserved lands.
- ID adjacent existing intact habitats of interest.
- ID adjacent intact habitats that provides restoration or creation opportunities.
- ID adjacent land that provides connectivity.
- Focus on parcels greater than 40 acres.
- ID fragmentation issues, principally roads.
- Implement County mechanism for acquisition, monitoring and long term management.

Alternative 4, Building Blocks of a Reserve



For purposes of discussion and not to be interpreted as a suggestion or proposal

Alternative 4, Potential Reserve



For purposes of discussion and not to be interpreted as a suggestion or proposal

Can it Be Done?

Some Numbers to Ponder or What is left

Conservation Area	Total Pot Con Acres	Total VPG Acres	VPG in Reserve Acres	VPG Remain Acres	Total AnGV Acres	AnGV in Reserve Acres	AnGV Remain Acres	Total VPG/AnGV remain
Alt 2	94,901	13,540	4802	8,738	15,778	2,950	12,828	21,566
Alt 4	94,606	13,190	4802	8,388	17,186	2,950	14,236	22,624
Alt 6	98,898	14,897	4802	10,095	16,901	2,950	13,951	24,046
Alt 7	95,194	13,767	4802	8,965	15,841	2,950	12,891	21,856
CR_1	81,274	9,787	4802	4,985	13,447	2,950	10,497	15,482

All data are subject to further verification in conjunction with Placer County

183

Building a Reserve System

Habitats of High Concern in Parcels > 40 Acres

Con Area	Total VPG	VPG in Parcels> 40	VPG in Reserve (all>40)	VPG >40 remain	Total AnGV	AnGV in Parcels> 40	AnGV in Reserve (all>40)	AnGV >40 remain	VPG and AnGV > 40
Alt 2	13,540	12,153	4,802	7,351	15,778	13,295	2,950	10,345	17,696
Alt 4	13,190	11,680	4,802	6,878	17,186	14,309	2,950	11,359	18,237
Alt 6	14,897	13,223	4,802	8,421	16,901	13,999	2,950	11,049	19,470
Alt 7	13,767	12,271	4,802	7,469	15,841	13,321	2,950	10,371	17,840
CR_1	9,787	8,621	4,802	3,819	13,447	11,238	2,950	8,288	12,107

All data are subject to further verification in conjunction with Placer County

181

Conservation: Impact Using Agency Data

(minus ex reserve acres and includes non-participating cities)

Alt	VPG	VPG, parcels > 40 acres
2	8738/7301=1.20	7351/7301=1.01
4	8388/7651=1.10	6878/7651= .90
6	10095/5944=1.70	8421/5944=1.42
7	8965/7074=1.27	7469/7074=1.06
CR_1	4985/11054= .45	3819/11054= .35

All data are subject to further verification in conjunction with Placer County

185

Summary: How do various Alternatives Compare?

Considering Laws, Science, and Practicality

- **Board map unlikely to fulfill myriad legal mandates.**
 - Inadequate avoidance of aquatic resources.
 - Provides few opportunities to preserve large blocks of existing intact systems.
 - Provides few opportunities for connectivity.
 - Potentially relies too heavily upon restoration of high risk areas.
 - Low likelihood of success based on lack of availability of large parcels.

Summary: How do various Alternatives Compare?

Considering Laws, Science, and Practicality

- **Alt 2, 4, 6, 7 remain potentially appropriate.**
 - More avoidance of aquatic resources .
 - Provides opportunity to preserve large blocks of existing intact systems.
 - Provides multiple opportunities for connectivity.
 - Provides multiple restoration opportunities.
 - Moderate opportunity for success based on availability of larger parcels.
- **Alternative 6 has, of alternatives analyzed, the highest likelihood of success.**

