

RESERVE MAP ALTERNATIVE 9

Intent and Purpose

Alternative 9 was prepared by staff and represents a compromise from Alternative 8 in order to accommodate Lincoln's intent to expand its urban growth areas south of Wise Road in the proposed Lincoln Planning Area.

This alternative is similar to Alternative 8 in many ways with the following exceptions: 1) land north of East Catlett Street is proposed for incorporation into the reserve system and 2) several existing preserves (i.e., already acquired for wetland/vernal pool mitigation) and other contiguous parcels south of Wise Road are proposed for urban growth. This alternative also identifies the entire Placer Vineyards project site and Brookfield project for urban growth.

Basic Facts

- Approximately 80,000 acres are available for incorporation into the PCCP reserve system.
- Preserves 56 percent of the existing vernal pool resources in the Phase 1 area
- This alternative would require that certain existing preserved lands, managed at this time as in-perpetuity conservation lands, would be unencumbered and made available for development.

Ability to Obtain Comprehensive PCCP Permits

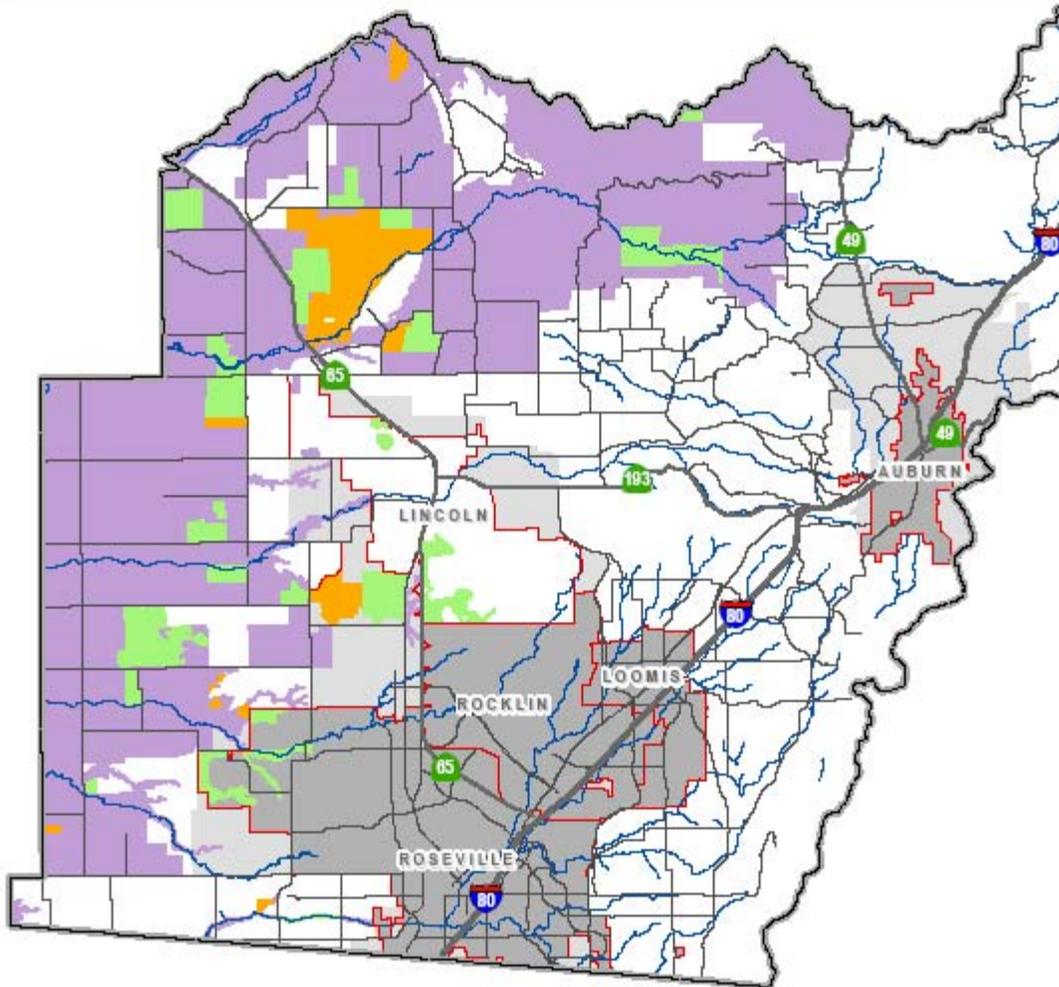
While the resource agencies have not reviewed this alternative, it is staff's opinion that the reserve system identified in Alternative 9 proposes too much urban edge along the reserve system boundary and does not preserve sufficient wetlands, including vernal pools, to achieve a "Least Environmentally 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 proposed Specific Plan applications currently under consideration at the County, the Curry Creek Community Plan area, and the complete Sunset Industrial Area. However, this alternative restricts the levels of growth available for the City of Lincoln's proposed Planning Area and, as such, is not a favorable alternative to the City. Several parcels currently preserved in open space are proposed in this alternative for conversion into an urban use. While such a conversion is theoretically possible, it is likely an unrealistic assumption to make for the purposes of this analysis.

ALTERNATIVE 9



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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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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