

RESERVE MAP ALTERNATIVE 2

Intent and Purpose

Alternative 2 was proposed by staff and reflects a reserve design that incorporates a higher level of vernal pool resource preservation compared to the preservation achieved in Alternative 1. Alternative 2 accommodates the expansion of Lincoln to the existing City Limits, Sphere of Influence and portions of their General Plan update boundary, buildout of the western portions of Roseville's Sphere of Influence, and growth in a smaller portion of Lincoln's proposed Planning Area when compared to Alternative 1. In addition, all of the major development projects proposed in the unincorporated portions of western Placer County are accommodated for growth, including Placer Ranch, Regional University, Placer Vineyards, and the Brookfield area. This alternative also accommodates buildout of the Sunset Industrial Area.

Similar to Alternative 1, 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 Alternative 2 reserve system, thereby providing this alternative with a higher level of vernal pool resource preservation than identified in Alternative 1.

Basic Facts

- Approximately 84,000 acres available for incorporation into the PCCP reserve system.
- Preserves 65 percent of the existing vernal pool resources in the phase 1 area
- The City of Lincoln, a participating agency in the PCCP, has stated that this alternative does not meet its growth objectives as described in the City's draft General Plan update.

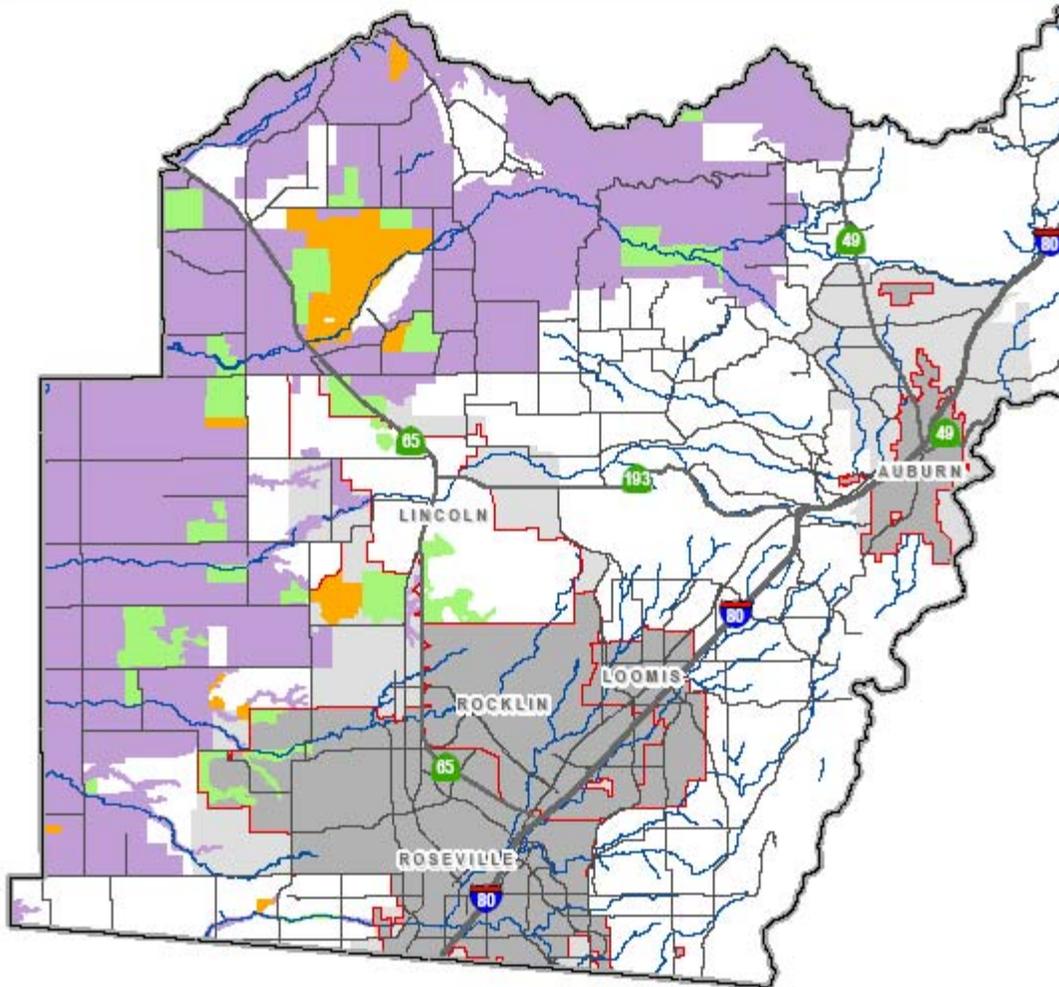
Ability to Obtain Comprehensive PCCP Permits

The resource agencies have indicated that the reserve system identified in Alternative 2 is a sufficient 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 achieves the land use objectives of the County in that all major west county projects currently under application are accommodated, and the Sunset Industrial Area is available for future industrial growth opportunities. However, this alternative does not meet all of the City of Lincoln's stated land use objectives, as portions of the City's proposed planning area are designated for the PCCP reserve.

ALTERNATIVE 2



LEGEND

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



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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