Placer County Conservation Plan
PCCP Working Group – Ad Hoc Proposal

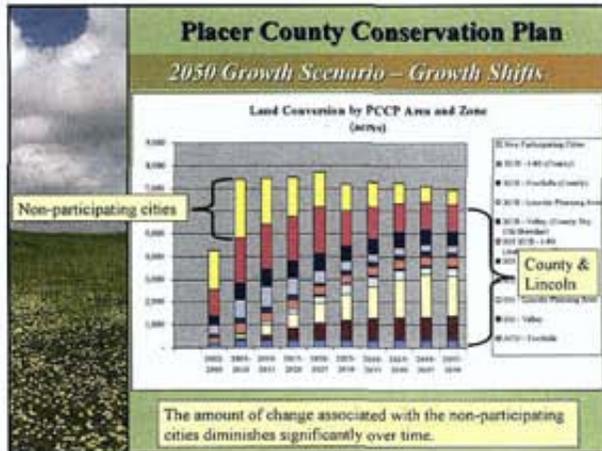
Purpose: The purpose of this meeting is to present a proposal from the PCCP Ad Hoc Committee that would serve as the basis of discussions on a final reserve map and conservation strategy. Additional information is to be provided to allow the Resource Agencies to respond at a later date.

Placer County Conservation Plan
Background - Current Urban – as of 2005

Placer County Conservation Plan
Placer County General Plan - 1994

Placer County Conservation Plan
Placer County General Plan – Future Growth

Department of Finance projections, SACOG/County/City projections and state mandates that require Placer County to contribute its fair share of the state housing demand – will result in the need for urban development beyond the limits of the current General Plans.



Placer County Conservation Plan 2050 Growth Scenario

Projections for PCCP Economic Analysis 2002 2050 2002-2050

Phase 1 Area (Including Non-Participating Cities)	2002	2050	2002-2050
Jobs by Place of Work	144,000	408,000	264,000
Household Population	248,000	569,000	321,000
Households	93,000	217,000	124,000

Participating Agencies	Pop./Emp	2002-2050
Total New Population		224,000
Total New Jobs		153,000
Total New Households		90,000

The PCCP will cover the endangered species and wetland impacts for the 90,000 new homes and the 153,000 jobs that will be created over the next 50 years.

Placer County Conservation Plan 2050 Growth Scenario

Land Conversion by Geographic Area

	2002-2025	2026-2050	Total
Infill	20,100	15,300	35,400
New Areas	4,400	13,800	18,200
Agricultural	400	300	700
Total	24,900 ac	29,400 ac	54,300 ac

To accommodate these new homes and business over the next 50 years, approximately 54,300 acres of land will be converted between Auburn and areas to the west.

Studies were needed to quantify this conversion's impact on the PCCP's covered species.

Placer County Conservation Plan Background

In June of 2005 the Wildlife Agencies provided a letter to Placer County which described the need to prepare a conservation strategy which would identify the, "location and specific acreage objectives of conservation lands".

Placer County Conservation Plan

PCCP - Conservation Priorities

Higher value areas emerge from the landscape. The determination of which data layers to review and what ranking was applied was jointly developed with the wildlife agencies and stakeholders.



Placer County Conservation Plan

Background

Following the release of this letter, County staff prepared a series of conservation reserve maps that examined a range of conservation and development options.



Stakeholder Maps - Landowner, Environmental and Agency Input

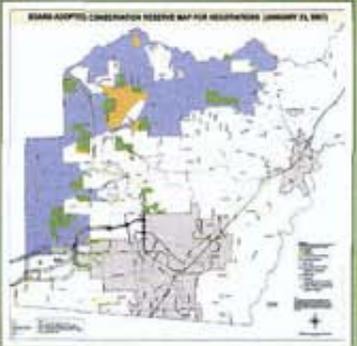
Placer County Conservation Plan

Agency Supported Alternatives



Placer County Conservation Plan

January 23, 2007 BOS Deliberations



Placer County Conservation Plan
January 23, 2007 BOS Deliberations



BOARD ADOPTED CONSERVATION RESERVE MAP FOR REVISIONS (JANUARY 23, 2007)

