

Exhibit A

The following strategy replaces text beginning on the middle of page 4.4-98 and ending near the top of page 4.4-111 of the Revised Draft EIR for the Placer Vineyards Specific Plan as reflected in part in the July 2007 Mitigation Monitoring Plan adopted by the Placer County Board of Supervisors.

I. Overview of Open Space, Agricultural Land and Biological Resource Mitigation Strategy

The development of the Placer Vineyards Specific Plan (the "Plan" or "Plan Area") is expected to result in substantial, irreversible conversion of the existing natural and semi-natural landscape to urban and suburban use. Although elements of the existing landscape show varying degrees of disturbance and are no longer functioning as a natural ecosystem, the mosaic of open lands in the Plan area cumulatively provides habitat and connectivity for several species. Even loss of intensively farmed land will diminish these regional values.

Most of the natural communities represented in the Plan Area require large contiguous and intact habitat to retain maximum biological function. Avoidance of small patches of communities such as vernal pool grassland may result in short-term avoidance of take of species present, but is generally inconsistent with long-term maintenance of stable species populations due to multiple factors such as reduced population size, loss of contributing hydrology, edge effects, increased non-native species, lack of management oversight, inability to implement management activities due to adjacent land uses etc. (AECOM 2009). Similarly, agriculture is best served by large contiguous blocks of land that can minimize edge effects from surrounding urbanization. For this reason, impacts to agricultural land and biological resources at the natural community level are addressed by designating large areas for conservation outside of the area planned for future growth. Land designated for conservation will be acquired from willing sellers in fee title and/or protected through establishment of conservation easements.

While some agricultural land and habitat, primarily vernal pool complexes and grasslands, will be converted to urban development in the Specific Plan area, lands designated for conservation through this mitigation measure (the "open space, agricultural land and biological resource mitigation strategy", "mitigation strategy," or "strategy") will include substantial amounts of agricultural land and habitat for affected species, as well as natural communities important for maintaining regional biological diversity.

This strategy mitigates for irreversible land conversion through permanent conservation of large tracts of land with similar land cover, habitat, and agricultural value strategically located off-site in the area targeted for conservation (The "Reserve Acquisition Area" or "RAA") by Placer County in Figure 5-3 (incorporated and attached herein as Figure A-1) of the Agency Draft Placer County Conservation Plan as submitted to the Placer County Board of Supervisors on January 25, 2011 and release on February 1, 2011 (the "proposed PCCP"). The intent of this mitigation strategy is for the mitigation to be

compatible with the proposed PCCP with the potential to contribute towards a regionally important expanse of contiguous private and public land that will continue to support agricultural use, meet species needs in the long term and aid recovery objectives outlined in the proposed PCCP. The mitigation obligations set forth in this Mitigation Strategy are intended to the greatest extent possible to be consistent with the mitigation strategies set forth in the proposed PCCP to the extent applicable to the PVSP land use plan and natural resources found on site. This regional approach to conservation of agricultural land, wetlands and habitat complements efforts to avoid and/or minimize impacts on site for key components of the aquatic system, rare habitat, and individual species.

The Reserve Acquisition Area where land will be preserved under this mitigation measure is largely comprised of "Important Farmland," as defined by the State of California Department of Conservation. Most of this land is designated Farmland of Local Importance or Grazing. Many ongoing agricultural activities are consistent with, and essential to, the protection and enhancement of the natural communities that are supported by this land. Accordingly, ongoing agricultural use will be an integral component of the long term management of preserved lands. The required conservation easements recorded on such lands will specifically encourage compatible agricultural use. As a result, the land preserved under this mitigation measure will also preserve opportunities for agricultural use, thus mitigating for the impacts of lost agricultural land and open space within the Project site, in addition to mitigating for impacts on vernal pool complexes and other ecological features.

The grassland vernal pool land type is mitigated by any grassland without regard to wetted area density. Actual wetted area is accounted for by the separate requirement for wetland mitigation. The wetland mitigation described below can only be carried out if in fact much of the grassland acquired to mitigate land conversion does in fact have a high density of preserved and restored vernal pool. Application of the two measures – land area and wetland area – will jointly provide for conservation of wetland dependent natural communities.

Mitigation to minimize impacts to natural and semi-natural communities falls into three categories.

1. **Mitigation Ratios for Land Cover.** Off-site mitigation is accomplished mainly through mitigation ratios requiring conservation or restoration of a set amount of land calculated as a proportion of land cover conversion or "take." The term "land cover take" as used herein means the conversion of natural or semi-natural lands to urban or suburban use.
2. **Mitigation Ratios for Wetland Area.** Because of their particular regulatory status and their biological importance, wetlands are accounted for separately through mitigation ratios requiring preservation and restoration or creation of a set amount of wetted area calculated as a proportion of wetland "take." It is intended that all of the wetted area mitigation along with all associated upland will be counted towards mitigation required for land cover "take." Likewise, all wetted

acres contained within land cover mitigation shall be counted towards wetted area mitigation.

3. **Site Specific Avoidance and Minimization.** Protection of existing resources on site is accomplished through specific avoidance, restoration, and enhancement measures incorporated into the Specific Plan. In addition, separate mitigation measures will be implemented to avoid or minimize on-site impacts to individual species.

This strategy is intended to be compatible with the proposed PCCP, to contribute towards achieving the landscape level conservation goals of the proposed PCCP, and to benefit numerous species covered by the proposed PCCP (Table 1). Development of the Specific Plan is a covered activity of the Proposed PCCP. Upon adoption of the PCCP, development projects within the Specific Plan may fulfill mitigation requirements by compliance with the terms of the adopted PCCP in lieu of this mitigation strategy. Such compliance, as determined by Placer County, shall constitute sufficient mitigation that will obviate the need to comply with the measures herein, to the extent that an affected agricultural and/or biological resource is addressed in the PCCP.

Table 1: PCCP Covered Species Expected to Benefit from Vernal Pool Grassland Complex and Grassland Conservation	
Vernal Pool Species	Grassland Species
Vernal pool fairy shrimp	Swainsons hawk
Vernal pool tadpole shrimp	American peregrine falcon
Conservancy fairy shrimp	Western burrowing owl
Western spadefoot	Loggerhead shrike
Bogg's Lake hedg-hyssop	Northern harrier
Dwarf downingia	Ferruginous hawk
Legenere	Grasshopper sparrow
Ahart's dwarf rush	Tricolored blackbird
Red Bluff dwarf rush	Western spadefoot

This measure is also intended to be compatible with any required state and federal permits related to land conversion, or other regulated activity within habitat covered by state or federal jurisdiction specifically including Federal Clean Water Act Section 404

492

permits, federal Endangered Species Act Section 7 “incidental take statements”, state Endangered Species Act compliance, state “stream bed alteration agreements” and state certification under Clean Water Act Section 402. Any and all conservation, restoration, enhancement, and creation of land cover, natural communities, and wetland features required by any state or federal permitting agency, either in conformity with this strategy or in addition to it, shall be fully credited towards the obligations of this mitigation strategy, regardless of whether such mitigation is achieved through the acquisition of land and/or conservation easements or through the purchase of credits from an approved mitigation bank.

In order to preserve land for agriculture, compatible agricultural use that supports and enhances wildlife value is encouraged on lands conserved under this measure. The goal of conservation easements on farm lands will be to maintain viable agricultural operations while also meeting the biological objectives of this mitigation measure.

This mitigation strategy shall serve as mitigation for all land conversion impacts, specifically including impacts to vernal pools and other wetlands, vernal pool grasslands, grasslands, Swainson’s hawk foraging habitat, agricultural land, and open space. No additional mitigation shall be required for these impacts. This strategy shall not apply to the Special Planning Area (SPA) where no urban development is proposed.

II. Land Cover Mitigation

A. Mitigation Ratio

For every 1.0 acres of land cover taken, 1.35 acres of land will be conserved. The take area shall be calculated to the nearest one-tenth (0.1) acre. The total amount of required acreage will be automatically reduced by any and all off-site conservation or mitigation land required by any permitting agency, specifically including upland areas required in association with wetland mitigation, whether acquired through mitigation bank credits or other means.

B. Calculation of Land Cover Take

All land within the Specific Plan (not including the SPA area) is included in the calculation of take, with the exception of land that will be maintained in or restored to a natural or semi-natural condition as required by the County and/or any state or federal permitting agency. Figure A-2 and Table A-3 show the take area and take calculation by property based upon the proposed land use and avoidance required for compliance with County standards through adoption of the Specific Plan, prior to consideration of any additional avoidance that may be required by a permitting agency. For purposes of this mitigation measure, the take acreage may only be reduced below that shown on Figure A-2 and Table A-3 to the extent that additional avoidance is required by the County and/or any state or federal permitting agency. Similarly the take acreage and corresponding mitigation requirements will be increased to the extent that the County and the state and

federal permitting agencies allow future development of any area not included in the take calculations as shown in Figure A-2 and Table A-3.

C. Mitigation Land Criteria

Land conserved under this measure shall, to the fullest extent feasible, as determined by the County, be located within the Reserve Acquisition Area targeted for conservation or restoration by the proposed PCCP (Figure A-1).

Impacts to annual grassland, vernal pool grassland, and pasture lands shall be mitigated on existing or restorable grassland (as identified in Figure A-4). All other land cover impacts may be mitigated on any natural or semi-natural land within the RAA, specifically including agricultural land. Vernal pool grassland is mitigated by any grassland without regard to wetted area density. Actual wetted area is accounted for by the separate requirement for wetland mitigation discussed below. The wetland mitigation described below can only be carried out if much of the grassland acquired to mitigate land conversion does in fact have a high density of preserved and restored vernal pool habitat. Application of the two measures – land area and wetland area – will jointly provide for conservation of wetland dependent natural communities.

In general, the minimum area for a vernal pool conservation site is 200 acres if the site is not contiguous with other reserve lands. The County, at its discretion, may accept sites of less than 200 acres if they determine that the proposed site has key strategic value for the County's overall conservation strategy or has especially high resource value that can be reasonably protected from edge effects. The area may consist of one or more properties. There is no minimum size for conservation sites that are adjacent to other reserve lands or the Stream System (as identified in Figure A-5). There is also no minimum size for conservation sites incorporating vernal pools that occur on Mehrten Formations. Mehrten vernal pools will only be excluded from consideration if the County determines that existing or future hydrologic, land use, or other characteristics threaten long-term viability.

The vast majority of land targeted for conservation in the RAA is suitable for agriculture and continued agricultural use will be encouraged by the conservation easements required under this mitigation measure. Accordingly, no additional agricultural mitigation will be required beyond the 1.35 to 1 requirement for the take of land cover noted above. Likewise, the land cover mitigation criteria is such that it will also provide suitable foraging habitat mitigation for Swainson's hawk and will provide suitable land to meet mitigation requirements for habitat loss contained in measures 4.1-3, 4.1-14, 4.4-2, 3, 4, 5, 6, 10, 11, 12, 15, 16, 17, 18, 23, 25, 26, 27, and 30. No additional land mitigation will be required beyond the 1.35 to 1 requirement for the take of land cover noted above for these impacts.

D. Conservation Easement / Management Plans

Conservation sites shall be subject to recorded conservation easements and management plans with an identified funding source for long term management of conserved lands. The conservation easements and management plans are subject to approval by the County

and shall provide for the long term maintenance of biological functions and values while, whenever feasible, also providing for compatible agricultural use. The County shall accept as satisfactory mitigation any conservation easement and/or management plan required and approved by the terms and conditions of any permit issued by a state or federal resource agency.

E. Use of Mitigation Bank Credits

Project applicants may use credits from approved conservation or mitigation banks to meet all or a part of the conservation required by this strategy. Specifically, the uplands associated with any bank wetland preservation, restoration, enhancement or creation may be applied towards the Land Cover mitigation requirement provided that the uplands are subject to an appropriate conservation easement and the applicant can demonstrate that the approved mitigation credits include both wetland and upland land cover to the satisfaction of the County.

Mitigation and conservation banks must be approved by USFWS, ACOE or CDFG. Credits can count toward mitigation obligations if the banks are consistent with the requirements of state and federal natural resource agencies, as accepted by the County. Any out-of-county bank must have a service area that extends into the Plan area.

F. Use of Excess Mitigation Assigned From Other Projects in Specific Plan.

It is anticipated that, depending on the availability and relative parcel size of potential conservation sites, some projects within the Specific Plan may provide land cover mitigation in excess of the acreage required by this strategy. Excess mitigation may be freely assigned by private agreement between projects within the Specific Plan. Such assignment will be documented and tracked by the County. Project applicants may apply excess mitigation assigned from other projects in the Specific Plan to meet all or a part of the land cover mitigation required by this measure provided proof of assignment can be provided to the satisfaction of the County.

G. Out of County Mitigation

At its sole discretion, the County may allow a limited amount of out of County mitigation that advances the County's conservation goals and meets the biological intent of this mitigation strategy. In addition, the County may accept credits from out of county conservation or mitigation banks towards full or partial compliance with this measure, if the project is within the agency-approved service area for the credits. Such mitigation will be fully credited towards any mitigation required by this mitigation strategy.

