

4.3 BIOLOGICAL RESOURCES

This chapter evaluates the biological resources known to occur or potentially occur within the proposed project site. The evaluation describes potential impacts to those resources and identifies measures to avoid or substantially reduce those impacts to less-than-significant levels. Issue areas addressed within the chapter include the following: special-status plant and wildlife species; removal and retention of trees; sensitive natural communities; and federal- and State-protected wetlands. Where impacts are identified, mitigation measures pursuant to the CEQA Guidelines and other pertinent laws and regulations are recommended.

This biological evaluation is based, in part, on the conclusions presented in a Biological Resources Assessment (ECORP Consulting, 2018); included as Appendix C, Arborist Report (ECORP Consulting); included as Appendix D, included as Tree Risk Assessment Report (Up A Tree Arborist Services, 2018); included as Appendix E, and Delineation of Waters of the U.S. (ECORP Consulting 2016); included as Appendix F, and the project initial study included as Appendix A. In addition, this chapter incorporates information from the Placer County General Plan the associated EIR, and the Granite Bay Community Plan.

The Biological Resources Report was prepared to assess the potential impacts on biological resources from implementation of the proposed 145-unit residential care home and the two roadway improvement options. In preparing the biological assessment, the following species lists were queried to determine the special-status species documented within or in the vicinity of the site:

- CDFW CNDDDB for the "Folsom, California" 7.5-minute USGS quadrangle (CDFW 2018).
- USFWS IPaC Trust Resources Report (USFWS 2018).
- CNPS electronic Inventory of Rare and Endangered Plants of California was queried for the "Folsom, California" 7.5-minute USGS quadrangle, and the 9 surrounding USGS topographic quadrangles (2018).

ECORP biologists conducted site assessments on 1 April and 14 July 2016. The April site visit included a Waters of the U.S. (wetland) delineation. The project area was systematically surveyed on foot using a Trimble GPS unit with sub-meter accuracy, topographic maps, and aerial imagery to ensure total site coverage. Special attention was given to identifying those portions of the site with the potential to support special-status species and sensitive habitats.

Comments related to biological resources were received during the NOP public comment period from residents of Granite Bay. The comments expressed concern related to loss of habitat, impacts on wildlife (including turkeys, turkey vultures, and large hawks) that are known to live in the project area.

4.3.1 ENVIRONMENTAL SETTING

REGIONAL SETTING

The Project site is located within the eastern portion of the Central Valley and has a Mediterranean climate, characterized by hot and dry summer months and cold and wet winter months. The approximately 9-acre proposed project site is in unincorporated Placer County, within the planning area of the Granite Bay Community Plan. The Granite Bay Community Plan includes an area of approximately 26 square miles in the foothills of the Sierra Nevada, located south of the Town of Loomis, east of the City of Roseville, and west of Folsom Lake.

Within the Granite Bay Community Plan area, the terrain varies from relatively flat areas, gently-rolling hills, and relatively steep hillsides. Elevations range from 200 to 1,200 feet above mean sea level (msl); however, the majority of the planning area is situated between 500 and 800 feet msl. The Linda Creek Treelake Tributary is the primary watercourse that collects surface runoff and groundwater in the project area. According to the Granite Bay Community Plan, the area's most sensitive vegetative resources include oak woodlands, riparian and stream habitats, and wetlands. Such resources provide important ecological functions, including water quality maintenance, stream bank stabilization, and provision of essential habitat for wildlife and fisheries resources.

EXISTING CONDITIONS

The proposed project site is located in an unincorporated portion of Placer County at the northwestern corner of the intersection of Sierra College Boulevard and Old Auburn Road. The approximately 9-acre area is located within the Granite Bay community (Assessor's Parcel Number 468-060-038). The project site is located between 190 to 220 feet msl. The project site is undeveloped and characterized by annual grassland consisting mostly of nonnative weedy plants. Portions of this area appear to be irrigated and currently used as a horse pasture. There is a narrow riparian habitat within the Linda Creek Treelake Tributary and an unnamed tributary along the southern and eastern project site boundaries. Habitats onsite are shown in **Figure 4.3-1: Habitat Map**. The surrounding lands include residential development to the south, rural residences to the west and north, and a mixture of high- and low-density residential development to the east.

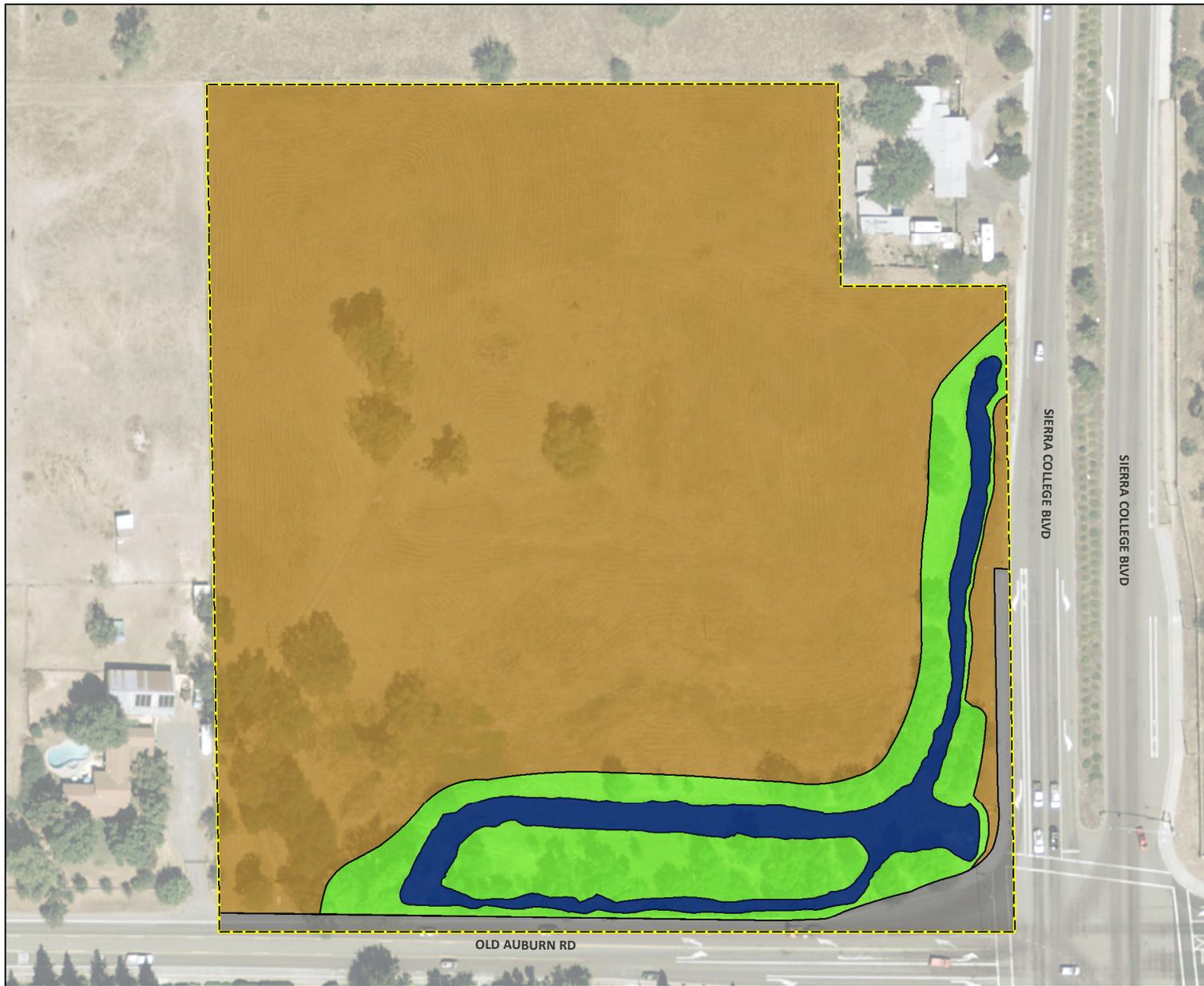
On-Site Biological Communities

According to the Biological Resources Assessment, the proposed project site contains the following habitat types: annual grassland, valley foothill riparian, perennial creek, and disturbed. Of the habitat types, valley foothill riparian and perennial creek are considered natural communities. *Table 4.3-1: Existing On-Site Habitat Types*, summarizes the area of each habitat onsite.