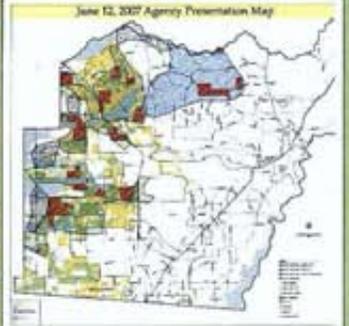
Placer County Conservation Plan
January 23, 2007 BOS Deliberations

The 1/23 BOS map included the following attributes:

- Existing Protected Lands as of Jan. 2007: 10,000 acres
- Reserve Acquisition Area: 81,806 acres
- Development Opportunity Area: 133,914 acres
- Preservation Ratio: 0.74:1
- Landscape Level Preservation: 43%



Placer County Conservation Plan
June 12, 2007 Agency Presentation



June 12, 2007 Agency Presentation Map

Placer County Conservation Plan
June 12, 2007 Agency Presentation

On June 12, 2007 the Resources Agencies presented information on the PCCP Reserve Map and proposed conservation strategy. The primary concerns raised include the following:

- Reserve map that satisfies CESA/FESA and 404 (LEDPA)
- CARP Buffer
- Low Impact Development Standards
- Consideration of key principles of conservation ecology including preservation of large blocks of existing intact systems
- Consideration of constraints on development of a viable reserve system.
- Jan. 23, 2007 map unlikely to meet a number of legal mandates

Placer County Conservation Plan
June 12, 2007 Agency Presentation

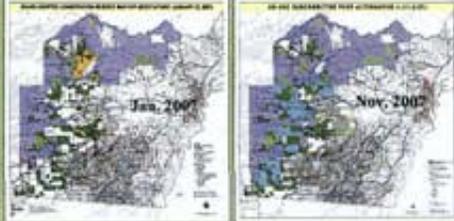
Since June of 2007, the Ad Hoc Committee has had a considerable amount of deliberation on map alternatives, consideration of principle elements of a conservation strategy (e.g., Working Principles White Paper), and incorporation of LID standards and CARP buffers.

The most important discussion has focused on a method of reconciling economic development objectives with vernal pool scarcity concerns.



Placer County Conservation Plan
Proposal: Ad Hoc Working Group

After a significant amount of deliberation, the Ad Hoc Committee has prepared a proposal for review and consideration by the Resource Agencies. The proposal requires a significant amount of refinement but the basic elements of a conservation strategy are included.



Placer County Conservation Plan
Proposal: Ad Hoc Working Group

Conservation Strategy Elements

- Preparation of a reserve map
- Avoidance of vernal pool complexes at a 1:1 ratio of impact to preserve
- Watershed level connectivity in the Bear River and Coon Creek watersheds
- Adaptive Management and Monitoring
- Ability to identify clear conservation goals and objectives
- Incorporation of the draft CARP Buffer
- Incorporation of Low Impact Development Standards
- Consideration of 50 years of growth
- Coverage for Placer Parkway and PCWA Sacramento River Diversion

Placer County Conservation Plan
Proposal: Ad Hoc Working Group – Reserve Map



Placer County Conservation Plan

Proposal: Ad Hoc Working Group – Reserve Map

The Proposed Reserve Map contains 5 geographic elements:

1. Existing protected lands
2. A proposed Reserve Area
3. A Development Transition Area
4. The CARP Buffer
5. The Development Opportunity Area



Placer County Conservation Plan

Proposal: Ad Hoc Working Group – Reserve Map

Attributes of the Proposed Reserve Map

- Existing Protected Lands: 12,772 acres
- Reserve Acquisition Area: 78,866 acres
- Development Transition Area: 21,862 acres
- Development Opportunity Area: 111,499 acres
- Vernal Pool Preservation: Impact Ratio: 1:1¹
- Landscape Level Preservation Objective: 50%



¹Assumes 90% of the vernal pools in the Reserve Area and 10% of the vernal pools in the Development Opportunity Area are acquired.

Placer County Conservation Plan

Proposal: Ad Hoc Working Group – “Reserve Area”



Placer County Conservation Plan

Proposal: “The Reserve Area”

The “Reserve Area” consists of lands already protected and areas that include lands to be acquired for conservation over the term of the permit.