In order to receive credit towards the obligations of this Mitigation Strategy, any conservation outside the PCCP Plan Area, including the purchase of credits from a mitigation bank, must adhere to the criteria, below:

It is intended that the main part of the Reserve System will be established within the RAA. There are several places outside the PCCP area and/or Placer County where conservation management activities to improve watershed integrity would serve the mitigation strategy and be compatible with the PCCP. Cooperative conservation actions in these areas could also benefit the reserve system by expanding the resource available for a reserve, increasing contiguous reserve size, or improving connectivity, particularly in a high priority watershed. Figure A-6 depicts the location where acquisition and management of conservation could occur. Lands that may meet these needs are:

- Land along the Placer/Sutter County border, in particular, the lower portion of the Coon Creek and Auburn Ravine.
- Portions of the floodplain along the Bear River that is within the Coon Creek watershed within Sutter County.
- Lands contained within the levees of the Natomas East Main Drainage, Cross Canal, Pleasant Grove Creek Canal, and East Side Canal for conservation actions which improve fish passage and water quality for salmonids in Placer County.
- Mitigation and Conservation Banks approved by the Wildlife Agencies and/or the ACOE that contain the Plan area within the service boundary. Mitigation and Conservation Banks locations are not depicted on Figure A-6

III. Wetland Mitigation

A. Overlap with Land Cover Mitigation

Because of their particular regulatory status and their biological importance, wetlands are accounted for separately through mitigation ratios requiring preservation and/or restoration of a set amount of wetted area calculated as a proportion of wetland take. These wetted acres, along with any upland area that is conserved in association with the wetted acres, are fully credited towards the required land cover mitigation. In other words, it is intended that all of the wetland mitigation will be counted towards land cover mitigation requirements. Likewise, all wetted acres contained within land cover mitigation shall be counted towards wetland mitigation.

B. Calculation of Wetland Take

Wetland take is calculated as all wetland area that falls in the Land Cover take area as defined in Section II.B. above.

In practice, certain wetland types are not easily distinguished and often intergrade. This mitigation strategy minimizes the effect of field interpretation by applying the same ratios for all wetland types and by allowing broad latitude for out of kind mitigation. For the purposes of applying mitigation requirements, the definition of vernal pool wetland habitat includes vernal pools and depressional areas within vernal swales, ephemeral drainages, and other seasonal wetlands.

Any wetland area required to be avoided, restored, and/or enhanced on site by the County and/or any permitting agency is automatically excluded from the take calculation.

Mitigation at the time of impact will be subject to a finding of baseline consistency with land cover conditions as of 2009/11 (based upon 2009 LIDR and 2011 air photos). If the County suspects, based on inconsistency with this information or other similar information utilized for the PCCP, that wetland area may have changed from baseline conditions, it may require that a baseline consistency analysis be prepared and submitted to the County for review and approval. The baseline consistency finding requires all of the following:

- a. Property land uses are essentially the same property land uses present in 2009/11 as determined by available data.
- b. There is no evidence that the property has been mass graded without proper authorization.
- c. The micro-topography and hydrology of the property are substantially unchanged from 2009/2011 conditions.
- d. Creeks, swales and other drainage in same location (within 100 feet).
- e. At least 70 percent of ponded water and/or other wetlands are still present on the property.
- f. The proportion of parcel area in a topographic depression (depressional index) has not been diminished by more than 20 percent from the 2009/2011 index.

The baseline consistency finding establishes a comparison of resources. A finding of non-consistency does not establish responsibility for changes to the land-cover type. Foreseeable changes such as drought, arson fire or flood may result in non-consistency. However, if an apparent significant change in baseline land-cover is detected, the County will review the changes to determine if baseline land-cover information was inaccurate in 2009/11 or if land-cover conditions have in fact changed significantly. If land-cover conditions have changed significantly, the baseline land-cover conditions will be used as the basis for determining these mitigation strategy requirements. If a mapping error occurred, then mitigation will be based on existing land cover type at the time the consistency finding was requested.

C. Mitigation Ratio: Preservation

For each 1.00 acres of vernal pool take, 1.00 acres of vernal pool will be preserved. For the purposes of both take and mitigation under this measure, vernal pools include seasonal depressional wetlands. For each 1.00 acres of take of any other wetland type, the preservation requirement may be met by preserving 1.00 acres of any wetland type without regard for in-kind mitigation. The preservation requirement for open water may be met through preservation of 1.00 acres of open water or any wetland type for each 1.00 acres of take. The total amount of required wetland preservation under this strategy will be automatically reduced by any and all wetland preservation required by any permitting agency. For the purposes of calculating the amount of preservation, the take calculation shall include any identifiable quantity of the resource affected.

D. Mitigation Ratio: Restoration, Enhancement and Creation

As indicated in Table 2 below, for each 1.00 acres of vernal pool take, 1.25 acres of compensatory wetlands will be restored, enhanced or created, including a minimum of 0.75 acres of vernal pool and no more than 0.50 acres of other wetlands. For the purposes of both take and mitigation under this strategy, vernal pools include seasonal depressional wetlands. For each 1.00 acres of take of any other wetland type, the compensatory restoration, enhancement and creation requirement may be met by restoring, enhancing and/or creating 1.25 acres of any wetland type without regard for in-kind mitigation. The compensatory requirement for open water may be met through restoration, enhancement or creation of 1.25 acres of open water or any wetland type for each 1.00 acres of take. The total amount of required compensatory wetland restoration, enhancement, or creation under this strategy will be automatically reduced by any and all wetland restoration, enhancement and creation required by any permitting agency as well as any wetland preservation required by a permitting agency greater than the wetland preservation amount required by this mitigation strategy. However, in no event shall the compensatory requirement be reduced to below 1.00 by excess preservation. For the purposes of calculating the amount of restoration, enhancement, or creation, the take calculation shall include any identifiable quantity of the resource affected.

In some circumstances, enhancement of existing wetland habitat may add greater wetland function and value to the aquatic system and conserved natural communities than restoration of previously existing or degraded features or creation of new wetland habitat. At its discretion, consistent with the criteria below, the County may allow enhancement to apply towards the restoration requirement, provided that the enhanced features may not also be applied towards the preservation requirement. In limited circumstances, creation of new wetland features may also be appropriate and beneficial. If approved by the County and/or required by any permitting agency, created wetlands will apply towards the restoration requirement.

Restored, enhanced and created wetland habitat can help expand and link existing high quality vernal pool complexes that have been become fragmented in the landscape, losing some of their native community value.

	Preservation Ratio	Restoration Ratio	Mitigation Community Type
Vernal Pool (1)	1:1	1.25:1	Preservation: All vernal pool Restoration: 0.75 minimum vernal pool up to 0.50 may be any wetland
Open Water	1:1	1.25:1	Open-water or Any wetland type
Fresh emergent wetland	1:1	1.25:1	Any wetland (2)
Other seasonal wetland Spring and seep	1:1	1.25:1	Any wetland
1) Vernal pools include seasonal depressional wetland. 2) California Black rail habitat must be mitigated in-kind where it occurs.			

E. Restoration

Vernal pool complexes have been degraded in western Placer County and throughout their range by direct disturbance, invasion of nonnative species, or by alteration of hydrological patterns, primarily due to agricultural use. For many complexes, habitat restoration may be necessary to regain proper functioning of a vernal pool ecosystem (USFWS 2005). Furthermore, vernal pools and other wetlands will be restored and created to provide compensatory mitigation for take and to ensure no net loss of wetted area. The goal of restoration is to return natural wetland functions to areas where historic wetland landscapes and features have been converted or heavily degraded.

Vernal pool habitat will be restored where soils and hydrologic conditions will support long-term viability, natural topography can be reproduced and evidence indicates the historical presence of vernal pools. Restoration plans will use nearby, natural, high quality pools as well as historical evidence as models. Restoration plans will consider the size and depth of pools to be constructed, hydrologic connections within complexes, depth from soil surface to hardpan, and upland area to pool-area ratios (USFWS 2005).

Restoration of previously disturbed vernal pool complexes is to be based on whether restoration is likely to increase vernal pool density (as measured in wetted-per-total acre) without exceeding the density present in 1937 aerial photos or other information approved by USFWS and/or CDFG and without harming existing vernal pools. Additional criteria will include whether or not sites occur outside of the Stream System, historically supported vernal pools (based on 1937 and 1938 aerial photos or other information approved by USFWS and/or CDFG), have hydrological conditions that ensure vernal pool complexes can be restored and protected in perpetuity, and have not been laser-leveled for agriculture or other uses.

Clearly defined objectives will be identified for all restoration projects. Success criteria will be established before each restoration plan is implemented. Monitoring of restored and created vernal pools in Placer County indicates that future restoration in the proposed locations has a high potential for success. It is essential that the Mitigation Strategy require an effective monitoring and adaptive management program in order to ensure the success of vernal pool restoration, enhancement and creation.

F. Enhancement

The goal of enhancement is to improve wetland functions and values in areas where they have been degraded, but not entirely lost. Although qualifying enhancement actions will be determined by the County on a case-by-case basis, they will be conducted to ameliorate the specific threats that occur on each site. Specific threats to vernal pool grasslands include: modification to the duration of inundation and hydroperiod due to changes in the hydrology of surface flows and perched groundwater flows; non-native vegetation (including annual grasses and noxious weeds); impacts from recreational use; impacts to water quality; non-native predators; and decreased pollination and dispersal of vernal pool species due to impacts to vernal pool uplands. Therefore, actions for maintaining and enhancing preserves with vernal pool grasslands may include:

restoration of vernal pool topography; restoration of vernal pool isolation; re-introduction of vernal pool cysts, seeds and/or plants; restoring and enhancing vernal pool water quality; and invasive plant control.

G. Creation

Creation is generally considered more appropriate for other wetland types than for vernal pools. In some cases creation of wetland habitat may be necessary to mitigate for lost resources. Creation is the construction of wetland features where none has existed historically (as compared to restoration which can include the construction of wetland habitat in areas that historically contained wetlands).

Little data exist to assess the long-term success of the creation of vernal pools. Preliminary results indicate that some created vernal pools have vernal pool fairy shrimp, vernal pool tadpole shrimp and other invertebrates and plants native to vernal pools (De Weese 1998; EcoAnalysts 2009). Creation of vernal pools within a vernal pool complex of existing pools is not recommended by the Recovery Plan for Vernal Pool Ecosystems of California and Southern Oregon (USFWS 2005) because it may alter the hydrology of the existing pool system and may have an adverse effect on ground nesting bees and other upland plant and animal species. Therefore, the County will minimize the use of vernal pool creation as a strategy to mitigate for lost resources. Rather, conservation efforts will focus on preservation and enhancement of existing high quality vernal pools, with restoration serving to supplement preservation to protect and restore vernal pool complexes at the levels of the landscape and local watershed and to mitigate for resources lost. Creation of vernal pools must be approved by the appropriate resource agencies to receive credit for mitigation under this measure. Vernal pool creation credits from an approved mitigation bank may apply towards this mitigation requirement. The bank must be consistent with the requirements of state and federal natural resource agencies as acceptable to the County. Any out of county bank must include a service area that extends into the Plan area.

H. Uplands and Buffer Requirements

Wetland preservation, restoration, enhancement and creation shall be accompanied by the associated uplands and hydrology necessary to sustain long-term viability in a natural or restored environmental setting. To minimize edge effects from adjacent urban and suburban land, vernal pools should be no closer than 250 feet from existing or planned urban or suburban development or located such that adequate hydrology can be maintained in the event of future development.

I. Conservation Easements / Management Plans

It is anticipated that most wetland preservation, restoration, enhancement and creation will be accomplished on land conserved to meet the land cover mitigation requirement and will be subject to the required conservation easements and management plans.

However, if additional lands are conserved to meet the wetland mitigation requirement, the same requirements for conservation easements and management plans apply. As with the Land Cover Mitigation, the County shall accept as satisfactory mitigation any conservation easement and/or management plan required by a permitting agency or associated with an approved conservation or mitigation bank.

J. Use of Mitigation Bank Credits

Consistent with the requirements listed above, project applicants may use credits from approved conservation or mitigation banks to meet all or a part of the wetland mitigation required by this strategy.

K. Use of Excess Mitigation Assigned From Other Projects in Specific Plan

It is anticipated that, depending on the density of wetlands on land conserved to meet the land cover mitigation requirement, some projects within the Specific Plan may provide wetland mitigation in excess of the acreage required by this strategy. Excess mitigation may be freely assigned by private agreement between projects within the Specific Plan. Such assignment will be documented and tracked by the County. Project applicants may apply excess mitigation assigned from other projects in the Specific Plan to meet all or a part of the wetland mitigation required by this strategy provided proof of assignment can be demonstrated to the satisfaction of the County.

L. Out of County Mitigation

At its sole discretion, the County may allow a limited amount of out of County mitigation that advances the County's conservation goals and meets the biological intent of this mitigation strategy. In addition, the County shall accept credits from out of county conservation or mitigation banks towards full or partial compliance with this strategy, if the project is within the agency-approved service area for the credits.