Table 4.3-1: Existing Onsite Habitat Types

Habitat Type	Area (Acres)	Percentage of Site
Annual Grassland	7.1	80%
Valley Foothill Riparian	1.03	12%
Perennial Stream	0.48	5%
Developed/Disturbed	0.31	3%
Total	8.92	100%

Source ECORP Consulting, 2018



Map Features

Property Boundary - 8.9 acres

Habitat Types

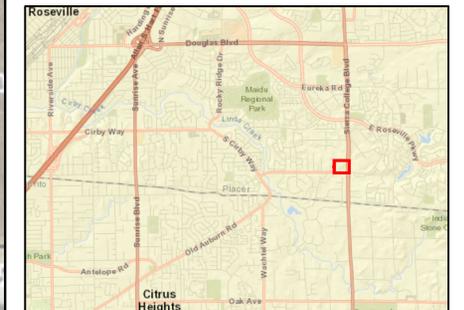
Treelake Tributary to Linda Creek

Valley Foothill Riparian

Annual Grassland

Developed/Disturbed

Service Layer Credits: Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NGCC, © OpenStreetMap contributors, and the GIS User Community



Source: Ecorp Consulting, 2018

FIGURE 4.3-1: Habitat Map
Placer Retirement Residence
Placer County

Plant Communities

Annual Grasslands

Annual Grasslands comprise the majority of the project site. Common non-native weedy plants found in the grassland include field mustard (*Brassica rapa*), bur clover (*Medicago polymorpha*), filaree (*Erodium botrys*), ripgut brome (*Bromus diandrus*), soft brome (*Bromus hordeaceus*), ryegrass (*Festuca perennis*), and annual bluegrass (*Poa annua*). Dominant plants found within the grassland include species, such as medusahead grass (*Elymus caput-medusae*), wild oats (*Avena fatua*), soft brome (*Bromus hordeaceus*), ryegrass (*Festuca perennis*), and filaree (*Erodium botrys*). There are a few scattered blue oaks (*Quercus douglasii*) and ornamental trees in the center of the project site and near the rural residence. Commonly occurring wildlife associated with the annual grassland habitat includes mule deer (*Odocoileus hemionus*), coyote (*Canis latrans*), California ground squirrel (*Otospermophilus beecheyi*), and black-tailed jackrabbit (*Lepus californicus*).

Wildlife species observed within the grassland community included Western kingbird (*Tyrannus verticalis*), mourning dove (*Zenaida macroura*), Western fence lizard (*Sceloporus occidentalis*). Wildlife species encountered in the riparian community included California scrub jay (*Aphelocoma californica*), black phoebe (*Sayornis nigricans*), Bullock's oriole (*Icterus galbula*), western fence lizard, and bullfrog (*Lithobates catesbeianus*).

Valley Foothill Riparian

The Valley foothill riparian community is limited to a narrow corridor along the Linda Creek Treelake Tributary. The riparian canopy is relatively open with a dominance of Fremont's cottonwood (*Populus fremontii*), Goodding's black willow (*Salix gooddingii*), Valley oak (*Quercus lobata*), and interior live oaks (*Q. wislizenii*). Scattered woody shrubs and vines found within the riparian community include poison oak (*Toxicodendron diversilobum*), Himalayan blackberry (*Rubus armeniacus*), and California wild grape (*Vitis californica*). The herbaceous understory is comprised of many of the species found in the annual grassland, but include other forbs such as goose grass (*Galium aparine*), winter vetch (*Vicia villosa*), Italian thistle (*Carduus pycnocephalus*), rose clover (*Trifolium hirtum*), and prickly lettuce (*Lactuca serriola*). Aquatic vegetation found within the perennial creek include soft rush (*Juncus effusus*), cattails (*Typha* sp.), broadleaf water plantain (*Alisma triviale*), and tall flatsedge (*Cyperus eragrostis*).

Commonly occurring wildlife associated with the valley foothill riparian habitat includes California vole (*Microtus californicus*), black-headed grosbeak (*Pheucticus melanocephalus*), lesser goldfinch (*Spinus psaltria*), and American goldfinch.

Soils and Drainage

Most of the project site is covered in fiddymment loam and xerofluvents soils. Both of these soil units are considered hydric. Soils that are known to support special status plants were not observed. No serpentine or alkaline soils were seen on the proposed project site and special-status plant species specially adapted to live in such soils were absent.

Special-Status Biological Resources

A search of published accounts for all relevant special status plant and animal species was conducted for the project site and surrounding geographic areas using the California Natural Diversity Data Base (CNDDDB) Rarefind 5 application. Many special status species are uniquely adapted or require specific conditions such as serpentine or alkaline soils, creeks, wetlands, marshes, old growth forests, coastal scrub, and woodlands. According to the CNDDDB, there are no known previously documented occurrences of special-status species within the proposed project site, but several special-status species occurrences have been documented within an approximate five-mile radius of the site. One special-status plant species was identified as having the potential to occur in the project area based on the literature review and subsequent site visits. Other species were considered but were determined to not have potential to occur onsite due to the absence of suitable habitat or distance to known distributional range of the species. The species are listed in *Table 4.3-2: Potentially Occurring Special Status Species*.

Table 4.3-2: Potentially Occurring Special-Status Species

Common Name (Scientific Name)	Status			Habitat Description	Approximate Survey Dates	Potential to Occur On-Site
	ESA	CESA	Other			
Plants						
Big-scale balsamroot (<i>Balsamorhiza macrolepis</i>)	-	-	1B.2	Sometimes on serpentine soils in chaparral, cismontane woodland, and valley and foothill grassland, (295' - 5,102')	March-June	Absent– highly disturbed grassland habitat does not support suitable habitat.
Stebbins' Morning-glory (<i>Calystegia stebbinsii</i>)	FE	CE	1B.1	Gabbroic or serpentine soils in chaparral and cismontane woodland (607' - 3,576')	April - July	Absent – No habitat.
Pine Hill ceanothus (<i>Ceanothus roderickii</i>)	FE	CR	1B.1	Serpentinite or gabbroic soil in chaparral and cismontane woodland (805' - 3,576')	April - June	Absent – No habitat
Hispid bird's-beak (<i>Chloropyron molle ssp. Hispidum</i>)	-	-	1B.1	Alkaline meadows and seeps, playas, and valley and foothill grassland (3' - 509')	June- September	Absent – No habitat.
Bisbee Peak rush-rose (<i>Crocianthemum suffrutescens</i>)	-	-	3.2	Chaparral, often on gabbroic or lone soils and burned or disturbed areas (246' – 2,198')	April-August	Absent – No habitat.
Dwarf downingia (<i>Downingia pusilla</i>)	-	-	2B.2	Vernal pools and mesic areas in valley and foothill grassland (3' - 1,460')	March-May	Absent – No habitat.
Tuolumne Button-celery (<i>Eryngium pinnatisectum</i>)	-	-	1B.2	Vernal pools and other mesic conditions in cismontane woodland and lower montane coniferous forests (230' - 3,002).	May - August	Absent – No habitat.
Pine Hill flannelbush (<i>Fremontodendron decumbens</i>)	FE	CR	1B.2	Serpentine or gabbro rock outcrops in chaparral and cismontane woodland (1,394' - 2,493')	April - July	Absent – No habitat.

