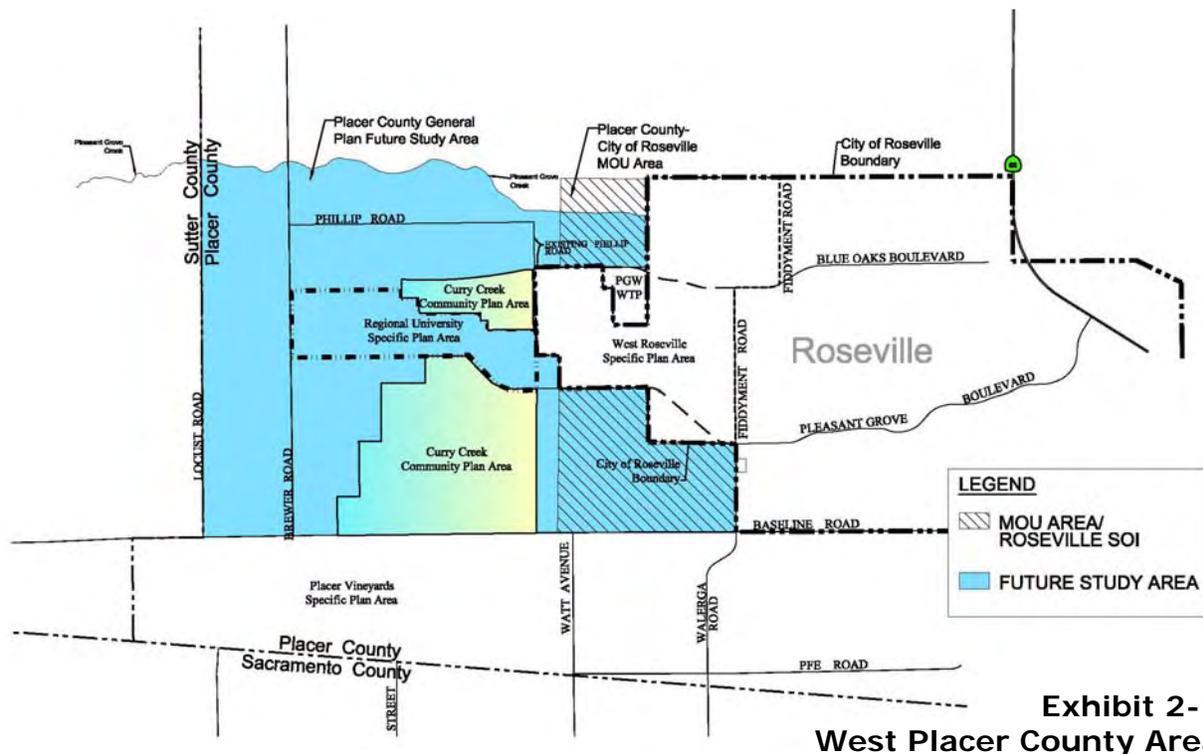


# Section 2 Plan Area Setting

## 2.1 Plan Area Location

The Plan Area encompasses approximately 1,157.5 acres in unincorporated Placer County, west of the City of Roseville. The eastern boundary of the Plan Area is located adjacent to and immediately west of the future Watt Avenue extension, with the western boundary adjacent to Brewer Road. The north boundary is irregular, with the northwest corner falling approximately 2.7 miles north of Baseline Road. The south boundary is also irregular, following an existing property line in the western portion of the site, then curving south to meet the future intersection of Watt Avenue and Pleasant Grove Boulevard.