In order to receive credit towards the obligations of this mitigation strategy, any conservation outside the PCCP Plan Area, including the purchase of credits from a mitigation bank, must adhere to the criteria below:

It is intended that the main part of the Reserve System will be established within the RAA. There are several places outside the PCCP area and/or Placer County where conservation management activities to improve watershed integrity would serve the mitigation strategy and be compatible with the PCCP. Cooperative conservation actions in these areas could also benefit the reserve system by expanding the resource available for a reserve, increasing contiguous reserve size, or improving connectivity, particularly in a high priority watershed. Figure A-6 depicts the location where acquisition and management of conservation could occur. Lands that may meet these needs are:

- Land along the Placer/Sutter County border, in particular, the lower portion of the Coon Creek and Auburn Ravine.

- Portions of the floodplain along the Bear River that is within the Coon Creek watershed within Sutter County.
- Lands contained within the levees of the Natomas East Main Drainage, Cross Canal, Pleasant Grove Creek Canal, and East Side Canal for conservation actions which improve fish passage and water quality for salmonids in Placer County.
- Mitigation and Conservation Banks approved by the Wildlife Agencies and/or the ACOE that contain the Plan area within the service boundary. Mitigation and Conservation Banks locations are not depicted on Figure A-6.

IV. Site Specific Avoidance and Minimization

The Specific Plan design incorporates measures for preserving and enhancing critical aquatic resources on site. The Specific Plan Area incorporates a 709-acre open space area which restores historic habitat linkages and habitat quality through the Plan Area. Specific areas that exhibit habitat degradation through historic land use were identified and will be enhanced under the Specific Plan. Large contiguous areas that exhibited habitat integrity have been preserved with adequate buffers to protect aquatic function. The Specific Plan incorporates minimization and low impact development strategies to minimize long-term habitat degradation within avoided open space areas. This Specific Plan level avoidance and minimization is reflected in Figure A-2. Additional on-site avoidance of habitat within the Plan Area is not encouraged and is generally considered to be inconsistent with the core strategy of creating large scale preserves located in areas planned for conservation in the proposed PCCP where they can be more readily linked and expanded to create a sustainable ecosystem at a landscape level.

In addition, implementation of mitigation measures 4.1-3, 4.1-14, 4.4-2 through 4.4-30 will avoid and minimize on- and off-site impacts to individual species.

The proposed PCCP contains a section directing affected projects to “**Avoid Direct Impacts to Wildlife Species Protected under Other Laws**”. The proposed PCCP would require that all covered activities must adhere to other laws that protect wildlife species, including those summarized here. Several wildlife species that occur in the proposed PCCP area are listed as fully protected, as defined under Sections 3511 and 4700 of the California Fish and Game Code. The following fully protected species are known or likely to occur in the proposed PCCP area; however, as explained below, most are considered not likely to occur within the Plan area due to its habitat characteristics:

- Golden eagle (not likely to occur within Plan area).
- American peregrine falcon (a covered species) (not likely to occur within Plan area).
- Bald eagle (a covered species) (not likely to occur within Plan area).
- White-tailed kite (likely to occur within Plan area, specifically, in potential nesting sites around Dry Creek).
- Ring-tailed cat (not likely to occur within Plan area).

American peregrine falcon, bald eagle, and golden eagle forage widely throughout the proposed PCCP area, primarily as winter residents. There are no documented records of nesting by American peregrine falcon in the proposed PCCP area (CNDDDB 2010).

White-tailed kite is a year-round resident, primarily in the Valley portion of the proposed PCCP area. Ring-tailed cat may be found in riparian woodland in the proposed PCCP area. All migratory bird species and their nests are protected under the Migratory Bird Treaty Act (MBTA). All birds covered by the proposed PCCP (see proposed PCCP Table 1-3 "Species Proposed for Coverage in the Placer County Conservation Plan" for list of covered bird species) are considered migratory birds and are subject to the MBTA. Activities within the Specific Plan must comply with the provisions of the MBTA and avoid killing or possessing covered migratory birds, their young, nests, feathers, or eggs. In the event that the proposed PCCP is adopted and the ESA incidental take permit is issued, it will automatically function as an MBTA Special Purpose Permit, as specified under 50 CFR Sec. 21.27, for any bird species federally listed under the ESA as threatened or endangered for a 3-year term subject to renewal by the Permittees. Currently, none of the covered bird species in the proposed PCCP are listed as threatened or endangered under the ESA. Should any of the covered migratory bird species become listed under the ESA during the PCCP permit term, the ESA permit would constitute a Special Purpose Permit under the MBTA for that species for a 3-year term subject to renewal by the Permittees.

Golden eagle and bald eagle are protected under the Bald and Golden Eagle Protection Act. "Take" of golden eagle or bald eagle means to agitate or bother a bald or golden eagle to a degree that causes, or is likely to cause, based on the best scientific information available, (1) injury to an eagle, (2) a decrease in its productivity, by substantially interfering with normal breeding, feeding, or sheltering behavior, or (3) nest abandonment, by substantially interfering with normal breeding, feeding, or sheltering behavior. (50 CFR Section 22.3.) Because golden eagle and bald eagle are considered not likely to occur within the Specific Plan area, no additional mitigation is proposed for the Specific Plan to follow for these species, although project applicants would be subject to future regulatory and/or enforcement actions by wildlife agencies if any eagles were found to occur in the Specific Plan area and/or if it was determined that a future phase of the Specific Plan threatened to, or did "take" an eagle.

As noted above, the white-tailed kite is the only species of the list above considered likely to occur within the Specific Plan area. Previously adopted Mitigation Measure 4.4-8 requires pre-construction surveys for raptor nests during breeding season and avoidance of active nests until young have fledged. No further mitigation is necessary to avoid impacts to white-tailed kite within the Specific Plan area.

V. Mitigation Measures

Although the preceding narrative, starting with heading, "Overview of Open Space, Agricultural Land and Biological Resource Mitigation Strategy," which sets forth the overall Open Space and Biological Resources Mitigation Strategy for the Placer

Vineyards Specific Plan, includes narrative language not always found in a typical CEQA mitigation measure, the narrative nevertheless shall guide and inform the interpretation of the formal Mitigation Measures set forth below to the extent that, in interpreting, implementing, and monitoring them, the County, the project applicant, and/or interested or affected third parties encounter any ambiguity or vagueness in any of the wording below. The narrative is thus akin to a kind of legislative history laying out in general terms the specific objectives and policy outcomes that the County, with the benefit of input from sister public agencies, the applicant, and other interests, intends to accomplish through the mitigation measures.

Implementation of the following mitigation measure would substantially lessen the significant impact to biological resources due to the conversion of open space and agricultural land, and would preserve habitat for a variety of special status species, but will not mitigate the impact to a less than significant level. Although the measure will ensure that similar land cover and open space acreage is preserved elsewhere in the County, the project area itself will still be converted to urban uses, so there will be a net reduction in open space. Because of the virtual impossibility of creating "new" open space somewhere else, it will not be feasible to create 3,520 acres of new open space to offset development in the Specific Plan area. Therefore, while the loss of open space, and related habitat will be substantially lessened by the following mitigation measure, the impact will still remain *significant and unavoidable*.

4.4-1a Project Level Open Space, Agricultural Land and Biological Resource Mitigation Plans With Final Maps or Similar Project-level Discretionary Approvals for Non-Residential Land Uses

A Project Level Open Space, Agricultural Land and Biological Resource Mitigation Plan for implementing the Open Space, Agricultural Land and Biological Resource Mitigation Strategy must be approved by the County at the time of the approval of any improvement plans for subdivision improvements or off site infrastructure, recordation of a final map (not including a large lot final map that results in no disturbance of any existing natural condition) or issuance of any project-level discretionary approval for non-residential land uses that do not require a tentative subdivision map. A Project Level Open Space, Agricultural Land and Biological Resource Mitigation Plan may cover a development project or group of projects and must include any required off-site infrastructure unless covered by a separate project level mitigation plan for that infrastructure improvement. A tentative map may have more than one Project Level Open Space, Agricultural Land and Biological Resource Mitigation Plan if the development authorized by the map is intended to occur in phases.

Each Project Level Open Space, Agricultural Land and Biological Resource Mitigation Plan shall include all of the following:

- 1. Identification and quantification of land cover and wetland take and applicable mitigation requirements as required under this mitigation strategy.*

2. *Identification and quantification of proposed mitigation with sufficient detail to allow for County evaluation, including plans for any restoration, enhancement, and/or creation of wetlands.*
3. *Identification of any conservation or mitigation bank credits or assignment of excess mitigation from other projects in the Specific Plan.*
4. *Draft conservation easements and draft management and monitoring plans, if applicable.*
5. *Proposed funding for long term management, if applicable.*

4.4-1b Demonstration of Compliance With Project Level Open Space, Agricultural Land and Biological Resource Mitigation Plan Required Prior to Take Associated with Grading or Other Land Alteration.

Each project (including off-site infrastructure) must demonstrate compliance with an approved Open Space, Agricultural Land and Biological Resource Mitigation Plan prior to approval of a grading permit that results in land cover or wetland take. Such compliance may be phased with the actual development of the project. Demonstration of compliance shall include:

1. *Demonstrate ownership and/or recordation of required easements for land conservation.*
2. *Demonstrate ownership of applicable credits and/or assignment of any applicable excess mitigation from other projects in the Specific Plan.*
3. *Demonstrate implementation of any required funding for long term management.*
4. *Demonstrate approval of construction and monitoring plans for any required restoration, enhancement or creation of wetlands. Provide proof of executed contracts and initiation of construction.*
5. *Documentation and approval of any excess mitigation eligible for future use or assignment.*

4.4-1c Specific Mitigation Criteria for Take of Land Cover

The following criteria shall be applied in the formulation and implementation of Project Level Open Space, Agricultural Land and Biological Resource Mitigation Plan with respect to land cover take. This measure will not apply to the Special Planning Area (SPA) where no urban development is proposed:

i. Mitigation Ratio

For every 1.0 acres of land cover taken, 1.35 acres of land will be conserved. The take area shall be calculated to the nearest one-tenth (0.1) acre. The total amount of required acreage will be automatically reduced by any and all off-site conservation or mitigation land required by any permitting agency, specifically including upland areas required in

association with wetland mitigation, whether acquired through mitigation bank credits or other means.

Because the vast majority of land targeted for conservation in the Reserve Acquisition Area (RAA) is suitable for agriculture and because continued agricultural use will be allowed and encouraged by the conservation easements required under this mitigation measure, no additional agricultural mitigation will be required beyond the 1.35 to 1 requirement for the take of land cover noted above. Likewise, the land cover mitigation criteria is such that it will also provide suitable foraging habitat mitigation for Swainson's hawk and will provide suitable land to meet mitigation requirements for habitat loss contained in measures 4.1-3, 4.1-14, 4-2, 3, 4, 5, 6, 10, 11, 12, 15, 16, 17, 18, 23, 25, 26, 27, and 30. No additional land mitigation will be required beyond the 1.35 to 1 requirement for the take of land cover noted above for these impacts.

ii. Calculation of Land Cover Take

All land within the Specific Plan (not including the SPA area) will be included in the calculation of take, with the exception of land that will be maintained in or restored to a natural or semi-natural condition as required by the County and/or any state or federal permitting agency. Figure A-2 and Table A-3 show the take area and take calculation by property based upon the proposed land use and avoidance required for compliance with County standards through adoption of the Specific Plan, prior to consideration of any additional avoidance that may be required by a permitting agency. For purposes of this mitigation measure, the take acreage may only be reduced below that shown on Figure A-2 and Table A-3 to the extent that additional avoidance is required by the County and/or any state or federal permitting agency. Similarly the take acreage and corresponding mitigation requirements will be increased to the extent that the County and the state and federal permitting agencies allow future development of any area not included in the take calculations as shown in Figure A-2 and Table A-3.

iii. Mitigation Land Criteria

Land conserved under this measure shall, to the fullest extent feasible, as determined by the County, be located within the Reserve Acquisition Area (RAA) targeted for conservation or restoration of the proposed PCCP (Figure A-1).

Impacts to annual grassland, vernal pool grassland, and pasture lands cover shall be mitigated on existing or restorable grassland (as identified in Figure A-4). All other land cover impacts may be mitigated on any natural or semi-natural land within the Reserve Acquisition Areas "RAA," specifically including agricultural land. Vernal pool grassland will be mitigated by any grassland without regard to wetted area density. Actual wetted area is accounted for by the separate requirement for wetland mitigation discussed below. The wetland mitigation described below can only be carried out if much of the grassland acquired to mitigate land conversion does in fact have a high density of preserved and restored vernal pool habitat. Application of the two measures – land area and wetland area – will jointly provide for conservation of wetland dependent natural communities.

