

## **RESERVE MAP ALTERNATIVE 1**

### **Intent and Purpose**

Alternative 1 was prepared by staff and is intended to reflect the extent of all western Placer development projects that have been discussed with the County and City of Lincoln through 2006. Alternative 1 provides for the buildout of existing urban areas as well as expansion of the urban footprint into lands currently designated “Agriculture” on the County’s General Plan. Full buildout of the City of Lincoln, development of the Placer Vineyards Specific Plan area, and buildout of the existing Sunset Industrial Area are accommodated in Alternative 1. This alternative identifies urban expansion beyond that currently identified in the Placer County General Plan by accommodating buildout of the proposed Lincoln Planning Area, portions of Placer Ranch, Regional University, Brookfield, and the City of Roseville’s western Sphere of Influence. This alternative also designates the eastern half of the proposed Curry Creek Community Plan area for urban expansion and incorporates the western half of the community plan area into the PCCP reserve system.

### **Basic Facts**

- Approximately 76,000 acres are available for incorporation into the PCCP reserve system.
- Preserves 50 percent of the existing vernal pool resources in the Phase 1 area

### **Ability to Obtain Comprehensive PCCP Permits**

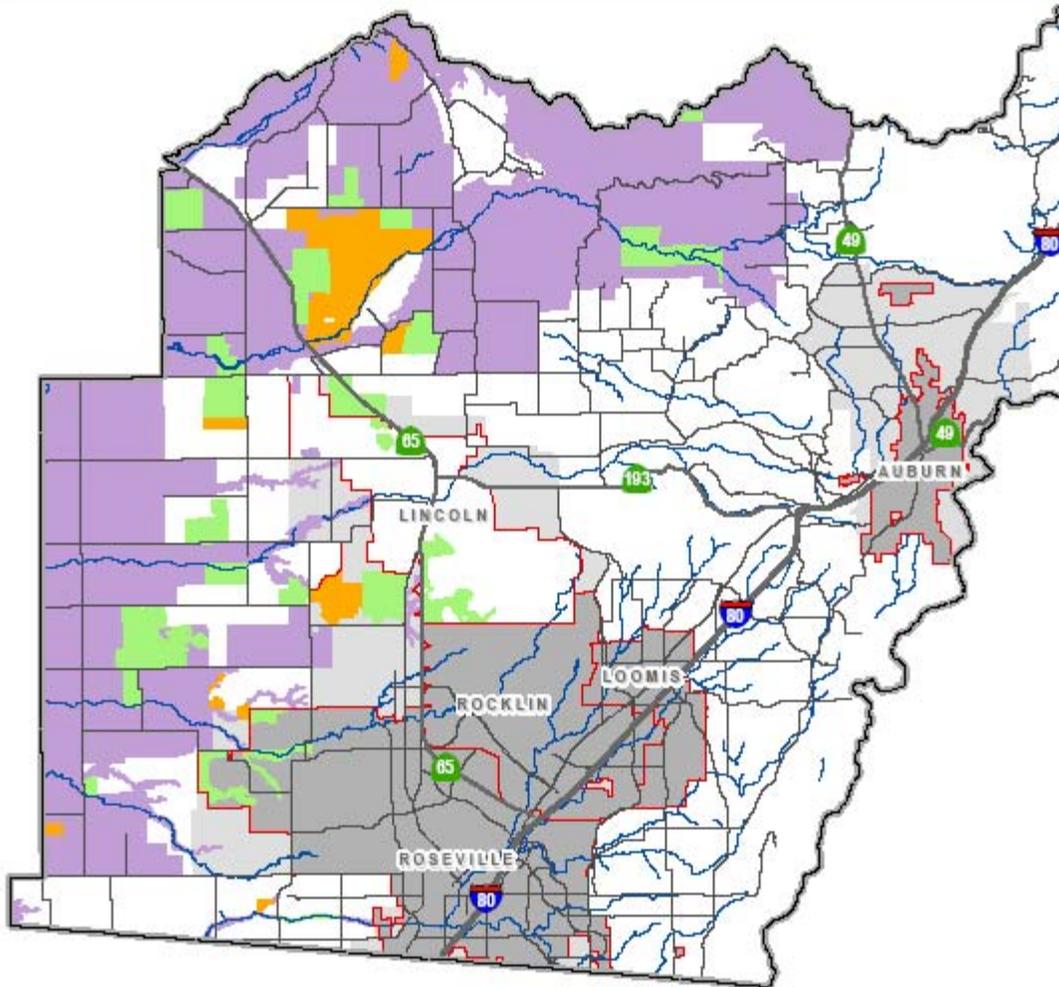
The resource agencies have indicated that the reserve system identified in Alternative 1 proposes too much urban edge along the reserve system boundary and does not preserve sufficient wetlands, including vernal pools, to achieve a “Least Environmentally Damaging Practicable Alternative” (LEDPA) determination under the federal Clean Water Act. Thus, the full suite of environmental permits the County is seeking through the PCCP process could not likely be obtained with this alternative.

The County may be able to obtain a Habitat Conservation Plan (HCP) and possibly Natural Community Conservation Plan (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**

The land use objectives of both the County and the City of Lincoln are achieved with this alternative.

# ALTERNATIVE 1



## LEGEND

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| <span style="display:inline-block; width:15px; height:10px; background-color:lightgreen; border:1px solid black;"></span> EXISTING | <span style="display:inline-block; width:15px; height:10px; background-color:orange; border:1px solid black;"></span> POTENTIAL | <span style="display:inline-block; width:15px; height:10px; background-color:purple; border:1px solid black;"></span> RESERVE ACQUISITION AREA | <span style="display:inline-block; width:15px; height:10px; background-color:grey; border:1px solid black;"></span> COUNTY BOUNDARY | <span style="display:inline-block; width:15px; height:10px; background-color:lightgrey; border:1px solid black;"></span> CITY LIMITS | <span style="display:inline-block; width:15px; height:10px; background-color:lightgrey; border:1px solid black;"></span> NON-PARTICIPATING CITIES | <span style="display:inline-block; width:15px; height:10px; background-color:lightgrey; border:1px solid black;"></span> SPHERE OF INFLUENCE | <span style="display:inline-block; width:15px; border-bottom:1px solid black;"></span> INTERSTATE | <span style="display:inline-block; width:15px; border-bottom:1px solid black;"></span> HIGHWAYS | <span style="display:inline-block; width:15px; border-bottom:1px dashed black;"></span> LANDMARK STREETS | <span style="display:inline-block; width:15px; border-bottom:1px solid blue;"></span> 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:**  
S:\CDAP\PROJECTS\CDP\WORK\CDP\ALTE1-14\_0111\_081103.mxd

**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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