- Existing Protected Lands: 12,772 acres
- Reserve Acquisition Area: 78,866 acres
- Vernal Pool Protection: 9,478 acres of which 5,095 acres is to be newly acquired (WORK ON THIS)



Placer County Conservation Plan
Proposal: "The Development Transition Area"

SB 502 SUBCOMMITTEE PECP ALTERNATIVE A (11-1-01)



Placer County Conservation Plan
Proposal: "The Development Transition Area"

The "Development Transition Area" consists of lands that will develop and lands to be protected consistent with standards to be developed.

The Development Transition Area (DTA) consists of 21,862 acres.

24% of this area is comprised of vernal pool grasslands. This represents 38% of all unprotected vernal pool complexes in Placer County.

The goal is to acquire approximately 39% of the DTA leading to an overall objective of 50% conservation of vernal pool resources in West Placer.



Placer County Conservation Plan
Proposal: "The Development Transition Area Standards"

The specific standards for reserve lands in the Development Transition Area will be developed in the conservation strategy. However, the following issues are to be addressed for vernal pool complexes:

- Connectivity to other reserve lands and CARP lands
- Minimum parcel size
- Buffers/edge effect/adjoining land use
- Short term/long term viability of hydrologic conditions
- Monitoring/Adaptive Management
- Grazing/burning of vernal pool grasslands



Placer County Conservation Plan
Proposal: "The CARP Boundary"

SB 502 SUBCOMMITTEE PECP ALTERNATIVE A (11-1-01)



Placer County Conservation Plan

Proposal: "The CARP Boundary"

The "CARP Boundary" consists of those lands along the major stream corridors that are located within the 100-year floodplain or are within a variable buffer measured from centerline of the stream.

The CARP boundary encompasses _____ acres of western Placer County. Within the CARP boundary approximately _____ acres of vernal pool habitat is conserved with an additional _____ acres of vernal pool habitat contiguous with the CARP boundary.



EPA, White Paper Figures

Placer County Conservation Plan

Proposal: "The Development Opportunity Area"



AN RISE FOR UNDESIRABLE POOL ALTERNATIVE # (11) (2) (3)

Placer County Conservation Plan

Proposal: "The Development Opportunity Area"

The "Development Opportunity Area" (white)

The boundary encompasses 111,499 acres or approximately 53% of the entire Phase I Boundary. Of this amount 48% represents new growth and 52% represents existing urban, suburban and rural residential development.

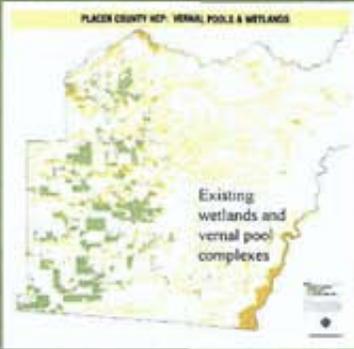
The majority of new growth is actually infill of existing developing or developed areas (65%) with the remainder being urban growth, mostly in western Placer County.

25% of all remaining vernal pools are located in this area.



Placer County Conservation Plan

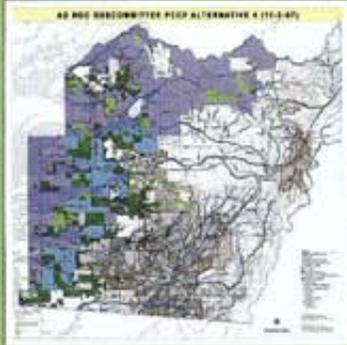
Proposal: Wetland Restoration



PLACER COUNTY REP. VERNAL POOLS & WETLANDS

Existing wetlands and vernal pool complexes

Placer County Conservation Plan
Proposal: Wetland Restoration



NO NIG SUBCOMMITTEE PLCP ALTERNATIVE 4 (11-0-07)

Placer County Conservation Plan
Proposal: Wetland Restoration

In order to comply with Clean Water Act and County Policy related to no net loss of wetlands, restoration/enhancement will be included in the conservation strategy.