In general, the minimum area for a vernal pool conservation site is 200 acres if the site is not contiguous with other reserve lands. The County, at its discretion, may accept sites of less than 200 acres if they determine that the proposed site has key strategic value for the County's overall conservation strategy or has especially high resource value that can be reasonably protected from edge effects. The area may consist of one or more properties. There is no minimum size for conservation sites that are adjacent to other reserve lands or the Stream System (as identified in Figure A-5). There is also no minimum size for conservation sites incorporating vernal pools that occur on Mehrten Formations. Mehrten vernal pools will only be excluded from consideration if the County determines that existing or future hydrologic, land use, or other characteristics threaten long-term viability.

iv. Conservation Easement / Management Plans

Conservation sites shall be subject to recorded conservation easements and management plans with an identified funding source for long term management of conserved lands. The conservation easements and management plans are subject to approval by the County and shall provide for the long term maintenance of biological functions and values while, whenever feasible, also providing for compatible agricultural use. The County shall accept as satisfactory mitigation any conservation easement and/or management plan required and approved by the terms and conditions of any permit issued by a state or federal resource agency.

v. Use of Mitigation Bank Credits

Project applicants may use credits from approved conservation or mitigation banks to meet all or a part of the conservation required by this strategy. Specifically, the uplands associated with any bank wetland preservation, restoration, enhancement or creation may be applied towards the Land Cover mitigation requirement provided that the uplands are subject to an appropriate conservation easement and the applicant can demonstrate that the approved mitigation credits include both wetland and upland land cover to the satisfaction of the County.

Mitigation and conservation banks must be approved by USFWS, ACOE or CDFG. Credits can count toward mitigation obligations if the banks are consistent with the requirements of state and federal natural resource agencies, as accepted by the County. Any out of county bank must have a service area that extends into the Plan area.

vi. Use of Excess Mitigation Assigned From Other Projects in Specific Plan.

It is anticipated that, depending on the availability and relative parcel size of potential conservation sites, some projects within the Specific Plan may provide land cover mitigation in excess of the acreage required by this strategy. Excess mitigation may be freely assigned by private agreement between projects within the Specific Plan. Such assignment will be documented and tracked by the County. Project applicants may apply excess mitigation assigned from other projects in the Specific Plan to meet all or a part of

the land cover mitigation required by this measure provided proof of assignment can be provided to the satisfaction of the County.

vii. Out of County Mitigation

At its sole discretion, the County may allow a limited amount of out of County mitigation that advances the County's conservation goals and meets the biological intent of this mitigation measure. In addition, the County may accept credits from out of county conservation or mitigation banks towards full or partial compliance with this strategy, if the project is within the agency-approved service area for the credits. Such mitigation will be fully credited towards any mitigation required by this mitigation strategy.

In order to receive credit towards the obligations of this Mitigation Strategy, any conservation outside the PCCP Plan Area, including the purchase of credits from a mitigation bank, must adhere to the criteria below:

It is intended that the main part of the Reserve System will be established within the RAA. There are several places outside the PCCP area and/or Placer County where conservation management activities to improve watershed integrity would serve the mitigation strategy and be compatible with the PCCP. Cooperative conservation actions in these areas could also benefit the reserve system by expanding the resource available for a reserve, increasing contiguous reserve size, or improving connectivity, particularly in a high priority watershed. Figure A-6 depicts the location where acquisition and management of conservation could occur. Lands that may meet these needs are:

- *Land along the Placer/Sutter County border, in particular, the lower portion of the Coon Creek and Auburn Ravine.*
- *Portions of the floodplain along the Bear River that is within the Coon Creek watershed within Sutter County.*
- *Lands contained within the levees of the Natomas East Main Drainage, Cross Canal, Pleasant Grove Creek Canal, and East Side Canal for conservation actions which improve fish passage and water quality for salmonids in Placer County.*
- *Mitigation and Conservation Banks approved by the Wildlife Agencies and/or the ACOE that contain the Plan area within the service boundary. Mitigation and Conservation Banks locations are not depicted on Figure A-6.*

4.4-1d Specific Mitigation Criteria for Take of Wetlands

The following criteria shall be applied in the formulation and implementation of Project Level Open Space, Agricultural Land and Biological Resource Mitigation Plan with respect to the take of Specific Plan Area wetlands. Applicants for projects developed under the Specific Plan shall obtain applicable permits from the state and federal resources agencies, as needed:

i. Overlap with Land Cover Mitigation

Because of their particular regulatory status and their biological importance, wetlands will be accounted for separately through mitigation ratios requiring preservation and/or restoration of a set amount of wetted area calculated as a proportion of wetland take. These wetted acres, along with any upland area that is conserved in association with the wetted acres, will be fully credited towards the required land cover mitigation. It is intended that all of the wetland mitigation will be counted towards land cover mitigation requirements. Likewise, all wetted acres contained within land cover mitigation shall be counted towards wetland mitigation.

ii. Calculation of Wetland Take

Wetland take is calculated as all wetland area that falls in the Land Cover take area as defined in Mitigation Measure 4.4-1c(ii) above.

In practice, certain wetland types are not easily distinguished and often intergrade. This mitigation strategy minimizes the effect of field interpretation by applying the same ratios for all wetland types and by allowing broad latitude for out of kind mitigation. For the purposes of applying mitigation requirements, the definition of vernal pool wetland habitat includes vernal pools and depressional areas within vernal swales, ephemeral drainages, and other seasonal wetlands.

Any wetland area required to be avoided, restored, and/or enhanced on site by the County and/or any permitting agency is automatically excluded from the take calculation. Mitigation at the time of impact will be subject to a finding of baseline consistency with land cover conditions as of 2009/11 (based upon 2009 LIDR and 2011 air photos). If the County suspects, based on inconsistency with this information or other similar information utilized for the PCCP, that wetland area may have changed from baseline conditions, it may require that a baseline consistency analysis be prepared and submitted to the County for review and approval. The baseline consistency finding requires all of the following:

- a. Property land uses are essentially the same property land uses present in 2009/11 as determined by available data.*
- b. There is no evidence that the property has been mass graded without proper authorization.*
- c. The micro-topography and hydrology of the property are substantially unchanged from 2009/2011 conditions.*
- d. Creeks, swales and other drainage in same location (within 100 feet).*
- e. At least 70 percent of ponded water and/or other wetlands are still present on the property.*
- f. The proportion of parcel area in a topographic depression (depressional index) has not been diminished by more than 20 percent from the 2009/2011 index.*

The baseline consistency finding establishes a comparison of resources. A finding of non-consistency does not establish responsibility for changes to the land-cover type. Foreseeable changes such as drought, arson fire or flood may result in non-consistency. However, if an apparent significant change in baseline land-cover is detected, the County will review the changes to determine if baseline land-cover information was inaccurate in 2009/11 or if land-cover conditions have in fact changed significantly. If land-cover conditions have changed significantly, the baseline land-cover conditions will be used as the basis for determining these mitigation strategy requirements. If a mapping error occurred, then mitigation will be based on existing land cover type at the time the consistency finding was requested.

iii. Mitigation Ratio: Preservation

For each 1.00 acres of vernal pool take, 1.00 acres of vernal pool will be preserved. For the purposes of both take and mitigation under this strategy, vernal pools include seasonal depressional wetlands. For each 1.00 acres of take of any other wetland type, the preservation requirement may be met by preserving 1.00 acres of any wetland type without regard for in-kind mitigation. The preservation requirement for open water may be met through preservation of 1.00 acres of open water or any wetland type for each 1.00 acres of take. The total amount of required wetland preservation under this strategy will be automatically reduced by any and all wetland preservation required by any permitting agency. For the purposes of calculating the amount of preservation, the take calculation shall include any identifiable quantity of the resource affected.

iv. Mitigation Ratio: Compensatory Restoration, Enhancement and Creation

As indicated in Table 2 below, for each 1.00 acre of vernal pool take, 1.25 acres of compensatory wetlands will be restored, enhanced or created including a minimum of 0.75 acres of vernal pool and no more than 0.50 acres of other wetlands. For the purposes of both take and mitigation under this strategy, vernal pools include seasonal depressional wetlands. For each 1.00 acres of take of any other wetland type, the restoration, enhancement and creation requirement may be met by restoring, enhancing and/or creating 1.25 acres of any wetland type without regard for in-kind mitigation. The compensatory requirement for open water may be met through restoration, enhancement or creation of 1.25 acres of open water or any wetland type for each 1.00 acres of take. The total amount of required compensatory wetland restoration, enhancement, or creation under this measure will be automatically reduced by any and all wetland restoration, enhancement and creation required by any permitting agency as well as any wetland preservation required by a permitting agency greater than the wetland preservation amount required by this mitigation strategy. However, in no event shall the compensatory requirement be reduced to below 1.00 by excess preservation. For the purposes of calculating the amount of restoration, enhancement, or creation, the take calculation shall include any identifiable quantity of the resource affected.

In some circumstances, enhancement of existing wetland habitat may add greater wetland function and value to the aquatic system and conserved natural communities

than restoration of previously existing or degraded features or creation of new wetland habitat.

At its discretion, consistent with the criteria below, the County may allow enhancement to apply towards the restoration requirement, provided that the enhanced features may not also be applied towards the preservation requirement. In limited circumstances, creation of new wetland features may also be appropriate and beneficial. If approved by the County and/or required by any permitting agency, created wetlands will apply towards the restoration requirement.

v. Restoration

Vernal pool habitat will be restored where soils and hydrologic conditions will support long-term viability, natural topography can be reproduced and evidence indicates the historical presence of vernal pools. Restoration plans will use nearby, natural, high quality pools as well as historical evidence as models. Restoration plans will consider the size and depth of pools to be constructed, hydrologic connections within complexes, depth from soil surface to hardpan, and upland area to pool-area ratios (USFWS 2005).

Restoration of previously disturbed vernal pool complexes is to be based on whether restoration is likely to increase vernal pool density (as measured in wetted-per-total acre) without exceeding the density present in 1937 aerial photos or other information approved by USFWS and/or CDFG and without harming existing vernal pools. Additional criteria will include whether or not sites occur outside of the Stream System, historically supported vernal pools (based on 1937 and 1938 aerial photos or other information approved by USFWS and/or CDFG), have hydrological conditions that ensure vernal pool complexes can be restored and protected in perpetuity, and have not been laser-leveled for agriculture or other uses.

Clearly defined objectives will be identified for all restoration projects. Success criteria will be established before each restoration plan is implemented. Monitoring of restored

	Preservation Ratio	Restoration Ratio	Mitigation Community Type
Vernal Pool (1)	1:1	1.25:1	Preservation: All vernal pool Restoration: 0.75 minimum vernal pool up to 0.50 may be any wetland
Open Water	1:1	1.25:1	Open-water or Any wetland type
Fresh emergent wetland	1:1	1.25:1	Any wetland (2)
Other seasonal wetland Spring and seep	1:1	1.25:1	Any wetland

1) Vernal pools include seasonal depressional wetland.
2) California Black rail habitat must be mitigated in-kind where it occurs.

and created vernal pools in Placer County indicates that future restoration in the proposed locations has a high potential for success. It is essential that the Mitigation Strategy require an effective monitoring and adaptive management program in order to ensure the success of vernal pool restoration, enhancement and creation.

vi. Enhancement

The County will on a case-by-case basis approve enhancement actions and will consider whether the proposed enhancement will ameliorate the specific threats that occur on each site. Specific threats to vernal pool grasslands include: modification to the duration of inundation and hydroperiod due to changes in the hydrology of surface flows and perched groundwater flows; non-native vegetation (including annual grasses and noxious weeds); impacts from recreational use; impacts to water quality; non-native predators; and decreased pollination and dispersal of vernal pool species due to impacts to vernal pool uplands. Therefore, actions for maintaining and enhancing preserves with vernal pool grasslands may include: restoration of vernal pool topography; restoration of vernal pool isolation; re-introduction of vernal pool cysts, seeds and/or plants; restoring and enhancing vernal pool water quality; and invasive plant control.

vii. Creation

Creation is generally considered more appropriate for other wetland types than for vernal pools. Therefore the County will minimize the use of vernal pool creation as a strategy to mitigate for lost resources. Rather, conservation efforts will focus on preservation and enhancement of existing high quality vernal pools, with restoration serving to supplement preservation to protect and restore vernal pool complexes at the levels of the landscape and local watershed and to mitigate for resources lost to covered activities. Creation of vernal pools must be approved by the appropriate resource agencies to receive credit for mitigation under this measure. Vernal pool creation credits from an approved mitigation bank may apply towards this mitigation requirement. The bank must be consistent with the requirements of state and federal natural resource agencies, as acceptable to the County. Any out of county bank must include a service area that extends into the Plan area.

viii. Uplands and Buffer Requirements

Wetland preservation, restoration, enhancement and creation shall be accompanied by the associated uplands and hydrology necessary to sustain long-term viability in a natural or restored environmental setting. To minimize edge effects from adjacent urban and suburban land, vernal pools should be no closer than 250 feet from existing or planned urban or suburban development or located such that adequate hydrology can be maintained in the event of future development.

ix. Conservation Easements / Management Plans

It is anticipated that most wetland preservation, restoration, enhancement and creation will be accomplished on land conserved to meet the land cover mitigation requirement and will be subject to the required conservation easements and management plans. However, if additional lands are conserved to meet the wetland mitigation requirement, the same requirements for conservation easements and management plans shall apply. As with the Land Cover Mitigation, the County shall accept as adequate mitigation any conservation easement and/or management plan required by a permitting agency or associated with an approved conservation or mitigation bank.

x. Use of Mitigation Bank Credits

Consistent with the requirements listed above, project applicants may use credits from approved conservation or mitigation banks to meet all or a part of the wetland mitigation required by this strategy.

xi. Use of Excess Mitigation Assigned From Other Projects in Specific Plan

It is anticipated that, depending on the density of wetlands on land conserved to meet the land cover mitigation requirement, some projects within the Specific Plan may provide wetland mitigation in excess of the acreage required by this strategy. Excess mitigation may be freely assigned by private agreement between projects within the Specific Plan. Such assignment will be documented and tracked by the County. Project applicants may apply excess mitigation assigned from other projects in the Specific Plan to meet all or a part of the wetland mitigation required by this measure provided proof of assignment can be demonstrated to the satisfaction of the County.

xii. Out of County Mitigation

At its sole discretion, the County may allow a limited amount of out of County mitigation that advances the County's conservation goals and meets the biological intent of this mitigation strategy. In addition, the County may accept credits from out of county conservation or mitigation banks towards full or partial compliance with this strategy, if the project is within the agency-approved service area for the credits.

