

## **RESERVE MAP ALTERNATIVE 3**

### **Intent and Purpose**

Alternative 3 was prepared by staff to provide a compromise between Alternatives 1 and 2. This alternative accommodates all of the urban growth areas in Alternative 2. In addition, Alternative 3 identifies land located within a one-half mile west of Dowd Road and land located directly north and south of East Catlett Street for urban growth. This alternative provides for full buildout of the City of Lincoln's existing General Plan, development of the Placer Vineyards Specific Plan area, and buildout of the Sunset Industrial Area Plan. Placer Ranch, Regional University, Brookfield, and the City of Roseville's western Sphere of Influence boundary are also identified for full buildout in this alternative. The City of Lincoln's proposed Sphere of Influence is partially accommodated. The eastern half of the proposed Curry Creek Community Plan area is identified for urban expansion, and the western half of the community plan area is incorporated into the PCCP reserve system. This alternative represents the first attempt at a compromise after the City of Lincoln expressed concerns over Alternative 2.

### **Basic Facts**

- Approximately 80,000 acres are available for incorporation into the PCCP reserve system.
- Preserves 58 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**

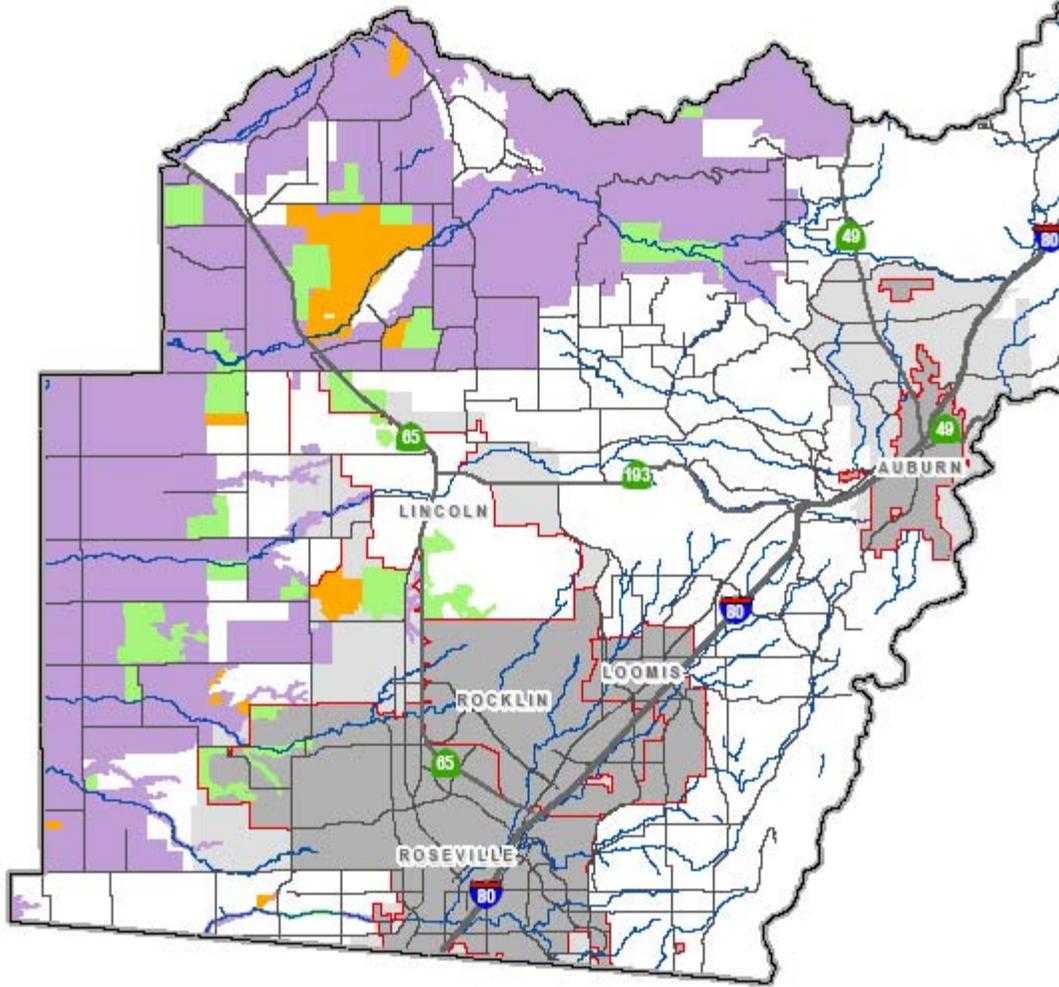
The resource agencies have indicated that the reserve system identified in Alternative 3 proposes too much urban edge along the reserve system boundary and does not preserve sufficient wetlands, including vernal pools, to achieve a "Least Environmentally Damaging Practicable Alternative" (LEDPA) determination 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 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**

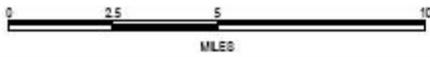
This alternative accommodates all of the currently proposed Specific Plans in West Placer County, as well as portions of the Curry Creek Community Plan area and the complete boundary of the Sunset Industrial Area. However, this reserve design does not meet the City of Lincoln's stated land use objectives, as portions of its proposed Planning Area is reduced to accommodate potential PCCP reserve areas.

# ALTERNATIVE 3



**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. 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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**DATA 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:**  
Placer County Community Development Resource Agency  
ES&C Division  
(916) 686-2000

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