Restoration/enhancement will replace wetland function and value lost and provide enhancements for the overall landscape.



Placer County Conservation Plan
Proposal: Vernal Pool Restoration



In addition to preserving 50% of all remaining vernal pool resources, the PCCP will incorporate vernal pool restoration in areas previously identified as having these resources. (Source: 1937 aerial photography of W. Placer and Northfork identification of vernal pool grasslands)



This will account for the 3,509 acres directly lost to urban development and that portion of the Development Transition Area that is impacted directly and indirectly

Placer County Conservation Plan
Proposal: Vernal Pool Restoration

Restoration opportunities

1937 →

Areas in green are vernal pool complexes in 1937 and the area in red are the complexes today.

→ 2002




Placer County Conservation Plan

Proposal: Summary Comparison – 1/23/07

In comparison the Board of Supervisors January 23, 2007 Map, the Proposed Map provides:

- 7,608 more acres of land dedicated to a reserve acquisitions
- 21,861 acres in the Development Transition Area of which approximately 39% will be protected
- A reduction of 28,000 acres made available for development
- 50% preservation compared to 43% preservation
- Incorporation of the CARP buffer (____ acres)
- Inclusion of vernal pool complex restoration
- 21,000 additional acres of conservation overall



Placer County Conservation Plan

Proposal: Summary Comparison – Landowner Map



County staff prepared the initial draft reserve alternatives. Stakeholders, including a group of major landowner interests prepared the map depicted on the left.

Placer County Conservation Plan

Proposal: Summary Comparison – Landowner Map

The Landowner map includes the following attributes:

- Existing Protected Lands as of Jan 2007: 9,293 acres
- Reserve Acquisition Area: 85,478 acres
- Development Opportunity Area: 141,877 acres
- Preservation Ratio: 0.5:1
- Landscape Level Preservation: 43%
- Out-of-County Acquisition Area – 14,890 acres



Placer County Conservation Plan

Proposal: Summary Comparison – Landowner Map

In comparison to the Landowner Proposed Map (Alt. 5) the Proposed Map provides:

- ____ more acres of land dedicated to a reserve acquisition
- ____ acres in the Development Transition Area of which approximately ____% will be protected
- A reduction of ____ acres made available for development
- 50% preservation compared to ____% preservation
- Incorporation of the CARP buffer
- Inclusion of vernal pool complex restoration
- ____ more acres of conservation overall



Placer County Conservation Plan

Conclusion

In conclusion,

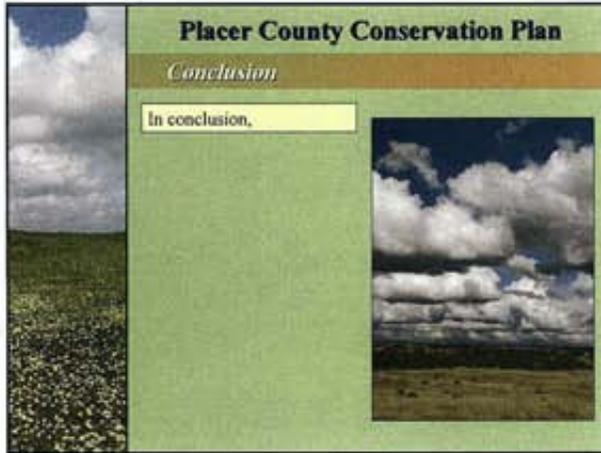


Exhibit D
Resource Agencies Response to the Ad Hoc Committee Proposal

Distributed via FAX on November 16, 2007

Tom Cosgrove
Council Member
City of Lincoln
640 Fifth Street
Lincoln, CA 95648

Primo Santini
Council Member
City of Lincoln
640 Fifth Street
Lincoln, CA 95648

Robert Weygandt
Supervisor-District 2
Placer County
175 Fulweiler Avenue
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Kirk Uhler
Supervisor-District 4
Placer County
175 Fulweiler Avenue
Auburn, California 95603