In order to receive credit towards the obligations of this mitigation strategy, any conservation outside the PCCP Plan Area, including the purchase of credits from a mitigation bank, must adhere to the criteria below:

It is intended that the main part of the Reserve System will be established within the RAA. There are several places outside the PCCP area and/or Placer County where conservation management activities to improve watershed integrity would serve the mitigation strategy and be compatible with the PCCP. Cooperative conservation actions in these areas could also benefit the reserve system by expanding the resource available

for a reserve, increasing contiguous reserve size, or improving connectivity, particularly in a high priority watershed. Figure A-6 depicts the location where acquisition and management of conservation could occur. Lands that may meet these needs are:

- *Land along the Placer/Sutter County border, in particular, the lower portion of the Coon Creek and Auburn Ravine.*
- *Portions of the floodplain along the Bear River that is within the Coon Creek watershed within Sutter County.*
- *Lands contained within the levees of the Natomas East Main Drainage, Cross Canal, Pleasant Grove Creek Canal, and East Side Canal for conservation actions which improve fish passage and water quality for salmonids in Placer County.*
- *Mitigation and Conservation Banks approved by the Wildlife Agencies and/or the ACOE that contain the Plan area within the service boundary. Mitigation and Conservation Banks locations are not depicted on Figure A-6.*

VI. OTHER MITIGATION MEASURES

Due to the changes to Mitigation Measures 4.4-1(a)-(d) outlined above, the mitigation measures also relating to open space, agricultural lands and biological resources are to be substituted for the previously adopted Mitigation Measures 4.1-3, 4.1-14, 4.4-2 through 4.4-30. As an alternative to these measures, once the Placer County Conservation Plan is adopted, project applicants may participate in the PCCP to mitigate affected resources impacts covered in the PCCP.

Conversion of Agricultural Land to Non-Agricultural Uses

4.1-3 *Implement Mitigation Measure 4.4-1 as it pertains to agricultural land and open space.*

Cumulative Loss of Agricultural Land and Open Space

4.1-14 *Implement Mitigation Measure 4.4-1a as it pertains to agricultural land and open space.*

Removal of Listed Vernal Pool Species Habitat

4.4-2 *Implement Mitigation Measure 4.4-1.*

Removal of VELB Habitat

4.4-3 *Prior to approval of grading/engineering plans for any property within the Specific Plan area, a focused survey for elderberry shrubs shall be conducted to determine the presence/absence of the shrubs. The survey shall be completed by a*

qualified biologist anytime throughout the year. If elderberry shrubs are found, locations of these occurrences shall be mapped. If these resources can be avoided, no further studies are required. However, if projects within the Plan area will likely adversely affect these shrubs, then a detailed mitigation/conservation plan that includes long-term strategies to ensure no net loss of VELB habitat shall be developed.

The replacement of elderberry shrubs required by this measure shall be entirely included within Mitigation Measure 4.4-1, to the extent that the mitigation area includes areas appropriate for elderberry shrubs and VELB.

Removal of Habitat for Western Pond Turtle

- 4.4-4 *Construction shall be designed to avoid impacts to potential habitat for western pond turtle, if feasible. If construction is required in areas of potential habitat, then a focused survey for this species shall be conducted prior to approval of engineering plans. The survey is required to determine the presence or absence of this species on the properties surveyed. If pond turtles are found on the properties surveyed, locations of these occurrences shall be mapped.*

A detailed mitigation/conservation plan that provides for "no net loss" of individuals of the species or its habitat shall be developed upon confirming the presence of this species on the properties surveyed. If this species is not found on the properties surveyed, no further studies are necessary.

The replacement of western pond turtle habitat required by this measure shall be entirely included within Mitigation Measure 4.4-1, to the extent that the mitigation area includes areas appropriate for western pond turtle.

Construction Could Destroy Active Nests of Burrowing Owls

- 4.4-5 *When construction is proposed during the burrowing owl breeding season (April-September), a focused survey for burrows shall be conducted within 30 days prior to the beginning of construction activities by a qualified biologist in order to identify any active burrows. If active nests are found, no construction activities shall take place within five hundred feet of the nest until the young have fledged. Burrows that must be removed as a result of Specific Plan implementation shall be removed during the non-breeding season (October to March). If no active nests are found during the focused survey, no further mitigation will be required.*

If burrows are removed as a result of implementation and there is suitable habitat on-site, on-site passive relocation shall be required. Owls will be encouraged to move from occupied burrows to alternate natural or artificial burrows that are beyond 50 meters from the impact zone and that are within or contiguous to a minimum of 6.5 acres of foraging habitat for each pair of relocated owls. Relocation of owls should only be implemented during the non-breeding season.

On-site habitat shall be preserved in a conservation easement and managed to promote burrowing owl use of the site.

If there is not suitable habitat on-site, off-site passive relocation shall be required. Off-site habitat must provide suitable burrowing owl habitat. Land shall be purchased and/or placed in a conservation easement in perpetuity and managed to maintain suitable habitat. Off-site mitigation shall use one of the following ratios:

- 1. Replacement of occupied habitat with occupied habitat: 1.5 times 6.6 (9.75) acres per pair or single bird.*
- 2. Replacement of occupied habitat with habitat contiguous to currently occupied habitat: 2 times 6.5 (13.0) acres per pair or single bird.*
- 3. Replacement of occupied habitat with suitable unoccupied habitat: 3 times 6.5 (19.5) acres per pair or single bird.*

In the event passive relocation and use of artificial burrows is required on- or off-site, a banding and tracking program shall be established in accordance with accepted protocols to allow measurement of success. In the event the relocation program is proven not to be successful, additional steps shall be undertaken as required by the County in consultation with CDFG.

The replacement of burrowing owl habitat required by this measure shall be entirely included within Mitigation Measure 4.4-1, to the extent that the mitigation area includes areas appropriate for burrowing owl.

Removal of Nesting and Foraging Habitat for Swainson's Hawk

- 4.4-6 Swainson's hawk foraging habitat shall be mitigated through implementation of Mitigation Measure 4.4-1. Additionally, the applicant shall be required to obtain a CESA take permit for any active nest tree that may be removed as part of any proposed construction under the Specific Plan. Additional mitigation measures for the loss of active nest trees shall include the planting of suitable nest trees at a 15:1 ratio on suitable foraging habitat areas within west Placer County.*

The replacement of Swainson's hawk foraging habitat required by this measure shall be entirely included within Mitigation Measure 4.4-1.

Removal of Nesting and Foraging Habitat for tricolored blackbird

- 4.4-7 If construction activities are proposed during the tricolored blackbird breeding season (May to August), a focused survey for nesting colonies shall be conducted within 30 days prior to the beginning of construction activities by a qualified biologist in order to identify active nests within the construction area. If active*

nests are found, no construction activities shall take place within five hundred feet of the nesting colony until the young have fledged. Vegetation that must be removed as a result of construction shall be removed during the non-breeding season (September to April). If no active nests are found during the focused survey, no further mitigation will be required.

This measure would ensure that tricolored blackbird nests are avoided when active, so that eggs and young would be protected. Once the blackbirds have fledged their nests, the nests can be removed without harm to the birds.

Destruction of Active Nests or Disturbance of Nesting Raptors

4.4-8 *When construction is proposed during the raptor breeding season (March to early September), a focused survey for raptor nests shall be conducted within 30 days prior to the beginning of construction activities by a qualified biologist in order to identify active nests on-site. If active nests are found, no construction activities shall take place within five hundred feet of the nest until the young have fledged. Trees containing nests shall be removed during the non-breeding season (late September to March). If no active nests are found during the focused survey, no further mitigation will be required. This measure will ensure that active nests are not moved or substantially disturbed during the breeding season, so that raptor eggs and young are not destroyed or abandoned as a result of construction.*

Destruction of Active Nest or Disturbance of Bats

4.4-9 *Prior to construction, a qualified biologist shall survey any affected structures for evidence of bat roosts (e.g., bat guano). If roosts are found, they shall be removed in April, September or October in order to avoid the hibernation and maternity seasons. Appropriate exclusion methods will be used, as needed, during habitat removal.*

The initial assessment will involve looking for bats or bat signs such as guano, urine staining, and culled food parts, and will identify those specific locations that represent potential habitat (i.e., which specific buildings, trees, bridges could support roosting bats). If no potential habitat is identified or no potential habitat will be affected (i.e., removed), no further measures are required.

Bat habitat can be removed with minimal impact to the resident bat population if it is done outside of the hibernation season (November through March) and outside of the maternity season (May through August). During the removal period, a roost exit survey shall be conducted prior to habitat removal. If bats are detected, standard humane exclusion methods shall be implemented (e.g., placing plastic over roost entrance areas such that bats can exit the roost but not return). Exclusion shall be conducted for two nights prior to habitat removal and habitat removal shall occur immediately following implementation of these exclusion measures. If there is a delay, then the exclusion measures shall be

repeated. During the maternity season (May through August), habitat removal may occur following a roost exit survey that confirms no bats are present; however, if bats are detected they may not be excluded until the end of the maternity season. During the hibernation season (November through March), bats do not exit the roost, so exit surveys cannot be used to assess presence and removal shall be delayed to the end of this time period.

If bats must be excluded, the project proponent shall work with a qualified biologist to determine if any additional steps (such as installation of alternative roost habitat in the form of bat boxes) are appropriate for the particular habitat. Determination of these additional measures will depend on the species present and their specific ecological preferences/requirements. Other steps could include improvement of other avoided bat habitat or design of new project elements such as bridges to be "bat-friendly."

Removal of Individual Oak Trees

4.4-10a For each oak tree greater than six inches DBH that is removed, one 15-gallon planting, one depot-40 seedling for each inch removed and three 1-gallon shrubs will be planted. De minimus impacts to area containing oak trees, not including actual tree removal, associated with passive trail use shall not be considered an impact requiring mitigation.

The replacement of oak trees required by this measure shall be entirely included within Mitigation Measure 4.4-1, to the extent that the mitigation area includes areas appropriate for such habitat.

4.4-10b Trees that are not planned for removal shall be preserved and protected. These oak trees shall be preserved and avoided by implementation of the following measures:

- Trees that are not proposed for removal and that are within two hundred feet of grading activities shall be protectively fenced five feet beyond the dripline and root zone of each oak tree (as determined by a certified arborist). This fence, which is meant to prevent activities that result in soil compaction beneath the canopies or over the root zone, shall be maintained until all construction activities are completed. No vehicles, construction equipment, mobile offices, or materials shall be placed within this fenced area.*
- Grade changes shall be minimized to the extent feasible within or adjacent to the drip line of existing trees. No soil surface removal greater than one foot in depth shall occur within the drip lines of oak trees to be preserved. No cuts shall occur within five feet of their trunks. No earthen fill greater*

than one foot deep shall be placed within the drip lines of preserved oak trees, or within five feet of their trunks.

- *Paving shall not be placed in the drip lines of oak trees to be preserved.*
- *Underground utility line trenching shall not be placed within the drip lines of oak trees to be preserved. If it is absolutely necessary to install underground utilities within the drip lines of oak trees, the trench shall either be bored or drilled, but not within five feet of the trunk.*
- *For trees that will be removed, the project applicant shall submit a tree survey map of oaks to be removed or disturbed during project construction. Within these impact areas, an inventory of the location, number and health of oaks shall be prepared by a certified arborist. A certified arborist shall also prepare a monitoring and management plan for each project disturbing or removing oak trees. The plan shall address planting techniques, proposed mitigation sites, monitoring requirements, management recommendations, and minimization and avoidance measures.*
- *Annual monitoring shall be included to ensure that an 80% survival rate is achieved over a five-year period. During monitoring, the following information shall be evaluated: average tree height, percent canopy cover, and percent survival. An oak tree mitigation and monitoring plan shall be submitted that includes a description of irrigation methods that will be used to ensure that saplings survive the first several years of growth. During the revegetation process, tree survival shall be maximized by using gopher cages, deer screens, regular maintenance, and replanting as needed. Monitoring reports shall be submitted to Placer County on an annual basis.*

Development Will Fill Jurisdictional and Non-jurisdictional Wetlands and Other Jurisdictional Waters of the US

4.4-11a *Implement Mitigation Measure 4.4-1 as it pertains to non-vernal pool wetlands.*

Loss of Riparian Habitat and Disturbance of Drainages

4.4-12a *Prior to the issuance of a grading permit, a Streambed Alteration Agreement shall be obtained from CDFG, pursuant to Section 1600 et seq. of the California Fish and Game Code, for each stream crossing and any other activities affecting the bed, bank, or associated riparian vegetation of the stream. If required, the project applicant shall coordinate with CDFG in developing appropriate mitigation, and shall abide by the conditions of any executed agreements. All stream crossings shall be performed using a "jack and bore" construction technique, unless otherwise specified by CDFG. Streambed Alteration Agreement measures to protect the channel bank of a stream from*

erosion and related effects of construction shall be included in all related construction contracts.

