

RESERVE MAP ALTERNATIVE 4

Intent and Purpose

Members of the environmental stakeholder subcommittee prepared Alternative 4. This subcommittee included representatives from the Institute of Ecological Health, the Sierra Club, the Sierra Foothills Audubon Society, the Butte Environmental Council, the Defenders of Wildlife and the California Native Plant Society. The majority of growth is proposed in the southern portions of the PCCP planning area, with land conservation achieved in the northwestern portions of western Placer County. Alternative 4 concentrates urban growth in the Curry Creek Community Plan area, Regional University, Placer Vineyards, and portions of land located south of Curry Creek, west of Brewer Road, to the Placer/Sutter County boundary. This alternative proposes land conservation for a significant portion of the Sunset Industrial Area, the western half of Placer Ranch, the Brookfield project, the Lincoln Planning Area, and within portions of Lincoln's current City Limits. The majority of urban growth in Lincoln is achieved through infill within the existing City Limits, as well as growth in Lincoln's current Sphere of Influence boundary.

Basic Facts

- Approximately 82,000 acres are available for incorporation into the PCCP reserve system.
- Preserves 60 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.
- The County has significant concerns with this alternative because of a significant reduction in the non-residential holding capacity of the Sunset Industrial Area and loss of the California State University site in the Placer Ranch project.

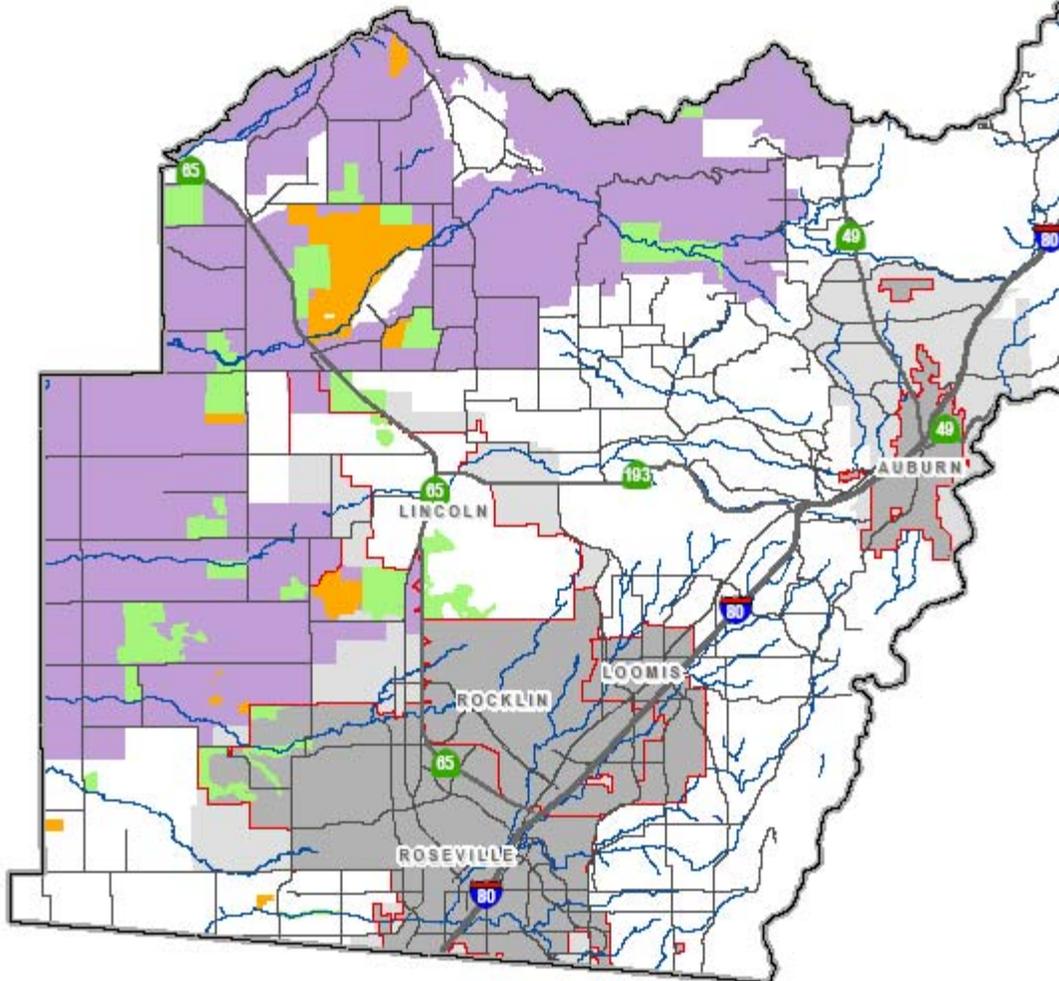
Ability to Obtain Comprehensive PCCP Permits

The resource agencies have indicated that the reserve system identified in Alternative 4 is sufficiently designed 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

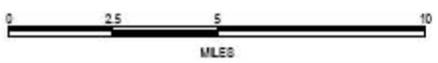
This alternative would not allow the proposed Placer Ranch Specific Plan or Brookfield projects to proceed. Portions of the Sunset Industrial Area are proposed for incorporation into the PCCP reserve. The City of Lincoln is not in favor of this alternative, as it restricts the City's stated land use objectives.

ALTERNATIVE 4



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.

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