Table 4.3-2: Potentially Occurring Special-Status Species

Common Name (Scientific Name)	Status			Habitat Description	Approximate Survey Dates	Potential to Occur On-Site
	ESA	CESA	Other			
El Dorado bedstraw (<i>Galium californicum ssp. sierrae</i>)	FE	CR	1B.2	Gabbroic soil in chaparral, cismontane woodland and lower montane coniferous forest communities (328' - 1,919').	May - June	Absent – No habitat.
Boggs Lake hedge-hyssop (<i>Gratiola heterosepala</i>)	-	CE	1B.2	Clay soils in vernal pools and in marshes and swamps on lake margins (33' - 7,792')	April-August	Absent – No habitat.
Ahart's dwarf rush (<i>Juncus leiospermus var. ahartii</i>)	-	-	1B.2	Mesic areas in valley and foothill grassland (98' - 751')	March-May	Absent – No habitat.
Red Bluff dwarf rush (<i>Juncus leiospermus var. leiospermus</i>)	-	-	1B.1	Vernally mesic areas in chaparral, cismontane woodland, valley and foothill grassland, meadows and seeps, and vernal pools (115' - 3,346')	March-June	Absent – No habitat.
Legenere (<i>Legenere limosa</i>)	-	-	1B.1	Vernal pools (3' - 2,887')	April-June	Absent – No habitat.
Pincushion navarretia (<i>Navarretia myersii ssp. myersii</i>)	-	-	1B.1	Vernal pools, often on acidic soils (66' - 1,083')	April-May	Absent – No habitat.
Slender Orcutt grass (<i>Orcuttia tenuis</i>)	FT	CE	1B.1	Vernal pools, often gravelly (115' - 5,774')	May - October	Absent – No habitat.
Sacramento Orcutt grass (<i>Orcuttia viscida</i>)	FE	CE	1B.1	Vernal pools (98' - 328')	April- September	Absent – No habitat.
Layne's ragwort (<i>Packera layneae</i>)	FT	CR	1B.2	Rocky serpentinite or gabbroic soil in chaparral and cismontane woodland communities (656' - 3,560').	April – August	Absent – No habitat.

Table 4.3-2: Potentially Occurring Special-Status Species

Common Name (Scientific Name)	Status			Habitat Description	Approximate Survey Dates	Potential to Occur On-Site
	ESA	CESA	Other			
Sanford's arrowhead (<i>Sagittaria sanfordii</i>)	-	-	1B.2	Assorted shallow freshwater marshes and swamps (0' - 2,133')	May-November	Potential to occur – Suitable habitat present within perennial creek.
El Dorado County Mule Ears (<i>Wyethia reticulate</i>)	-	-	1B.2	Clay or gabbroic soils in chaparral, cismontane woodland, and lower montane coniferous forest communities. (607' - 2,067')	April - August	Absent – No habitat.
Invertebrates						
Conservancy fairy shrimp (<i>Branchinecta conservatio</i>)	FE	-	-	Vernal pools/wetlands	November- April	Absent – No habitat.
Vernal pool fairy shrimp (<i>Branchinecta lynchi</i>)	FT	-	-	Vernal pools/wetlands	November- April	Absent – No habitat.
Vernal pool tadpole shrimp (<i>Lepidurus packardii</i>)	FE	-	-	Vernal pools/wetlands	November- April	Absent – No habitat.
California linderiella (<i>Linderiella occidentalis</i>)	-	-	CNDDDB	Vernal pools/wetlands	November- April	Absent – No habitat.
An andrenid bee (<i>Andrena subapasta</i>)	-	-	CNDDDB	Vernal pools/wetlands	n/a	Absent – No habitat.
Ricksecker's water scavenger beetle (<i>Hydrochara rickseckeri</i>)	-	-	CNDDDB	Fresh water springs, seeps, farm ponds, vernal pools, and slow-moving streams	Any season	Absent – No habitat.

Table 4.3-2: Potentially Occurring Special-Status Species

Common Name (Scientific Name)	Status			Habitat Description	Approximate Survey Dates	Potential to Occur On-Site
	ESA	CESA	Other			
Valley elderberry longhorn beetle (<i>Desmocerus californicus dimorphus</i>)	FT	-	-	Elderberry shrubs	Any season	Absent – No habitat.
Fish						
Steelhead (California Central Valley ESU) (<i>Oncorhynchus mykiss</i>)	FT	-	-	Undammed rivers, streams, and creeks	n/a	Absent – No habitat. Heavy sediment, urban runoff, lethally high summer water temperature, and lack of spawning and rearing habitat preclude potential for this species to occur.
Delta Smelt (<i>Hypomesus transpacificus</i>)	FT	CE	-	Sacramento-San Joaquin Delta	n/a	Absent – No habitat.
Amphibians						
California red-legged frog (<i>Rana draytonii</i>)	FT	-	CSC	Occurs in lowlands or foothills at waters with dense shrubby or emergent riparian vegetation. Larvae require 11 to 20 weeks to transform, sometimes overwintering. Adults must have aestivation habitat to endure summer dry down.	February-April	Absent – No habitat due to high velocity and scouring flows during breeding season. No documented occurrences in the Project region.

Table 4.3-2: Potentially Occurring Special-Status Species

Common Name (Scientific Name)	Status			Habitat Description	Approximate Survey Dates	Potential to Occur On-Site
	ESA	CESA	Other			
Western spadefoot <i>(Spea hammondi)</i>	-	-	CSC	A California endemic species of vernal pools, swales, wetlands and adjacent grasslands throughout the Central Valley.	March-May	Absent – No habitat.
Reptiles						
Western pond turtle <i>(Actinemys marmorata marmorata)</i>	-	-	CSC	This turtle requires basking sites and upland habitats up to 0.5 KM from water for egg laying. Uses ponds, streams, detention basins, and irrigation ditches.	April-October	Potential to occur – Suitable habitat available.
Giant garter snake <i>(Thamnophis gigas)</i>	FT	CT	-	A large, aquatic snake of freshwater ditches, sloughs, and marshes in the Central Valley. Almost extinct from the southern parts of its range.	April-October	Absent – No habitat and has not been documented to occur in Placer County.
Birds						
Great blue heron (nesting colony) <i>(Ardea herodias)</i>	-	-	CNDDDB	Colonial nester; Prefers to nest in vegetation on islands or in swamps but may also be found in upland habitats in trees, bushes, on the ground and on artificial structures. Foraging habitat is widely diverse and includes swamps, coastlines, estuaries, beaches, pastures, cultivated fields, and riparian areas.	February-July	Absent – No suitable nesting or foraging habitat present.
Cooper's hawk <i>(Accipiter cooperii)</i>	-	-	CNDDDB	Nests in trees in riparian woodlands in deciduous, mixed and evergreen forests, as well as urban landscapes.	April-July	Potential to occur – Suitable nesting habitat available.
White-tailed Kite <i>(Elanus leucurus)</i>	-	-	CFP	Breeding occurs within trees in low elevation grassland, agricultural, wetland, oak woodland, riparian, savannah, and urban habitats.	March-June	Potential to occur – Suitable nesting habitat available.

Table 4.3-2: Potentially Occurring Special-Status Species

Common Name (<i>Scientific Name</i>)	Status			Habitat Description	Approximate Survey Dates	Potential to Occur On-Site
	ESA	CESA	Other			
Bald eagle (nesting and wintering) <i>(Haliaeetus leucocephalus)</i>	Delisted	CE	CFP, BCC	Typically breeds in forested areas near large bodies of water in the northern half of California; they nest in trees and rarely on cliffs usually absent of human	Nests (February-July); winters CV (October- March)	Absent – No suitable nesting or foraging habitat present.
Swainson's hawk <i>(Buteo swainsoni)</i>	-	CT	BCC	Nesting occurs in trees in agricultural, riparian, oak woodland, scrub, and urban landscapes. Forages over grassland, agricultural lands, particularly during disking/harvesting, irrigated pastures.	March-August	Low potential to occur – Suitable nesting habitat present, but limited foraging habitat in vicinity.
California Black rail <i>(Laterallus jamaicensis coturniculus)</i>	-	CT	BCC, CFP	Salt marsh, shallow freshwater marsh, wet meadows, and flooded grassy vegetation. In California, primarily found in coastal and Bay-Delta communities, but also in Sierran foothills (Butte, Yuba, Nevada, Placer counties)	March-July	Absent – No suitable habitat present.
Western snowy plover <i>(Charadrius alexandrinus nivosus)</i>	FT	-	BCC, CSC	Nests on the ground, on open sandy coastal beaches, barrier islands, barrens shores of inland saline lakes, on river bars, and man-made ponds such as wastewater ponds, dredge spoils, and salt evaporation ponds.	March- September	Absent – No suitable habitat present.
Burrowing owl (burrow sites) <i>(Athene cunicularia)</i>	-	-	BCC, CSC	Breeds in burrows or burrow surrogates in open, treeless, areas within grassland, steppe, and desert biomes. Often with other burrowing mammals (e.g. prairie dogs, California ground squirrels). May also use human-made habitat such as agricultural fields, golf courses, cemeteries, roadside, airports, vacant urban lots, and fairgrounds.	March-August	Absent – No suitable habitat present.