- 4.4-12b *For each riparian tree removed, one 15-gallon tree, one depot-40 seedling for each inch, and three one-gallon shrubs will be planted within existing riparian or improved drainage corridors in the Specific Plan Area. The replacement ratios exceed 1:1 in order to ensure that over the long-term the value of new riparian habitat equals or exceeds the value of the habitat that was lost. The replacement of riparian trees required by this measure shall be entirely included within Mitigation Measure 4.4-1, to the extent that the mitigation area includes areas appropriate for such habitat.*

Removal of Nesting and Foraging Habitat for Loggerhead Shrike

- 4.4-13 *If construction activities are proposed during the Loggerhead shrike breeding season (March to July), a focused survey for nesting pairs shall be conducted within 30 days prior to the beginning of construction activities by a qualified biologist in order to identify active nests within the construction area. If active nests are found, no construction activities shall take place within five hundred feet of the nesting colony until the young have fledged. Vegetation that must be removed as a result of construction shall be removed during the non-breeding season (March to July). If no active nests are found during the focused survey, no further mitigation will be required.*

This measure would ensure that Loggerhead shrike nests are avoided when active, so that eggs and young would be protected. Once the birds have fledged, their nests can be removed without harm to the birds.

Off-Site Infrastructure

Removal of Habitat for Special-Status Plant Species

- 4.4-15 *Installation of infrastructure within off-site infrastructure areas shall be designed to avoid impacts to potential special-status plant species habitat, if feasible. If special-status plant habitat cannot be avoided, then a mitigation/conservation plan shall be prepared and implemented. The plan shall include measures to ensure "no net loss" of special-status plant species habitat.*

If installation of infrastructure is required in areas of potential habitat, then a focused rare plant survey for these species shall be conducted prior to approval of grading/engineering plans. The survey is required to determine the presence or absence of these species in these areas. The survey shall be completed by a qualified botanist during the appropriate peak blooming period for these species. If special-status plants are found, locations of these occurrences shall be mapped. A detailed mitigation/conservation plan that includes long-term strategies for the

conservation of the species shall be developed upon confirming the presence of these species. The plan shall provide for preservation and restoration at ratios that would ensure "no net loss" of the affected plant habitat. If these species are not found, no further studies will be necessary.

The mitigation acreage required by this measure could be partially or entirely included within Mitigation Measure 4.4-1, to the extent that the mitigation area includes vernal pools that provide equal or greater habitat value for the affected special-status species plants.

Avoidance and/or loss of habitat for special-status plants outside of Placer County would be regulated by the USACE, CDFG, Sutter County, Sacramento County, and/or the City of Roseville, depending on the location of such plants and whether they are federal or state listed species. These jurisdictions can and should implement similar measures to ensure "no net loss" of special-status plant habitat.

Removal of Habitat for Listed Vernal Pool Invertebrates

- 4.4-16 *Installation of off-site infrastructure shall be designed to avoid vernal pools, if feasible. If pools will be filled or degraded by off-site infrastructure areas, implement Mitigation Measure 4.4-2.*

The mitigation acreage required by this measure shall be entirely included within Mitigation Measure 4.4-1.

Avoidance and/or fill of vernal pools outside of Placer County will be regulated by the USACE, Sutter County, Sacramento County, and/or the City of Roseville, depending on the location and type of vernal pools that would be affected. Federal policy (for jurisdictional wetlands), Sacramento County policy and Sutter County policy all call for "no net loss" of wetlands. These jurisdictions can and should implement measures similar to those provided in Mitigation Measure 4.4-1 to ensure "no net loss" of vernal pools.

Removal of VELB habitat

- 4.4-17 *Prior to approval of grading/engineering plans, a focused survey for elderberry shrubs shall be conducted to determine the presence/absence of the shrubs. The survey shall be completed by a qualified biologist anytime throughout the year. If elderberry shrubs are found, locations of these occurrences shall be mapped. If these resources can be avoided, no further studies are required. However, if projects within the off-site infrastructure areas will likely adversely affect these shrubs, then a detailed mitigation/conservation plan that includes long-term strategies to ensure "no net loss" of VELB habitat shall be developed.*

The replacement of elderberry shrubs required by this measure shall be entirely included within Mitigation Measure 4.4-1, to the extent that the mitigation area includes areas appropriate for elderberry shrubs and VELB.

This measure would ensure "no net loss" of VELB habitat within Placer County. If elderberry shrubs are present in off-site infrastructure areas in Sutter County, Sacramento County, and/or the City of Roseville, these jurisdictions could also require measures to ensure "no net loss" of VELB habitat.

Removal of Habitat for Western Pond Turtle

- 4.4-18 *Implement Mitigation Measure 4.4-4, which requires that construction be designed to avoid impacts to potential habitat for western pond turtle, if feasible. If installation is required in areas of potential habitat, then a focused survey for this species shall be conducted prior to approval of engineering plans. The survey is required to determine the presence or absence of this species in the off-site infrastructure areas. If pond turtles are found in the off-site infrastructure areas, locations of these occurrences shall be mapped.*

A detailed mitigation/conservation plan that provides for "no net loss" of individuals of the species or its habitat shall be developed upon confirming the presence of this species in the off-site infrastructure areas. If this species is not found in the off-site infrastructure areas, no further studies are necessary.

The replacement of western pond turtle habitat, if necessary, shall be entirely included within Mitigation Measure 4.4-1, to the extent that the mitigation area includes areas appropriate for western pond turtle. If western pond turtle is present in off-site infrastructure areas in Sutter County, Sacramento County, and/or the City of Roseville, these jurisdictions could also require measures to ensure "no net loss" of its habitat.

Destruction of Active Nests for Disturbance of Burrowing Owls

- 4.4-19 *Implement Mitigation Measure 4.4-5, which requires nesting surveys prior to construction, so if burrowing owls establish nests in the off-site infrastructure areas, they would be detected. This measure also prohibits construction activities within five hundred feet of a nest, so that nesting owls would not be disturbed. Once the young have fledged, the nests can be removed, because the owls would then establish nests in a new area. Therefore, with implementation of this measure, the impact on nesting burrowing owls would be less than significant. Similar measures could be implemented by Sutter County, Sacramento County, and/or the City of Roseville, if needed, to protect nesting burrowing owls.*

Removal of Habitat for Swainson's Hawk

4.4-20 *No mitigation measures are required.*

Removal of Habitat for Tricolored Blackbird

4.4-21 *If installation of infrastructure is proposed in areas where identified non-raptor special-status bird species may occur, a focused survey for non-raptor special-status bird nests and/or nesting colonies shall be conducted by a qualified biologist within 30 days prior to the beginning of construction activities by a qualified biologist in order to identify active nests within the construction area. If active nests and/or nesting colonies are found, no construction activities shall take place within five hundred feet of the nest and/or nesting colony until the young have fledged and the biologist has consulted with the CDFG, particularly with respect to vegetation removal as a result of installation of project infrastructure. If no active nests are found during the focused survey, no further mitigation will be required.*

This measure would ensure that bird nests are avoided when active, so that eggs and young would be protected. Once the birds have left their nests, the nests can be removed without harm to the birds. Similar measures could be implemented by Sutter County, Sacramento County, and/or the City of Roseville, if needed, to protect nesting non-raptor special status bird species.

Destruction or Disturbance of Active Raptor Nests

4.4-22 *Implement Mitigation Measure 4.4-8, which requires nesting surveys prior to construction, so if raptor nests are present in the off-site infrastructure areas, they will be detected. This measure also prohibits construction activities within five hundred feet of a nest, so that nesting raptors will not be disturbed. Once the young have fledged, the nests can be removed, because the raptors would then establish nests in a new area. Therefore, with implementation of this measure, the impact on nesting raptors would be less than significant. Similar measures could be implemented by Sutter County, Sacramento County and/or the City of Roseville, if needed, to protect nesting raptors.*

Harm or Destroy the California Horned Lizard

4.4-23 *Installation of off-site infrastructure shall be designed to avoid impacts to potential habitat for California horned lizard, if feasible. If installation is required in areas of potential habitat, a focused survey for this species shall be conducted prior to approval of engineering plans. The survey is required to determine the presence or absence of this species in the off-site infrastructure areas. If horned lizards are found in the off-site infrastructure areas, locations of these occurrences shall be mapped.*

A detailed mitigation/conservation plan that provides for "no net loss" of individuals of the species or its habitat shall be developed upon confirming the

presence of this species in the off-site infrastructure areas. If this species is not found in the off-site infrastructure areas, no further studies are necessary.

This measure would protect the California horned lizard, if present, from harm. Surveys of proposed impact areas shall be conducted during the active season for the lizard (generally April to October). During the spring, lizards are typically active during mid-day. During summer, activity transitions to morning and late afternoon.

The replacement of habitat, if necessary, shall be entirely included within Mitigation Measure 4.4-1, to the extent that the mitigation area includes areas appropriate for the affected habitat. If California horned lizard is present in off-site infrastructure areas in Sutter County, Sacramento County and/or the City of Roseville, these jurisdictions could also require measures to ensure "no net loss" of its habitat.

Destruction of Active Roosts or Disturbance of Bats

4.4-24 Prior to construction, a qualified biologist shall survey any affected structures for evidence of bat roosts (e.g., bat guano). If roosts are found, they shall be removed in April, September or October in order to avoid the hibernation and maternity seasons. Appropriate exclusion methods will be used, as needed, during habitat removal.

The initial assessment will involve looking for bats or bat sign such as guano, urine staining, and culled food parts and will identify those specific locations that represent potential habitat (e.g., which specific buildings, trees, bridges could support roosting bats). If no potential habitat is identified or no potential habitat will be impacted (i.e., removed), no further measures are required.

Bat habitat can be removed with minimal impact to the resident bat population if it is done outside of the hibernation season (November through March) and outside of the maternity season (May through August). During the removal period, a roost exit survey shall be conducted prior to habitat removal. If bats are detected, standard humane exclusion methods shall be implemented (e.g., placing plastic over roost entrance areas such that bats can exit the roost but not return). Exclusion shall be conducted for two nights prior to habitat removal and habitat removal shall occur immediately following implementation of these exclusion measures. If there is a delay, then the exclusion measures shall be repeated. During the maternity season (May through August), habitat removal may occur following a roost exit survey that confirms no bats are present; however, if bats are detected they may not be excluded until the end of the maternity season. During the hibernation season (November through March), bats do not exit the roost, so exit surveys cannot be used to assess presence and removal shall be delayed to the end of this time period.

If bats must be excluded, the project proponent shall work with a qualified biologist to determine if any additional steps (such as installation of alternative roost habitat in the form of bat boxes) are appropriate for the particular habitat. Determination of these additional measures will depend on the species present and their specific ecological preferences/requirements. Other steps could include improvement of other avoided bat habitat or design of new project elements such as bridges to be "bat-friendly." Similar measures to those described in this mitigation measure could be used by Sutter County, Sacramento County, and/or the City of Roseville.

Removal of Oak Trees

4.4-25 *Implement Mitigation Measures 4.4-10a and 4.4-10b. The applicant is to provide a tree survey map of all trees that would be removed or disturbed during construction of the off-site infrastructure areas. These trees shall be replaced as specified in Mitigation Measure 4.4-10. Replacement trees shall be monitored annually to ensure that the new oaks and oak woodland are successful. Mitigation Measure 4.4-10b specifies measures to be taken to protect remaining trees from damage during construction. Similar measures could be implemented by Sutter County, Sacramento County, and/or the City of Roseville, if needed to protect oak woodland and individual trees.*

Fill Jurisdictional and Non-Jurisdictional Wetlands and other Jurisdiction Waters of the U.S.

4.4-26 *Infrastructure installations shall be redesigned to avoid impacts to wetlands, and other waters of the U.S., if feasible. If wetlands cannot be feasibly avoided, implement Mitigation Measure 4.4-1. Successful restoration of vernal pools and other wetlands under Mitigation Measure 4.4-1 would result in more wetland acreage than would be lost to development. Sutter County, Sacramento County and/or the City of Roseville could require similar measures to ensure "no net loss" of wetlands.*

The mitigation acreage required by these measures shall be entirely included within Mitigation Measure 4.4-1.