Tom Miller
County Executive Officer
175 Fulweiler Avenue
Auburn, California 95603

Gentlemen:

This letter responds to your proposal of November 7, 2007, made to the U.S. Fish and Wildlife Service, U.S. Environmental Protection Agency, U.S. Army Corps of Engineers, National Marine Fisheries Service, and California Department of Fish and Game (Agencies), regarding the Placer County Conservation Plan (PCCP). The Agencies wish to express our appreciation for the significant efforts of the Ad Hoc committee to develop the PCCP and this proposal in particular.

As you know, the Agencies previously provided detailed comments on a draft of the PCCP in June 2005, and many of these comments remain pertinent to the current proposal. Our discussions and subsequent guidance; and, your latest proposal, have been based on GIS data developed by the County in 2002. We believe this remains an appropriate and accurate baseline to assess potential impacts to extant resources.

Your November 7, 2007, proposal includes a reserve area within western Placer County and incorporates important habitat linkages. These linkages are an important step in fulfilling some of the suggestions outlined in the Agencies June 2005 letter. On the map accompanying the proposal, you have identified a "hard line" for a Reserve Acquisition Area (purple) and you also have identified an area designated as a Development Transition Area (DTA) based on standards for development.

The DTA with a standards-based approach is a recent development that warrants detailed review and evaluation by the Agencies. Your presentation indicates that, with the input of the Agencies, "[T]he proposal requires a significant amount of refinement..." The Agencies want to provide our commitment to the Ad Hoc Committee that we will carefully evaluate this proposal

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and, with the assistance of your staff, provide meaningful and responsive feedback towards refining the PCCP to be consistent with our respective statutory authorities, in a timely manner.

At this time, we would like to provide some initial feedback on your proposal, which deserves additional analysis, more detail, or refinement:

- **Critical "Blue Areas".** Much of land within the DTA includes some of the largest blocks of natural grassland/wetland habitat remaining in west Placer County. A number of areas, within the DTA, remain especially critical to the development of a conservation strategy. These include areas west of Dowd Road; areas west of Fiddymont Road; areas within the Orchard Creek watershed; and areas in and adjacent to the sphere of influence of the City of Roseville. It is important that any standards-based approach to conservation in the DTA area must be compatible with our respective authorities. Including these areas now, as part of the reserve area, is of particular importance as other options have been or may be lost due to project that move forward outside of the PCCP planning process. We are prepared to identify specific areas within the DTA that we believe must be included for conservation and permit issuance.
- **Preservation Ratio.** A specified avoidance ratio for preservation of existing habitats is being proposed now. Ratios of preservation to loss are an outcome, not an absolute driver, of a conservation strategy. Ratios should be identified near the end of the process commensurate with the amount of aquatic resources protected. Predetermined ratios, without specified habitats to be conserved, do not allow the Agencies to evaluate the proposal pursuant to our respective statutory responsibilities.
- **Planning Conflicts.** Recent planning actions of the county or the cities have complicated the successful implementation of a conservation strategy. Challenges include; how to deal with the issue of "interim" development and infrastructure projects; feasibility of acquiring existing intact systems as "willing sellers" and/or lands become scarcer; and feasibility of incorporating and managing fully functioning ecosystems within or adjacent to an expanding urban footprint.

We will continue to assist the City of Lincoln and Placer County in the pursuit of your approach to achieve the PCCP. We realize that time is of the essence for a successful outcome and permit issuance and the Agencies remain committed to assisting your group. We propose a staff level meeting soon to discuss the details of a standards-based approach to managing projects in the DTA; we will contact Mr. Tom Miller to discuss next steps.