Table 4.3-2: Potentially Occurring Special-Status Species

Common Name (Scientific Name)	Status			Habitat Description	Approximate Survey Dates	Potential to Occur On-Site
	ESA	CESA	Other			
Short-eared owl (nesting) <i>(Asio flammeus)</i>	-	-	CSC	Nests in large expanses of prairie, coastal grasslands, heathlands, shrub-steppe, tundra, and agricultural areas.	March-July (nesting)	Absent – No suitable habitat present.
Costa's hummingbird <i>(Calypte costae)</i>	-	-	BCC	In California, breeds in coastal scrub and chaparral communities from Santa Barbara Co. south into Baja California; from Mexico north into Mojave Desert scrub of Eastern Sierra Nevada;	February-June	Absent – Not in nesting range of species.
Williamson's sapsucker <i>(Sphyrapicus thyroideus)</i>	-	-	BCC	In California, breeds in the Cascade-Sierra Nevada region; with disjunct breeding populations in San Gabriel, San Bernardino, and San Jacinto Mountains; Siskiyou, Trinity and Warner Mountains; East Warner Mountains, Sweetwater and Carson Range. Breeding occurs in middle to high elevation conifer and mixed conifer-deciduous forests. Nesting habitat cavities excavated in western larch, Douglas fir, ponderosa pine, montane spruce, and quaking aspen.	May-July	Absent – Not in nesting range of species.
Lewis' woodpecker (nesting) <i>(Melanerpes lewis)</i>	-	-	BCC	In California, breeds in Siskiyou and Modoc Counties, Warner Mountains, Sierra Nevada, inner coast ranges from Tehama to San Luis Obispo Counties, San Bernardino Mountains, and Big Pine Mountain (Inyo Co.); nesting habitat includes open ponderosa pine forest, open riparian woodland, logged/burned forest, and oak woodlands.	May-July	Absent – Not in nesting range of species.

Table 4.3-2: Potentially Occurring Special-Status Species

Common Name (<i>Scientific Name</i>)	Status			Habitat Description	Approximate Survey Dates	Potential to Occur On-Site
	ESA	CESA	Other			
Nuttall's woodpecker <i>(Picoides nuttallii)</i>	-	-	BCC	Resident from northern California south to Baja California. Nests in tree cavities in oak woodlands and riparian woodlands.	April-July	Potential to occur – Suitable nesting habitat available.
American peregrine falcon (nesting) <i>(Falco peregrinus anatum)</i>	Delisted	Delisted	BCC, CFP	In California, breeds in coastal region, northern California, and Sierra Nevada. Nesting habitat includes cliff ledges and human-made ledges on towers and buildings. Wintering habitat includes areas where there are large concentrations of shorebirds, waterfowl, pigeons or doves.	October-March	Absent – No suitable nesting or foraging habitat present.
Loggerhead shrike <i>(Lanius ludovicianus)</i>	-	-	BCC, CSC	Found throughout California in open county with short vegetation, pastures, old orchards, grasslands, agricultural areas, open woodlands. Not found in heavily forested habitats.	March-July	Absent – No suitable nesting or foraging habitat present.
Yellow-billed magpie (nesting) <i>(Pica nuttallii)</i>	-	-	BCC	Endemic to California; found in the Central Valley and coast range south of San Francisco Bay and north of Los Angeles County.; nesting habitat includes oak savannah with large in large expanses of open ground; also found in urban parklike settings.	April-June	Potential to occur – Suitable nesting habitat available.
Purple martin (nesting) <i>(Progne subis)</i>	-	-	CSC	In California, breeds along coast range, Cascade-northern Sierra Nevada region and isolated population in Sacramento. Nesting habitat includes montane forests, Pacific lowlands with dead snags; the isolated Sacramento population nests in weep holes under elevated highways/bridges. Winters in South America.	April-August	Absent – No suitable nesting habitat present.

Table 4.3-2: Potentially Occurring Special-Status Species

Common Name (Scientific Name)	Status			Habitat Description	Approximate Survey Dates	Potential to Occur On-Site
	ESA	CESA	Other			
Oak titmouse (<i>Baeolophus inornatus</i>)	-	-	BCC	Nests in tree cavities within dry oak or oak-pine woodland and riparian; where oaks are absent, they nest in juniper woodland, open forests (gray, Jeffrey, Coulter, pinyon pines and Joshua tree)	March-July	Potential to occur – Suitable nesting habitat available.
Fox sparrow (<i>Passerella iliaca</i>)	-	-	BCC	<i>Megarhyncha</i> group breeds in SW Oregon south the central Northern California (Del Norte/Siskiyou Cos.) and Sierra Nevada south to Fresno/Inyo Cos. Several subspecies winter throughout California. Wintering habitat includes riparian with thick cover and underbrush, chaparral with thick, tall vegetation.	Breeding (May-July), wintering (September-April)	Absent – Not in nesting range of species.
Tricolored blackbird (<i>Agelaius tricolor</i>)	-	CT	CSC	Emergent marsh, riparian woodland/scrub, blackberry thickets, densely vegetated agricultural and idle fields	April-June	Absent – No suitable nesting or foraging habitat present.
Mammals						
Pallid bat (<i>Antrozous pallidus</i>)	-	-	CSC	Mines, man-made structures, rock outcrops, and woodland near open grasslands for foraging	April-September	Low potential to occur – minimal roosting and foraging habitat present.
Silver-haired bat (<i>Lasionycteris noctivagans</i>)	-	-	CSC	Primarily a forest bat. Maternity roosts appear to be almost exclusively in trees inside natural hollows and bird excavated cavities or under loose bark of large diameter snags (WBWG 2015)	April-September	Absent – No suitable habitat.

Table 4.3-2: Potentially Occurring Special-Status Species

Common Name (<i>Scientific Name</i>)	Status			Habitat Description	Approximate Survey Dates	Potential to Occur On-Site
	ESA	CESA	Other			
Status Codes:						
FE	- Federal ESA listed, Endangered.					
FT	- Federal ESA listed, Threatened.					
FPT	- Formally Proposed for federal ESA listing as Threatened.					
BCC	- U. S. Fish and Wildlife Service Bird of Conservation Concern (USFWS, 2002).					
CE	- California ESA or Native Plant Protection Act listed, Endangered.					
CT	- California ESA or Native Plant Protection Act listed, Threatened.					
CPT	- California ESA Proposed for state listing as Threatened.					
CR	- California ESA or Native Plant Protection Act listed, Rare.					
CFP	- California Fish and Game Code Fully Protected Species (§3511-birds, §4700-mammals, §5050-reptiles/amphibians).					
X	- Critical Habitat designated for this species.					
CSC	- California Department of Fish and Wildlife Species of Special Concern (CDFG, updated August 2004).					
1B	- California Rare Plant Rank/Rare or Endangered in California and elsewhere.					
2	- California Rare Plant Rank/Rare or Endangered in California, more common elsewhere.					
0.1	- California Rare Plant Rank, Seriously threatened in California (over 80% of occurrences threatened/high degree and immediacy of threat)					
0.2	- California Rare Plant Rank, Moderately threatened in California (20-80% occurrences threatened/moderate degree and immediacy of threat)					
CNDDB	- California Natural Diversity Database					
Source: ECORP Consulting, 2018						

Through the biological assessment, it was determined that one plant species, one reptile, and one mammal species have some potential to be present within the project site although they were not observed during the site surveys. Based on an initial literature review, occurrences in the region, and the potential for suitable habitat to occur onsite, twenty special-status bird species were identified as having the potential to occur on the project site and the vicinity. Upon further analysis and after the site visit, fourteen of these species were considered to be absent from the site because suitable habitat was not found or the project site was outside of the known nesting range of the species. Brief descriptions of the remaining six species that do have the potential to occur or were seen during the site visit are presented below. All other special status species were not observed or are not expected to occur within the proposed project. Appendix C of this EIR contains the complete Biological Resources Assessment prepared for the project and provides additional detail about the other species.

