

## **RESERVE MAP ALTERNATIVE 5**

### **Intent and Purpose**

Alternative 5 was prepared by a number of individuals who are part of landowner/developer stakeholder subcommittee. This alternative accommodates the extent of urban growth shown in Alternative 1. It also identifies growth in the proposed Curry Creek Community Plan area and areas in the surrounding vicinity beyond the current Curry Creek planning boundary. This alternative accommodates growth to the north of Placer Ranch and the Brookfield project boundary. Lastly, Alternative 5 fully accommodates the growth proposed in the Lincoln Planning Area and expanded Sphere of Influence. The PCCP reserve system is concentrated in the land located west of the Lincoln Planning Area, in the Sheridan vicinity. In addition, this alternative proposes out-of-county mitigation by securing a large area in Sutter County along Coon Creek and the Bear River.

### **Basic Facts**

- Approximately 85,000 acres are available for incorporation into the PCCP reserve system.
- Preserves 33 percent of the existing vernal pool resources in the Phase 1 area
- The resource agencies have expressed concerns over the conversion of rice habitat in Sutter County to restored/created vernal pool habitat and of the potential impacts to migratory waterfowl known to use this area.
- Planning Department staff at Sutter County has expressed concerns about extensive mitigation being proposed in Sutter County for Placer County project impacts.

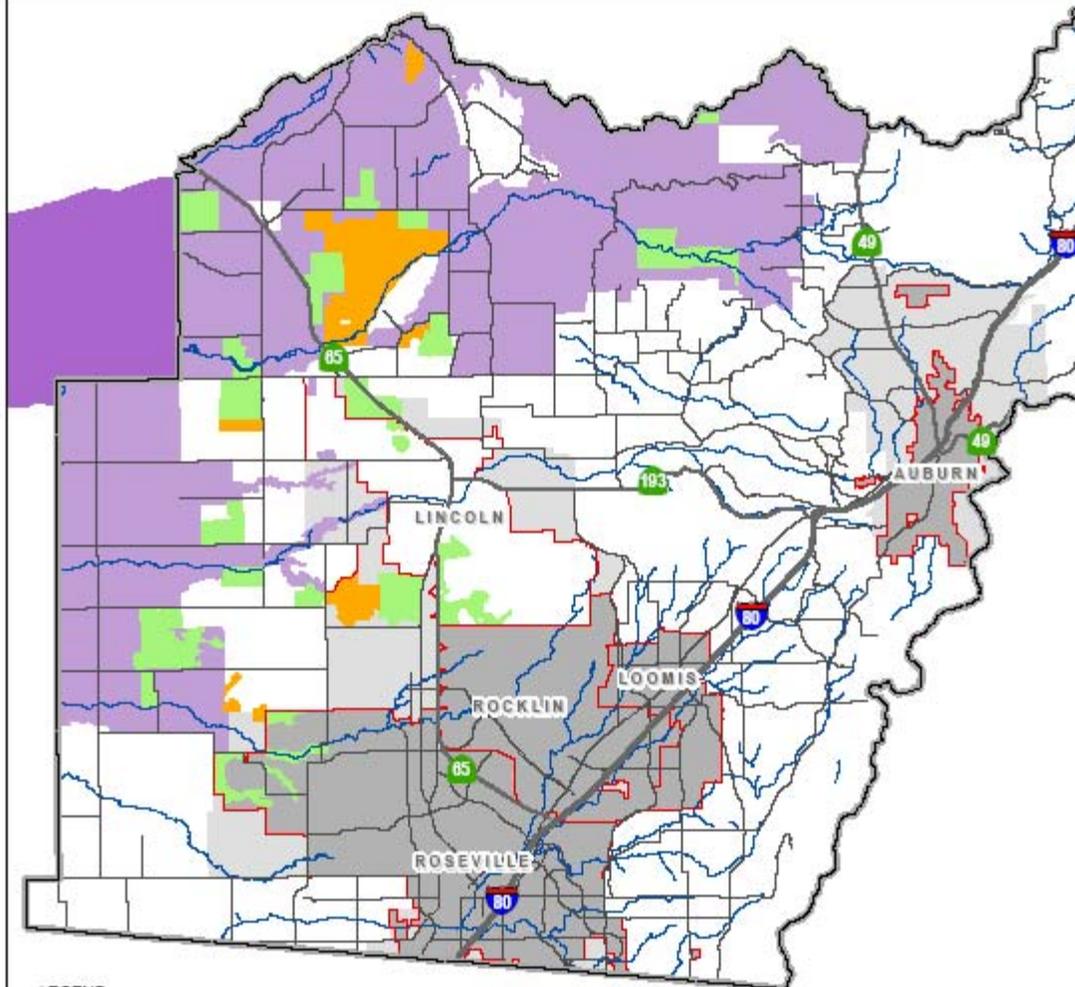
### **Ability to Obtain Comprehensive PCCP Permits**

The resource agencies have indicated that the reserve system identified in Alternative 5 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 HCP permit with this alternative. However, it would be unlikely to obtain a NCCP permit based on the low levels of resource protection proposed for several natural communities. For the reasons stated above, obtaining Clean Water Act permits would not be possible with this reserve design.

### **Local Land Use and Economic Objectives**

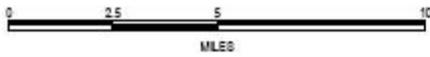
This alternative accommodates all of the proposed Specific Plan applications currently under consideration at the County, the entire Curry Creek Community Plan area, the complete Sunset Industrial Area, and additional land growth in southwest Placer. The City of Lincoln’s land use objectives are met with this alternative. However, this alternative proposes to incorporate a significant amount of land located within Sutter County into the PCCP reserve system and Sutter County staff have expressed concerned with this type of reserve design. This alternative severely decreases the amount of agricultural land remaining in the County due to the amount of vernal pool restoration/creation that would be required.

# ALTERNATIVE 5



**LEGEND**

- EXISTING
- POTENTIAL
- RESERVE ACQUISITION AREA
- RESERVE ACQUISITION AREA OUTSIDE COUNTY
- 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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