Loss of Riparian Habitat and Disturbance of Drainages

4.4-27 *Implement Mitigation Measure 4.4-12, which requires a Streambed Alteration Agreement from CDFG whenever a road (bridge) or utility line would be constructed across a stream. The Agreement would include measures to protect the channel and bank of a stream from erosion and related effects of construction. The measure also requires that Mitigation Measure 4.4-12 be implemented as it pertains to riparian habitat. New trees and shrubs would be planted to replace those removed for development. The replacement ratios would exceed 1:1 in order to ensure that over the long-term the value of new*

riparian habitat equals or exceeds the value of the habitat that was lost. Any stream crossings proposed in Sutter County, Sacramento County, and/or the City of Roseville would also likely be required to obtain a Streambed Alteration Agreement.

Impacts to Giant Garter Snake Habitat

4.4-28 *All construction activity involving disturbance of habitat, shall be restricted to the period between May 1 and September 30. This is the active period for Giant Garter snake and direct mortality is lessened, because snakes are expected to actively move and avoid danger.*

24-hours prior to construction activities, the project area shall be surveyed for Giant Garter snake. Survey of the project area shall be repeated if a lapse in construction activity of two weeks or greater has occurred. If a snake is encountered during construction, activities shall cease until appropriate corrective measures have been completed or it has been determined that the snake will not be harmed. Any incidental take and any sightings shall be reported to the USFWS immediately.

Movement of heavy equipment shall be confined to existing roadways to minimize habitat disturbance.

Construction personnel shall (to the extent practical) receive USFWS-approved worker environmental awareness training. This training instructs workers to recognize Giant Garter snakes and their habitat(s), and what to do if a Giant Garter snake is encountered during construction activities.

No plastic, monofilament, jute, or similar erosion control matting that could entangle snakes will be placed on a project site when working within 200 feet of snake aquatic or rice habitat. Substitutions include coconut coir matting, tactified hydroseeding compounds, or other material approved by the Wildlife Agencies.

Between April 15 and September 30, all irrigation ditches, canals, or other aquatic habitat shall be completely dewatered, with no puddle water remaining, for at least 15 consecutive days prior to the excavation or filling in of the dewatered habitat. Make sure dewatered habitat does not continue to support Giant Garter snake prey, which could detain or attract snakes into the area. If a site cannot be completely dewatered, netting and salvage of prey items may be necessary.

Confine clearing to the minimal area necessary to facilitate construction activities. Flag and designate avoided Giant Garter snake habitat within or adjacent to the project as Environmentally Sensitive Areas. This area shall be avoided by all construction personnel.

If a live Giant Garter snake is found during construction activities, immediately notify the USFWS and the project's manager. The manager shall do the following:

Stop construction in the vicinity of the snake. Monitor the snake and allow the snake to leave on its own. A monitor shall remain in the area for the remainder of the work day to make sure the snake is not harmed or if it leaves the site, does not return. Escape routes for Giant Garter snake should be determined in advance of construction and snakes should always be allowed to leave on their own. If a Giant Garter snake does not leave on its own within one working day, further consultation with USFWS is required.

Fill or construction debris may be used by Giant Garter snake as an over-wintering site. Therefore, upon completion of construction activities, remove any temporary fill and construction debris. If this material is situated near undisturbed Giant Garter snake habitat and it is to be removed between October 1 and April 30, it shall be inspected by a qualified biologist to assure that Giant Garter snake are not using it as hibernaculae. Wherever feasible, restore disturbed areas to pre-project conditions. Restoration work may include such activities as replanting species removed.

Impacts to Nesting Habitat for Loggerhead Shrike

- 4.4-29 *If installation of infrastructure is proposed during the Loggerhead shrike breeding season (March to July), a focused survey for nesting pairs shall be conducted within 30 days prior to the beginning of construction activities by a qualified biologist in order to identify active nests within the construction area. If active nests are found, no construction activities shall take place within five hundred feet of the nesting colony until the young have fledged. Vegetation that must be removed as a result of installation shall be removed during the non-breeding season (March to July). If no active nests are found during the focused survey, no further mitigation will be required.*

This measure would ensure that Loggerhead shrike nests are avoided when active, so that eggs and young would be protected. Once the birds have left their nests, the nests can be removed without harm to the birds. Similar measures could be implemented by Sutter County, Sacramento County, and/or the City of Roseville, if needed, to protect nesting tricolored blackbirds.

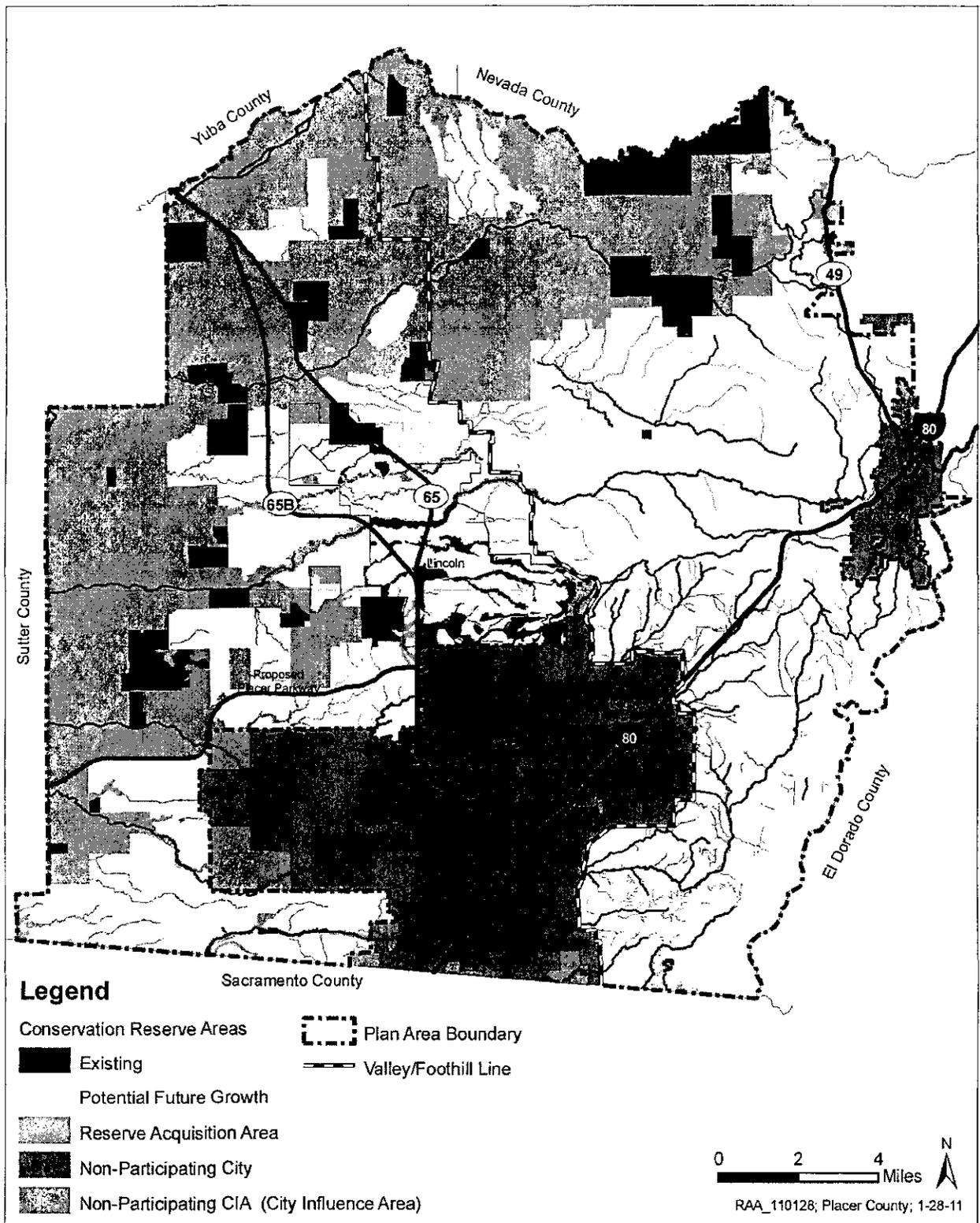
Removal of Habitat for Special-Status Fish Species

- 4.4-30a *Implement Mitigation Measures 4.4-12a and 4.4-12b.*
- 4.4-30b *A qualified fish biologist shall be present on-site during any dewatering activities at construction sites to minimize impacts to special-status species*

(i.e., prevent stranding of special-status species). Individual fish collected during dewatering shall be identified and released in an uninterrupted waterway adjacent to the area of disturbance.

- 4.4-30c *Chinook salmon and steelhead resources shall be protected from potential construction-related activities by adherence to a construction window, whereby construction activities would be precluded from October 15 through June 15. This window corresponds to the time when both adult and juvenile Chinook salmon and steelhead are expected to migrate through the area. Further measures to protect salmon resources include use of Best Management Practices (BMPs) to minimize and localize siltation and other water quality impacts and to provide for riparian restoration activities. Such BMPs may include the use of cofferdams and other structures during dewatering and construction activities. Water quality monitoring shall also be performed to ensure that state and federal water quality standards are met.*

A-1



The Reserve Acquisition Area Map was developed through a stakeholder process and is proposed to guide the implementation of the PCCP. It identifies the primary area where the Reserve System would be established and shows where the majority of covered potential future growth would occur.

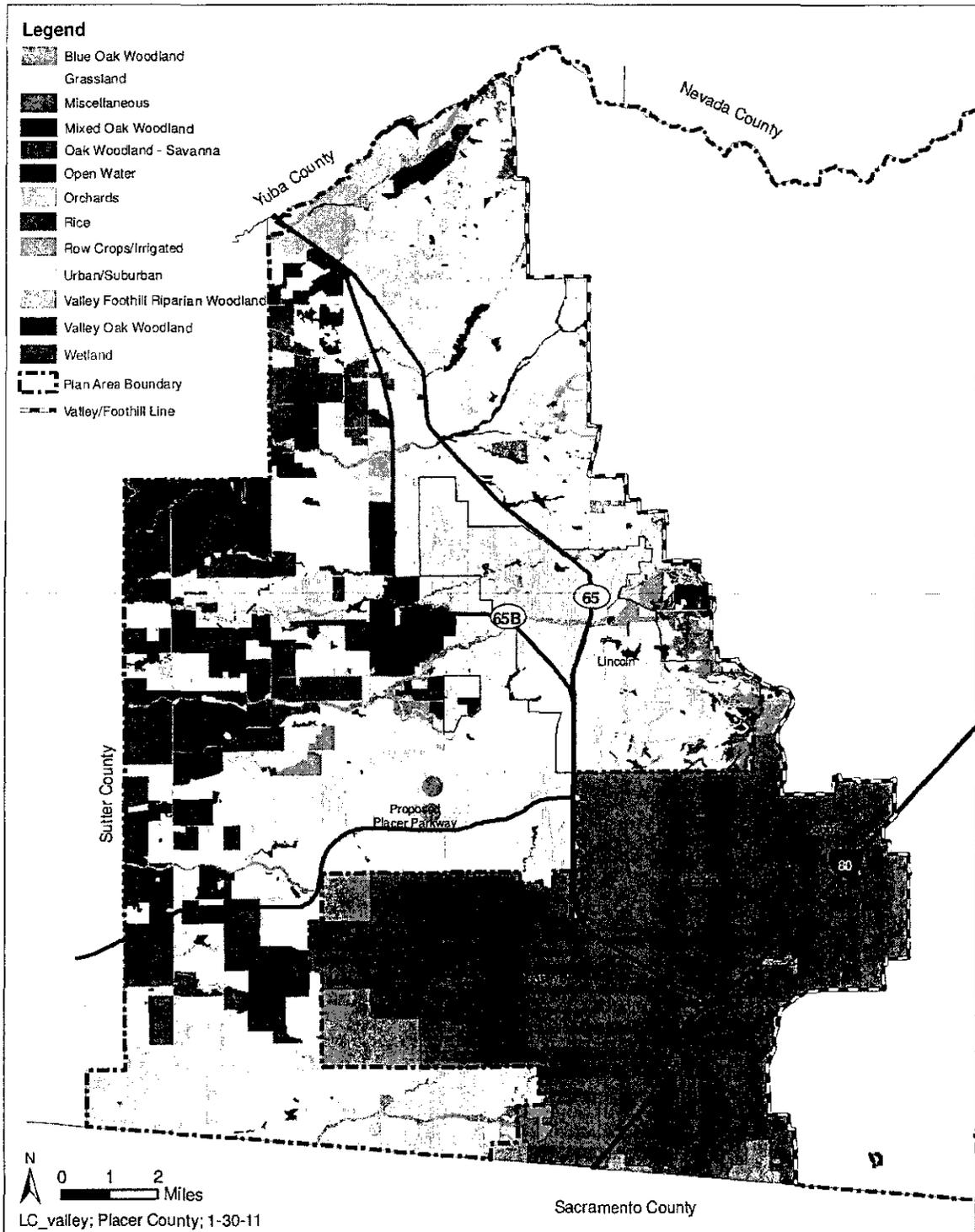
**PLACER VINEYARDS SPECIFIC PLAN
OPEN SPACE SUMMARY**

PROPERTY ID NO.	GROSS PARCEL AREA (ACRES)	OPEN SPACE AREA (ACRES)	REMAINING AREA (ACRES)
1A	402.0	88.0	314.0
1B	56.0	4.0	52.0
2	138.0	19.0	119.0
3	100.5	26.0	74.5
4	179.2	20.0	159.2
5A	106.5		106.5
5B	51.0	5.0	46.0
5C	241.5	6.5	235.0
6	39.0	18.0	21.0
7	357.0	63.0	294.0
8	120.0	24.5	95.5
9	326.0	61.5	264.5
10	242.0	30.0	212.0
11	79.0	27.5	51.5
12A	196.0	20.0	176.0
12B	102.0	6.5	95.5
13	80.0	13.0	67.0
14	80.0	20.0	60.0
15	202.0	23.0	179.0
16	94.0	16.0	78.0
17	19.5		19.5
18	3.5	2.5	1.0
19	816.5	159.5	657.0
20	0.3		0.3
21	10.5		10.5
22	22.5	6.5	16.0
23	92.5	22.5	70.0
24	94.0	26.5	67.5
TOTAL	4251.0	709.0	3542.0