Plants: Sanford's arrowhead (*Sagittaria sanfordii*)

Sanford's arrowhead is known to occur in assorted shallow freshwater marshes and swamps and has the possibility to occur within the project site. The vegetated portions of the perennial creek onsite may provide suitable habitat for this species. None were observed during site visits conducted in April and July 2016.

Animals: Western Pond Turtle (*Actinemys marmorata marmorata*)

The Western Pond Turtle requires basking sites and upland habitats up to 0.5 kilometers from water for egg laying and has the possibility to occur on the project site. The turtle is found in fresh and brackish water habitats including marshes, lakes, ponds, and slow-moving streams. The majority of nesting sites are located within 650 feet (200 m) of the aquatic habitat but some far as 1,310 feet (400 m) may occur. No western pond turtle was observed during the site visit, but there is potential for western pond turtle to occur within the site along the perennial creek.

Cooper's Hawk (*Accipiter cooperii*)

Cooper's Hawk was observed on the project site during the biological survey. Typical nesting and foraging habitats include riparian woodland, dense oak woodland, and other woodlands near water. Breeding occurs during March through August, with a peak from May through July.

White-tailed Kite (*Elanus leucurus*)

Nesting occurs in trees within riparian, oak woodland, savannah, and agricultural communities that are near foraging areas such as low elevation grasslands, agricultural, meadows, farmlands, savannahs, and emergent wetlands. The white-tailed kite has the possibility to occur on the

project site. The nearest documented white-tailed kite nest is within five miles of the Project site. No white-tailed kite were observed onsite, but there is potential to occur onsite based on habitat considerations.

Swainson's hawk (*Buteo swainsoni*)

Habitat for Swainson's hawk includes trees in agricultural, riparian, oak woodland, scrub, and urban landscapes. Swainson's hawk has the possibility to occur on the project site. The species forages over grassland, agricultural lands, and irrigated pastures particularly during disking and harvesting. While there is suitable nesting habitat on-site, the project site and the immediate vicinity, which consists largely of urban development, does not support suitable foraging habitat. Therefore, Swainson's hawk is considered to have low potential to occur onsite.

Nuttall's woodpecker (*Picoides nuttallii*)

The Nuttall's woodpecker (*Picoides nuttallii*) is not listed and protected under either the California ESA or FESA, but is considered a USFWS bird of conservation concern. Nuttall's woodpecker typically nests in tree cavities in oak woodlands and riparian woodlands and has the possibility to occur on the project site. Breeding occurs during March through June. No Nuttall's woodpecker were observed onsite but have potential to occur based on the availability of suitable nesting habitat.

Yellow-billed magpie (*Pica nuttallii*)

Yellow-billed magpie nesting habitat includes oak savannah with large in large expanses of open ground and can also be found in urban parklike settings. No individuals were observed onsite but have potential to occur based on the availability of suitable nesting habitat.

Oak titmouse (*Baeolophus inornatus*)

The Oak titmouse are found in arboreal vegetation communities that are dominated by oak trees, but may also occur in coniferous and other woodland habitats and has the possibility to occur on the project site. Gray, Jeffrey, Coulter, and Pinyon pines are common nesting trees for Oak titmouse. No individuals were observed onsite but have potential to occur based on the availability of suitable nesting habitat.

Pallid Bat (*Antrozous pallidus*)

The pallid bat (*Antrozous pallidus*) is a large buff-colored bat, with large ears and broad wings. This species is found in a variety of habitats including grasslands and oak woodlands (Philpott 1996) and has the possibility to occur on the project site. This species typically roosts in

rock crevices, tree hollows, or various man-made structures such as attics, barns, and bridges. No individuals were observed onsite and they are considered to have low potential to occur based on the minimal amount of suitable roosting and foraging habitat available.

Waters of the U.S.

A Waters of the U.S. delineation (wetland delineation) was conducted for the site in April 2016. Potential Waters of the U.S. mapped onsite include 0.471 acre of perennial creek. Waters of the U.S. mapped onsite are shown in **Figure 4.3-2: Waters of the U.S.**

Perennial Creek

The perennial Treelake tributary to Linda Creek mapped on-site is supported by flows from two separate culverts. One culvert is located at the corner of Sierra College Boulevard and Old Auburn Road, where flows originate from a marshy open space area and urban development on the southeast corner of the intersection. The second culvert is located on Sierra College Boulevard, approximately 400 feet north of the intersection with Old Auburn Road. Flows through this culvert originate from an open space to the east of Sierra College Boulevard and are possibly supplemented by urban runoff. This system appears to support perennial flows as a result of urban runoff. The creek is somewhat degraded given the presence of heavy sedimentation from upstream sources. The National Wetlands Inventory [or CARI] mapping for the project area did not show any additional stream features onsite other than the Treelake Tributary to Linda Creek.



Map Features

- Project Boundary (9 acres)
- Topo
- Culverts
- Waters of The U.S.²**
- Perennial Creek/Stream (0.471 ac.)

¹ Boundary Source: Kimley Horn
² Subject to U.S. Army Corps of Engineers verification
 This exhibit depicts information and data produced in strict accord with the wetland delineation methods described in the 1987 Corps of Engineers Wetland Delineation Manual, Arid West Region and conforms to Sacramento District specifications. However, feature boundaries have not been legally surveyed and may be subject to minor adjustments if more accurate locations are required.

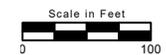
SAMPLE POINTS

WATERS OF THE U.S.

THREE CRITERIA SAMPLE POINT	GPS COORDINATES LAT/LONG
▲ 1	38.722/-121.227

UPLAND

THREE CRITERIA SAMPLE POINT	GPS COORDINATES LAT/LONG
▲ 2N	38.722/-121.226
▲ 3N	38.723/-121.227



Source: ECorp Consulting, 2018

FIGURE 4.3-2: Waters of the U.S.
 Placer Retirement Residence
 Placer County

The Treelake tributary to Linda Creek is the only feature in the project that exhibits signs of active stream flow, including bed and bank topography, sediment deposits, scouring, lack of upland vegetation within the channel, and presence of riparian vegetation. Other topographically incised areas observed onsite did not contain stream channels or erosive features indicating stream flows, and were vegetated with upland plant species and blended topographically with the surrounding landscape rather than containing incised channels at the bottom. Based on the field conditions observed, these areas were not identified as jurisdictional waters or streambeds. Furthermore, development of these areas would not substantially divert or obstruct the natural flow of any river, stream or lake; nor change or use any material from the bed, bank, or channel of any river, stream, or lake. Development of these areas would not deposit or dispose of debris, waste, or other materials containing crumbled, flaked, or ground pavement where it may pass into any river, stream, or lake.

4.3.2 REGULATORY FRAMEWORK AND CONFORMANCE WITH RELEVANT POLICIES

FEDERAL

Endangered Species Act. The Endangered Species Act (ESA) protects plants and animals that are listed as endangered or threatened by the USFWS and the National Marine Fisheries Service (NMFS). Section 9 of the ESA prohibits the taking of listed wildlife, where take is defined as “harass, harm, pursue, hunt, shoot, wound, kill, trap, capture, collect, or attempt to engage in such conduct” (50CFR 17.3). For plants, this statute governs removing, possessing, maliciously damaging, or destroying any listed plant on federal land and removing, cutting, digging up, damaging, or destroying any listed plant on non-federal land in knowing violation of state law (16 USC 1538). Under Section 7 of the ESA, federal agencies are required to consult with the USFWS if their actions, including permit approvals or funding, could adversely affect a listed (or proposed) species (including plants) or its critical habitat. Through consultation and the issuance of a biological opinion (BO), the USFWS may issue an incidental take statement allowing take of the species that is incidental to an otherwise authorized activity provided the activity will not jeopardize the continued existence of the species. Section 10 of the ESA provides for issuance of incidental take permits where no other federal actions are necessary provided a habitat conservation plan is developed.