The Plan Area is immediately adjacent to the West Roseville Specific Plan (WRSP) Area, which is within the City of Roseville/Placer County Memorandum of Understanding (MOU) Area. The West Roseville Specific Plan was adopted by the City of Roseville in 2004, and provides for a 3,162 acre mixed-use community incorporating over 8,400 residential units. The MOU applies to a 5,400 acre geographic area west of Fiddymment Road, and was entered into by Placer County and the City of Roseville in 1997 to promote interagency communication and foster cooperative land use planning. The balance of the MOU (not included in the WRSP) is part of the City of Roseville's Sphere of Influence (SOI). The Plan Area falls within the Future Study Area, identified by the Placer County General Plan as an appropriate location for consideration of potential future urban or suburban growth. The MOU and SOI boundaries are shown in Exhibit 2-1.



## 2.2 Pre-development Site Conditions

The following summarizes site conditions at the time of Specific Plan approval. An aerial photo of the pre-development site conditions is included as Exhibit 2-2.

### 2.2.1 Existing Uses and Manmade Features

The Plan Area site consists of predominately open agricultural land, utilized for rice and dry land farming. Approximately 57% (664 acres) of the site is in active agricultural production, and approximately 11% (126 acres) is in sporadic use for dry land farming. These agricultural operations have significantly impacted the natural environment of the property.



**On-site agricultural use**

In addition to agricultural roads, the site includes a series of wells and pumps to provide water for rice production. A power line easement crosses the western portion of the site, aligning north and south, containing two 230kv circuits. No buildings or other structures exist on site.

### 2.2.2 Natural Features

#### ◆ Topography and Drainage

The Plan Area has minimal topographic relief, generally sloping from east to west, and has been heavily modified from the original natural topography and hydrology due to the network of ditches and canals to support actively cultivated rice fields. The majority of the surface runoff on the site drains through agricultural ditches that convey water from rice fields. Site drainage is predominantly from east to west.

There are two unnamed tributaries to Curry Creek within the Plan Area, both located north of Curry Creek, herein referred to as the **South Tributary** and the **North Tributary**.

The South Tributary is heavily channelized to support rice cultivation. This tributary supports very little riparian habitat. The North Tributary, is channelized in the eastern portion of the Plan Area, then transitions to a natural state in the western portion of the Plan Area, and supports occasional patches of woody riparian habitat.



**Seasonal channelized drainage**

# Aerial Photo



0 600 1200  
SCALE IN FEET



Aerial photos provided by Geolmagery (9/1/703). Project boundary is approximate.

Exhibit 2-2

Aerial Photo, 2003

### ◆ **Vegetation and Wetlands**

Non-native grassland, used primarily for grazing, is located within the western portion of the site, along with vernal pools, ditch/canals and a pond. The western portion of the site also contains seasonal wetlands (depressional and riverine), seasonal marsh (depressional and riverine), perennial marsh (riverine) and perennial drainages associated with the North Tributary of Curry Creek. The eastern portion of the site contains perennial drainages. Jurisdictional wetlands in the Plan Area include these various wetland features, as well as the created and



**Perennial marsh**

enhanced wetlands on the southwest portion of the site associated with previous wetland compensation for off site development. The protection of the more significant wetland resources was considered in the development of the land use plan, which designates a series of connected open space areas with multiple functions of wetland preservation, flood water conveyance and passive recreation opportunities.

### ***2.3 Adjacent Land Uses***

Land to the south, west and north are agricultural, used primarily for rice farming, grazing or are fallow. A private, non-paved airstrip is located immediately to the south of the Plan Area approximately 2,700 feet east of Brewer Road. This non-conforming, permitted use may require implementation of an interim buffer on the UZ zone. Refer to Section 10.2.6 for interim buffer conditions. Lands to the east are included in the West Roseville Specific Plan, within the City of Roseville. The West Roseville Specific Plan provides for approximately 20,800 residents and 3,700 employees. Other planned development in the vicinity includes the Placer Vineyards Specific Plan Area. This 5,230 -acre Plan Area is located south of Baseline Road and extends from Walerga Road on the east to the Sutter/Placer County line on the west. The approved Placer Vineyards Specific Plan plans for 14,132 dwelling units and 300 acres of non-residential uses, providing for approximately 36,000 residents and 9,600 jobs.