Signed
Kenneth Sanchez FWS
Sandra Morey DFG
David Smith EPA
Maria Rea NMFS
Michael Jewell ACOE

Figure 2
Ad Hoc Committee Draft Reserve Map

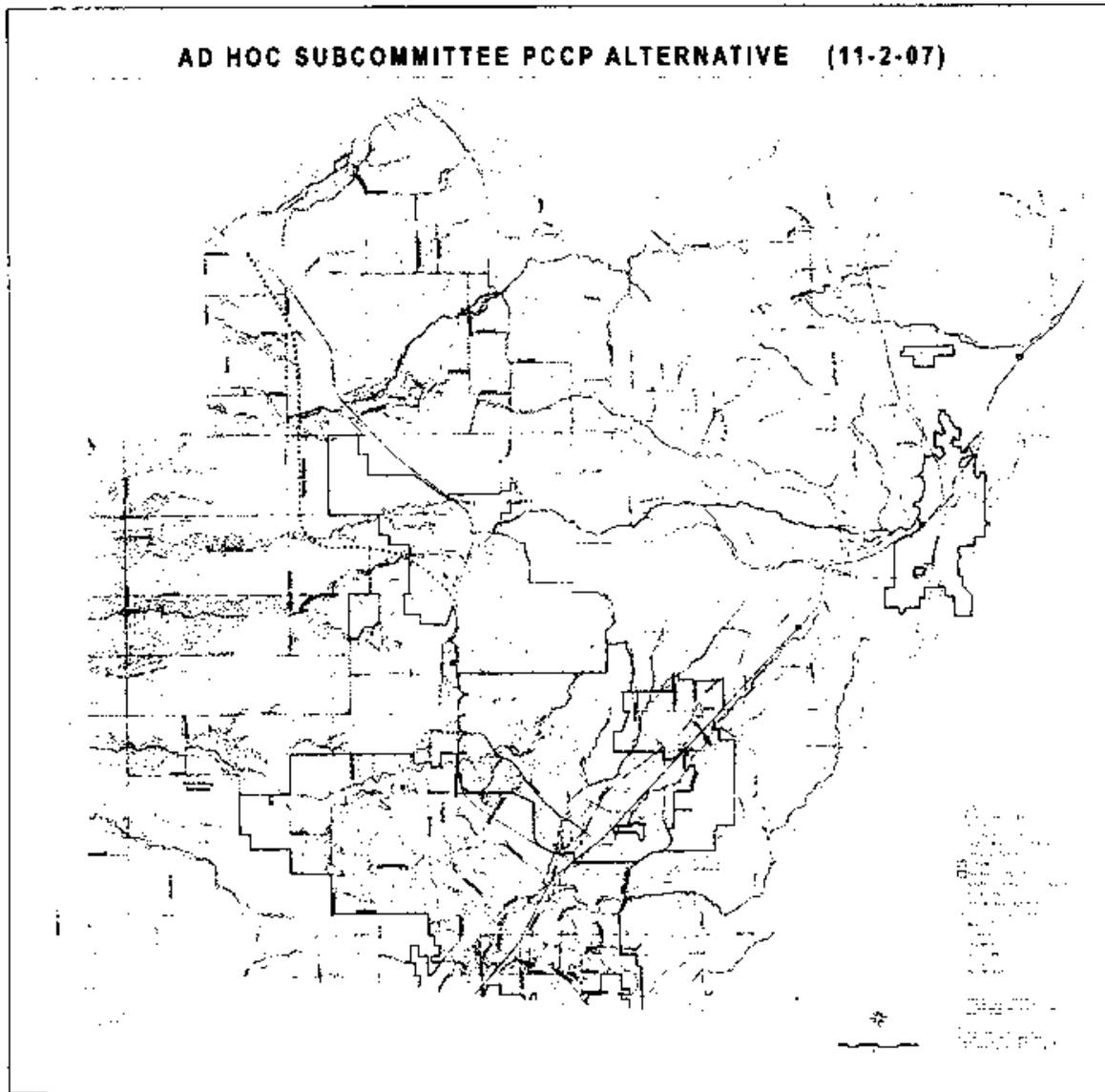


Figure 3
Vernal Pool Restoration Areas
(Historical Distribution of Vernal Pool Resources circa 1937)