Section 7 of the ESA mandates that all federal agencies consult with USFWS and/or NMFS to ensure that federal agencies’ actions do not jeopardize the continued existence of a listed species or adversely modify critical habitat for listed species. If direct and/or indirect effects will occur to critical habitat that appreciably diminish the value of critical habitat for both the survival and recovery of a species, the adverse modifications will require formal consultation with USFWS or NMFS. If adverse effects are likely, the applicant must conduct a biological assessment (BA) for

the purpose of analyzing the potential effects of the project on listed species and critical habitat to establish and justify an "effect determination." The federal agency reviews the BA; if it concludes that the project may adversely affect a listed species or its habitat, it prepares a biological opinion (BO). The BO may recommend "reasonable and prudent alternatives" to the project to avoid jeopardizing or adversely modifying habitat.

Section 3 of the ESA defines critical habitat as (1) the specific areas within the geographical area occupied by a species, at the time it is listed in accordance with ESA, on which are found those physical or biological features essential to the conservation of the species and that may require special management considerations or protection; and (2) specific areas outside the geographical area occupied by a species at the time it is listed, upon a determination that such areas are essential for the conservation of the species. For inclusion in a critical habitat designation, habitat within the geographical area occupied by the species at the time it was listed must first have features that are essential to the conservation of the species. Critical habitat designations identify, to the extent known and using the best scientific data available, habitat areas that provide essential life cycle needs of the species (areas on which are found the primary constituent elements). Primary constituent elements are the physical and biological features that are essential to the conservation of the species and that may require special management considerations or protection. These include but are not limited to the following:

- Space for individual and population growth and for normal behavior,
- Food, water, air, light, minerals, or other nutritional or physiological requirements,
- Cover or shelter,
- Sites for breeding, reproduction, or rearing (or development) of offspring,
- Habitats that are protected from disturbance or are representative of the historic, geographical, and ecological distributions of a species.

Excluded essential habitat is defined as areas that were found to be essential habitat for the survival of a species and assumed to contain at least one of the primary constituent elements for the species but were excluded from the critical habitat designation. The USFWS has stated that any action within the excluded essential habitat that triggers a federal nexus will be required to undergo the Section 7(a)(1) process, and the species covered under the specific critical habitat designation would be afforded protection under Section 7(a)(2) of ESA.

Migratory Bird Treaty Act. The Migratory Bird Treaty Act (MBTA) implements international treaties between the United States and other nations devised to protect migratory birds, any of

their parts, eggs, and nests from activities such as hunting, pursuing, capturing, killing, selling, and shipping, unless expressly authorized in the regulations or by permit. As authorized by the MBTA, the USFWS issues permits to qualified applicants for the following types of activities: falconry, raptor propagation, scientific collecting, special purposes (rehabilitation, education, migratory game bird propagation, and salvage), take of depredating birds, taxidermy, and waterfowl sale and disposal. The regulations governing migratory bird permits can be found in 50 CFR part 13 General Permit Procedures and 50 CFR part 21 Migratory Bird Permits. The State of California has incorporated the protection of birds of prey in Sections 3800, 3513, and 3503.5 of the California Department of Fish and Game (CDFG) Code.

Federal Clean Water Act. The federal Clean Water Act's (CWA's) purpose is to "restore and maintain the chemical, physical, and biological integrity of the nation's waters." Section 404 of the CWA prohibits the discharge of dredged or fill material into "Waters of the United States" without a permit from the U.S. Army Corps of Engineers (USACE). The definition of Waters of the U.S. includes rivers, streams, estuaries, the territorial seas, ponds, lakes, and wetlands. Wetlands are defined as those areas "that are inundated or saturated by surface or ground water at a frequency and duration sufficient to support, and that under normal circumstances do support, a prevalence of vegetation typically adapted for life in saturated soil conditions" (33 CFR 328.3 7b). The U.S. Environmental Protection Agency (EPA) also has authority over wetlands and may override a USACE permit.

Substantial impacts to wetlands may require an individual permit. Projects that only minimally affect wetlands may meet the conditions of one of the existing Nationwide Permits. A Water Quality Certification or waiver pursuant to Section 401 of the CWA is required for Section 404 permit actions; this certification or waiver is issued by the Regional Water Quality Control Board (RWQCB).

U.S. Army Corps of Engineers (USACE). The USACE has authority over dredging, filling, and construction activities in waters of the U.S. (including wetlands) as defined by Section 404 of the Clean Water Act of 1972, Section 10 of the Rivers and Harbors Act, and Executive Order 11990, Protection of Wetlands. A description of these regulations and USACE authority over the project are described below.

Section 404 of the Clean Water Act of 1972. Section 404 of the Clean Water Act (CWA) (33 U.S.C. 1344) regulates activities that result in the discharge of dredged or fill material into waters of the US, including wetlands. Section 10 of the Rivers and Harbors Act authorizes the USACE to regulate dredging, filling, and construction activities in navigable waters. The primary intent of the CWA is to authorize the United States Environmental Protection Agency (USEPA) to regulate water quality through the restriction of pollution discharges. The USACE has the principal

authority to regulate discharges of dredged or fill material into waters of the US. However, the USEPA has oversight authority over the USACE and retains veto power over the USACE's decision to issue permits. Waters of the US include:

- All waters that are currently used, or were used in the past, or may be susceptible to use in interstate or foreign commerce, including all waters that are subject to the ebb and flow of tide;
- All interstate waters, including interstate wetlands;
- All other waters, such as interstate lakes, rivers, streams (including intermittent streams), mudflats, sandflats, wetlands, sloughs, prairie potholes, vernal pools, wet meadows, playa lakes, or natural ponds, the use, degradation, or destruction of which could affect interstate or foreign commerce;
- Tributaries of the above;
- Territorial seas; and
- Wetlands adjacent to waters defined above.

Under Section 404, projects may be authorized under existing general permits (a nationwide permit) or may require an individual permit. A nationwide permit is a more streamlined permit process than an individual permit, although supporting compliance efforts, such as for the Federal Endangered Species Act (FESA), are identical regardless of permit type. If the USACE decides that a project is ineligible for a nationwide permit, then a Section 404 Individual Permit would be required. As a part of the Section 404 Individual Permit process, National Environmental Policy Act (NEPA) review would also be required.

STATE

California Endangered Species Act (CESA). The California ESA (Fish and Game Code Sections 2050-2116) generally parallels the main provisions of the ESA, but unlike its federal counterpart, the California ESA applies the take prohibitions to species proposed for listing (called “candidates” by the state). Section 2080 of the CDFG Code prohibits the taking, possession, purchase, sale, and import or export of endangered, threatened, or candidate species, unless otherwise authorized by permit or in the regulations. Take is defined in Section 86 of the Fish and Game Code as “hunt, pursue, catch, capture, or kill, or attempt to hunt, pursue, catch, capture, or kill.” California ESA allows for take incidental to otherwise lawful development projects. State lead agencies are required to consult with the CDFW to ensure that any action they undertake is

not likely to jeopardize the continued existence of any endangered, threatened or candidate species or result in destruction or adverse modification of essential habitat.

Fully Protected Species. The State of California first began to designate species as “fully protected” prior to the creation of the California ESA and the ESA. Lists of fully protected species were initially developed to provide protection to those animals that were rare or faced possible extinction, and included fish, amphibians and reptiles, birds, and mammals. Most fully protected species have since been listed as threatened or endangered under the California ESA and/or ESA. The regulations that implement the Fully Protected Species Statute (Fish and Game Code Section 4700 for mammals, Section 3511 for birds, Section 5050 for reptiles and amphibians, and Section 5515 for fish) provide that fully protected species may not be taken or possessed at any time. Furthermore, CDFW prohibits any state agency from issuing incidental take permits for fully protected species. CDFW will issue licenses or permits for take of these species for necessary scientific research or live capture and relocation pursuant to the permit.