A-4a

Placer County Conservation Plan

Figure 3-2
Valley Land-Cover

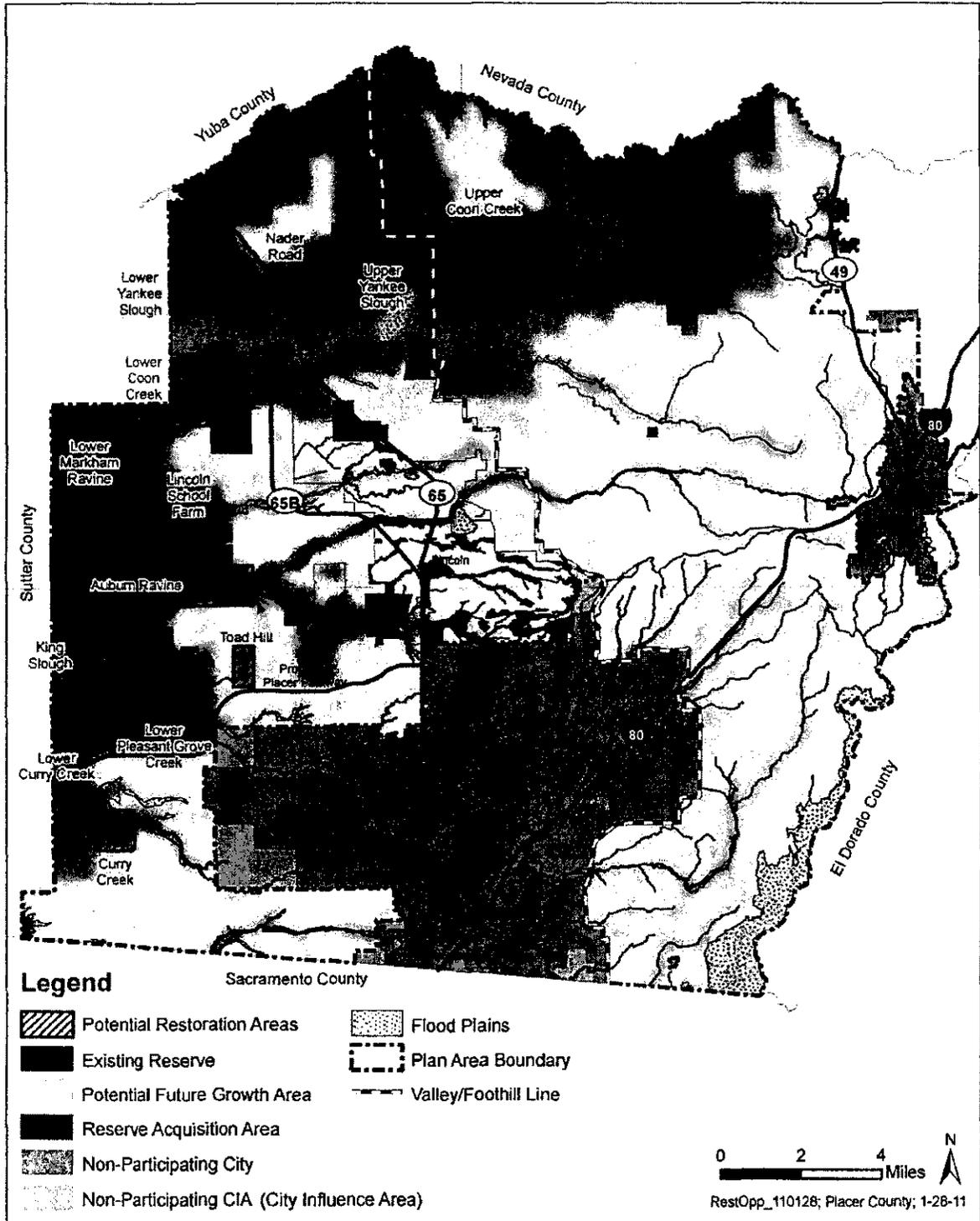


The Valley is dominated by agricultural use ranging from non-irrigated pasture grassland to irrigated cropland and rice cultivation.

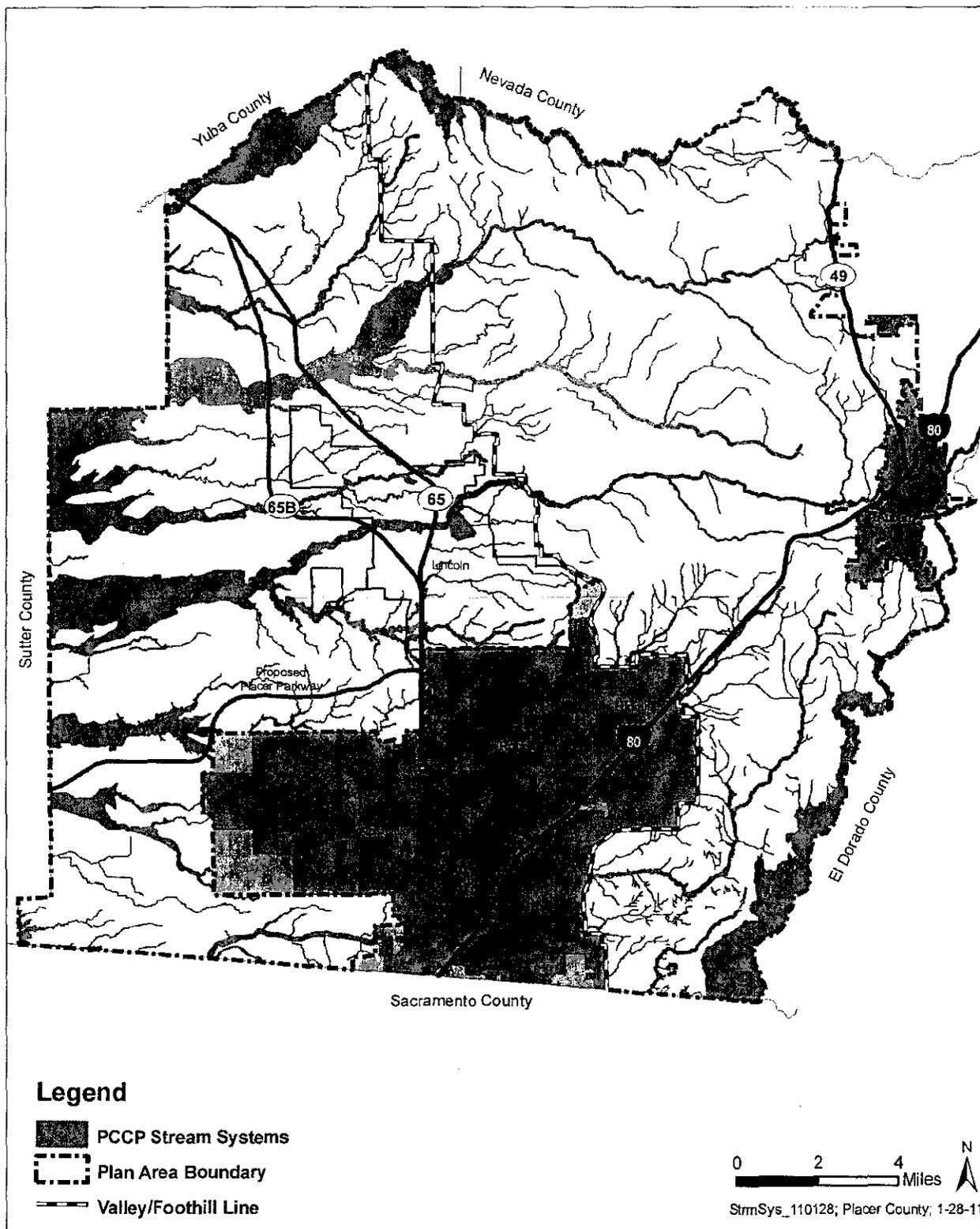
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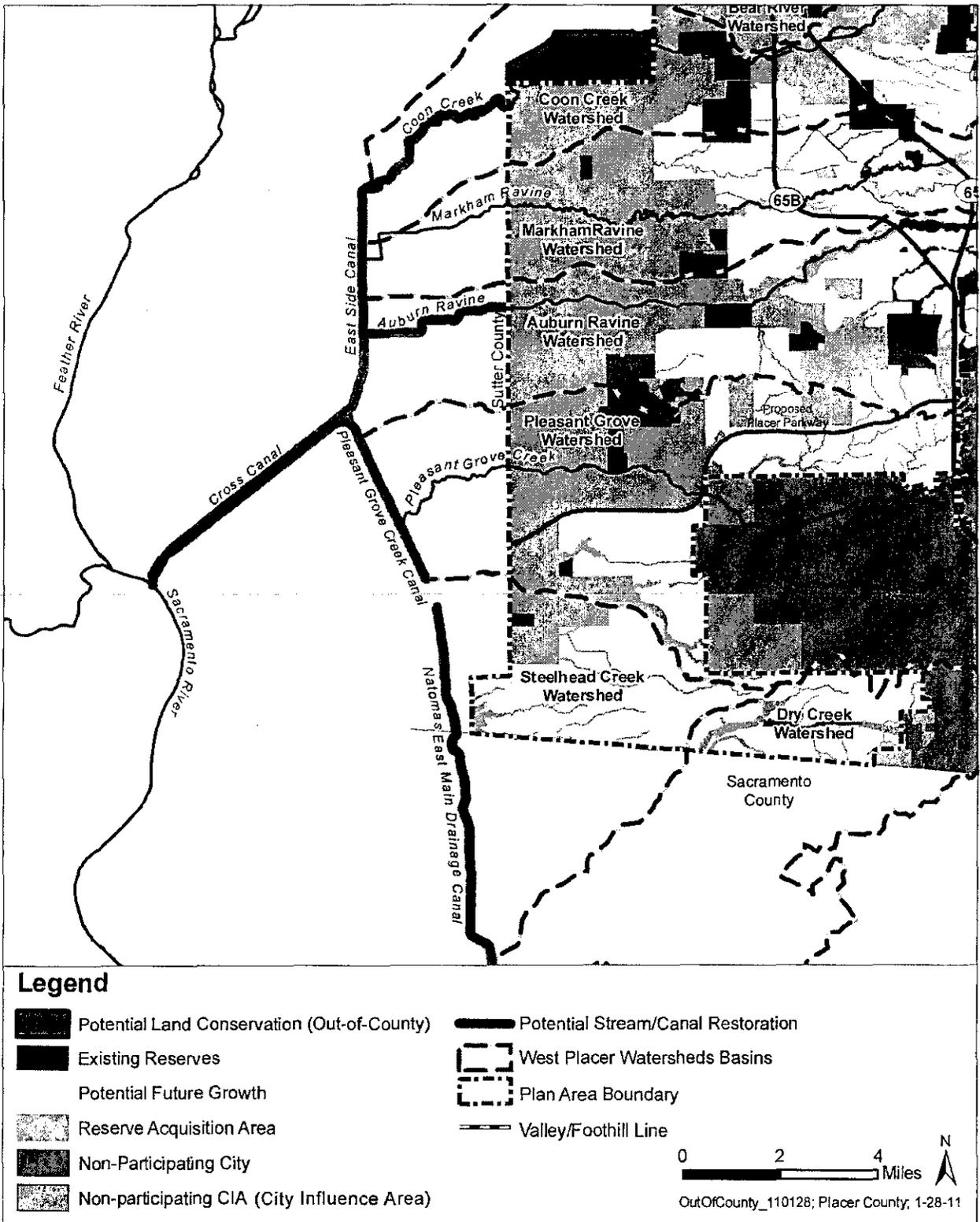
A-4b



Numerous areas within the RAA are suitable for enhancement and restoration of biological values. Preliminary planning work shown here would be an ongoing part of setting acquisition priority for Reserve System during Plan implementation.



The Stream System comprises the streams of the Plan area and a zone around them which is the greater of the 100-year flood plain or a setback distance specified for each stream. The PCCP provides regulatory protection to the Stream System through the CARP.



Some areas outside of Placer County may be suitable for PCCP protection and restoration in cooperation with neighboring Sutter County: 1) a portion of the Coon Creek floodplain and 2) the Cross Canal and streams connecting Placer watersheds to the Sacramento River.