Native Plant Protection Act (NPPA). The NPPA was created in 1977 with the intent to “preserve, protect and enhance rare and endangered plants in this State.” The NPPA is administered by CDFW and provided in Fish and Game Code Sections 1900-1913. The Fish and Wildlife Commission has the authority to designate native plants as “endangered” or “rare” and to protect endangered and rare plants from take. The California ESA of 1984 (Fish and Game Code Section 2050-2116) provided further protection for rare and endangered plant species, but the NPPA remains part of the Fish and Game Code.

Birds of Prey. Birds of prey are protected under provisions of the CFGC (Section 3503.5), which states that it is “unlawful to take, possess, or destroy any birds in the order Falconiformes or Strigiformes (birds of prey) or to take, possess, or destroy the nest or eggs of any such bird except as otherwise provided by this code or any regulation adopted pursuant thereto.” Construction disturbance during the breeding season could result in the incidental loss of fertile eggs or nestlings, or otherwise lead to nest abandonment. Disturbance that causes nest abandonment and/or loss of reproductive effort is considered “taking” by the CDFW.

Species of Special Concern. Species of Special Concern (SSC) are defined by the CDFW as a species, subspecies, or distinct population of an animal native to California that is not legally protected under the ESA, the California ESA or the Fish and Game Code, but currently satisfies one or more of the following criteria:

- The species has been completely extirpated from the state or, as in the case of birds, it has been extirpated from its primary seasonal or breeding role,

- The species is listed as federally (but not state) threatened or endangered, or meets the state definition of threatened or endangered but has not formally been listed,
- the species has or is experiencing serious (noncyclical) population declines or range retractions (not reversed) that, if continued or resumed, could qualify it for state threatened or endangered status,
- The species has naturally small populations that exhibit high susceptibility to risk from any factor that if realized, could lead to declines that would qualify it for state threatened or endangered status,
- SSC are typically associated with habitats that are threatened. Project-related impacts to SSC, state threatened or endangered species are considered “significant” under the California Environmental Quality Act (CEQA).

California Streambed Alteration Notification/Agreement. Section 1602 of the Fish and Game Code requires that a Streambed Alteration Application (SAA) be submitted to CDFW for “any activity that may substantially divert or obstruct the natural flow or substantially change the bed, channel, or bank of any river, stream, or lake.” CDFW reviews the proposed actions and, if necessary, submits proposed measures to protect affected fish and wildlife resources to the applicant. The final proposal that is mutually agreed-upon by CDFW and the Applicant is the SAA. Often, projects that require a SAA also require a permit from the USACE under Section 404 of the CWA. In these instances, the conditions of the Section 404 permit and the SAA overlap.

Porter-Cologne Water Quality Act. The RWQCB implements water quality regulations under the federal CWA and the Porter-Cologne Water Quality Act. These regulations require compliance with the National Pollutant Discharge Elimination System (NPDES), including compliance with the California Storm Water NPDES General Construction Permit for discharges of storm water runoff associated with construction activities. General Construction Permits for projects that disturb one or more acres of land require development and implementation of a Storm Water Pollution Prevention Plan (SWPPP). Under the Porter-Cologne Water Quality Act, the RWQCB regulates actions that would involve “discharging waste, or proposing to discharge waste, with any region that could affect the water of the state” (Water Code 13260(a)). Waters of the State are defined as “any surface water or groundwater, including saline waters, within the boundaries of the state” (Water Code 13050 (e)). The RWQCB regulates all such activities, as well as dredging, filling, or discharging materials into Waters of the State, that are not regulated by the USACE due to a lack of connectivity with a navigable water body. The RWQCB may require issuance of a Waste Discharge Requirements (WDR) for these activities.

LOCAL

Placer County General Plan. The Placer County General Plan biological resource policies that are applicable to the proposed project are presented in *Table 4.3-3: General Plan Goals and Policies – Biological Resources* below.

The County implements requirements stipulated by local ordinances and other local standards and guidelines. Local regulations and guidelines pertaining to biological resources are in the Placer County Tree Preservation Ordinance as part of the Placer County Code. A description of these regulations/standards/guidelines and how they pertain to the proposed project is described below.

Tree Preservation. Placer County maintains an ordinance, Section 12.16 of the Placer County Municipal Code, *Tree Preservation*, of the Placer County Code. The County's tree protection policy requires the preservation of trees to the fullest extent possible. These trees are native and provide habitat to common birds and animals.

The Placer County Tree Preservation Zones protect removal of trees from riparian areas and significant native tree habitats. All protected trees within the Tree Preservation Zone are subject to an evaluation and consideration of suitable mitigation measures before removal. Chapter 12 Article 12.16 of the Placer County Code defines a protected tree as any native tree species with a diameter at breast height (DBH) of 6 inches or greater. Removal or damage of a protected tree is illegal and can be subject to fines of up to \$50,000 per scar as assessed by the County.

Placer County Conservation Program. The draft Placer County Conservation Program (PCCP) was released in 2011, which proposes a streamlined strategy and permitting process for a range of covered activities in western Placer County for the next 50 years. The First Agency Review Draft PCCP establishes a conservation reserve area to protect and conserve special-status species and natural communities. The area covers approximately 212,000 acres, including important biological communities in western Placer County. The project site is located within the boundaries of the draft PCCP. The mitigation and conservation protocols that are applied through the PCCP are an equal to or greater functional equivalent mitigation standard for biological resources that are represented in this EIR. In the event the PCCP should be adopted prior to submittal of improvement plans for the project, then the protocols adopted with the PCCP would replace mitigation measures for the same effects as characterized within this EIR. The following statement follows all mitigation measures in this chapter of the EIR that are designed to address impacts to biological resources that could otherwise be mitigated through the PCCP:

In the event the Placer County Conservation Program is adopted prior to submittal of Improvement Plans for this project or prior to the project's own State and federal permits being obtained for effects associated with listed species and their habitats, waters of the State, and waters of the U.S., then the Mitigation Measure may be replaced with the PCCP's mitigation fees and conditions on covered activities to address this resource impact and avoidance and minimization measures as set forth in the PCCP implementation document. If PCCP enrollment is chosen and/or required by the State and federal agencies as mitigation for one or more biological resource area impacts, then the PCCP mitigation shall apply only to those species and waters that are covered by the PCCP.

The statement identifies substitution mitigation, consistent with implementation of the PCCP, which addresses each specific biological resource area.

Granite Bay Community Plan. The Natural Resources section of the Granite Bay Community Plan (GBCP) is intended to guide the community in the long-term conservation and preservation of natural resources while protecting private property rights. The GBCP recognizes the unique rural setting of the community enhances quality of life and the natural resources within the community add to value. As growth continues to occur the GBCP notes that it is important not to compromise the natural environment and that resources are managed sustainably, and that growth is directed to protect and enhance the natural environment while maximizing public benefit. The GBCP also emphasizes conservation which it defines as the planned management, preservation, and wise use of natural resources. The Placer County General Plan biological resource policies that are applicable to the proposed project are presented in *Table 4.3-4: Granite Bay Community Plan Goals and Policies – Biological Resources* below.

Table 4.3-3: General Plan Goals and Policies – Biological Resources

General Plan Goals and Policies	Consistency Determination	Analysis
<p>Goal 1.A: To promote the wise, efficient, and environmentally-sensitive use of Placer County lands to meet the present and future needs of Placer County residents and businesses.</p>	Consistent	<p>The project is consistent with this goal. The project would develop on a site that has over 80% disturbed habitat. The project proposes to avoid removing the existing vegetation along Old Auburn Road and Sierra College Boulevard to the maximum extent practicable depending on the roadway frontage improvements that are required for the project. The Modified Frontage Improvements of the proposed project. would best implement this goal because it would preserve most of the existing mature trees in the southern portion of the site. If the Full Frontage Improvement option is approved, an additional 37 trees would be removed along the project frontage of Old Auburn Road. The removal of trees associated with the Full Frontage Improvements would adversely impact riparian habitat and a portion of the Linda Treelake Tributary along Old Auburn Road.</p>
<p>Policy 1.A.1: The County will promote the efficient use of land and natural resources.</p>	Consistent	<p>The project is consistent with this policy. The project would develop on a project site that has been previously disturbed from past agricultural uses. Under the Modified Frontage Improvements option of the proposed project, the project would preserve nearly all of the sensitive riparian and wetland habitats on site. The Full Frontage Improvements option would remove the existing trees and a portion of the Linda Tree Lake Tributary along Old Auburn Road. The project site is located within an unincorporated County Island area that supports transitional land uses that match the urban roadways and higher density single-family residential development in the surrounding area.</p>
<p>Goal 1.I: To establish and maintain interconnected greenbelts and open spaces for the protection of native vegetation and wildlife and for the community's enjoyment.</p>	Consistent	<p>The project is consistent with this goal. Under the Modified Frontage Improvements option, the project would preserve the existing riparian and wetland habitat that runs parallel to Sierra College Boulevard and Old Auburn Road. This option would include a public multi-purpose trail adjacent to the riparian that would connect Sierra College Boulevard to Old</p>

Table 4.3-3: General Plan Goals and Policies – Biological Resources

General Plan Goals and Policies	Consistency Determination	Analysis
		Auburn Road and would be available for the community’s use and enjoyment. This option would preserve the most native vegetation for protection of wildlife and wildlife use. The preserved areas along the roadways would act as a physical and natural buffer between the roadways and the proposed development.
<p>Policy 1.1.2: The County shall require that development be planned and designed to avoid areas rich in wildlife or of a fragile ecological nature (e.g., areas of rare or endangered plant species, riparian areas). Alternatively, where avoidance is infeasible or where equal or greater ecological benefits can be obtained through off-site mitigation, the County shall allow project proponents to contribute to off-site mitigation efforts in lieu of on-site mitigation.</p>	Consistent	<p>The project is consistent with this policy. The project has been designed to locate the building and related improvements away from the most sensitive habitats onsite. The project is more than 80% disturbed as a result of past agricultural uses (grazing) onsite. The sensitive wetland and riparian habitats represent approximately 18% of the project site and have been avoided except where roadway or access improvements are required. The Modified Frontage Improvements option would limit impacts to riparian habitats to only the location of the bridge span for the multi-purpose pathway. The Full Frontage Improvements option would have more extensive impacts on riparian and wetland habitats. Mitigation for impacts on these sensitive habitats is required in Mitigation Measures BIO-4 and BIO-5. Offsite mitigation may be required if acceptable habitat is not available onsite.</p>
<p>Goal 6.A: To protect and enhance the natural qualities of Placer County's rivers, streams, creeks and groundwater.</p>	Consistent	<p>The project is consistent with this goal. The project has been designed to avoid and protect the sensitive Linda Creek Treelake Tributary and surrounding riparian habitat. The project is located away from this area and is setback from the banks of the stream with bioretention basins and landscaped area serving as buffers between the perennial stream and the development. This stream and riparian habitat would be preserved in place except as required to meet County roadway improvement standards.</p>

Table 4.3-3: General Plan Goals and Policies – Biological Resources

General Plan Goals and Policies	Consistency Determination	Analysis
<p>Policy 6.A.1: The County shall require the provision of sensitive habitat buffers which shall, at a minimum, be measured as follows: 100 feet from the centerline of perennial streams, 50 feet from centerline of intermittent streams, and 50 feet from the edge of sensitive habitats to be protected, including riparian zones, wetlands, old growth woodlands, and the habitat of special status, threatened or endangered species (see discussion of sensitive habitat buffers in Part I of this Policy Document).</p> <p>Based on more detailed information supplied as a part of the review for a specific project or input from state or federal regulatory agency, the County may determine that such setbacks are not applicable in a particular instance or should be modified based on the new information provided. The County may, however, allow exceptions, such as in the following cases:</p> <ol style="list-style-type: none"> 1. Reasonable use of the property would otherwise be denied; 2. The location is necessary to avoid or mitigate hazards to the public; 3. The location is necessary for the repair of roads, bridges, trails, or similar infrastructure; or 4. The location is necessary for the construction of new roads, bridges, trails, or 	<p>Consistent</p>	<p>The project is consistent with this policy. The building location is more than 100 feet from the centerline of the perennial stream onsite. The proposed building location has been placed in the most environmentally sensitive location relative to the stream and the riparian habitat. The building and adjacent parking and drive aisles avoid these sensitive habitat areas. The buildings location also provides for setbacks that more than double the required 50-foot front yard setbacks and 30-foot side yard setbacks. The building is set back from 50 feet from the edge of the riparian habitat. The building is also located in an area of the site where the building can take advantage of the existing topography onsite and set the building footprint into the existing slope which result in lower finished floor elevation than if the building pad was located on the existing grade which reduces visual impacts of the proposed building.</p>

Table 4.3-3: General Plan Goals and Policies – Biological Resources

General Plan Goals and Policies	Consistency Determination	Analysis
<p>similar infrastructure where the County determines there is no feasible alternative and the project has minimized environmental impacts through project design and infrastructure placement.</p>		
<p>Policy 6.A.3: The County shall require development projects proposing to encroach into a stream zone or stream setback to do one or more of the following, in descending order of desirability:</p> <ul style="list-style-type: none"> a. Avoid the disturbance of riparian vegetation; b. Replace all functions of the existing riparian vegetation (on-site, in-kind); c. Restore another section of stream (in-kind); and/or d. Pay a mitigation fee for in-kind restoration elsewhere (e.g., mitigation banks). 	<p>Consistent</p>	<p>The proposed project is consistent with this policy. The proposed project has been designed to avoid impacts on the riparian habitat and existing stream except as required to meet County roadway improvement standards. The Modified Frontage Improvements option would limit impacts to only the area affected by the bridge span for the multi-use pathway. This option would result in 0.03-acre impact to riparian habitat or approximately 3% of the habitat area. Impacts from this improvement would avoid any impacts to the stream. Roadway improvements under the Full Frontage Improvements option would result in 0.09-acre impact to the perennial stream onsite which represents approximately 5% of the total area of stream habitat. Riparian habitat impacts under this option would result in about a 0.34-acre impact which represents about 33% of the riparian habitat area onsite. The project applicant would be required to mitigate for these impacts through the implementation of Mitigation Measures BIO-4 and BIO-5, which depending on consultations with federal and State wildlife regulatory agencies, may involve both onsite and offsite wetland habitat compensation.</p>
<p>Policy 6.A.4: Where stream protection is required or proposed, the County should require public and private development to:</p> <ul style="list-style-type: none"> a. Preserve stream zones and stream setback areas through easements or dedications. 	<p>Consistent</p>	<p>The project is consistent with this policy. The project protects the perennial stream onsite in the following ways.</p> <ul style="list-style-type: none"> a) The stream zone and riparian areas are currently within an existing drainage easement that precludes the placement of structures within this area.

Table 4.3-3: General Plan Goals and Policies – Biological Resources

General Plan Goals and Policies	Consistency Determination	Analysis
<p>Parcel lines (in the case of a subdivision) or easements (in the case of a subdivision or other development) shall be located to optimize resource protection. If a stream is proposed to be included within an open space parcel or easement, allowed uses and maintenance responsibilities within that parcel or easement should be clearly defined and conditioned prior to map or project approval;</p> <p>b. Designate such easement or dedication areas (as described in a. above) as open space;</p> <p>c. Protect stream zones and their habitat value by actions such as: 1) providing an adequate stream setback, 2) maintaining creek corridors in an essentially natural state, 3) employing stream restoration techniques where restoration is needed to achieve a natural stream zone, 4) utilizing riparian vegetation within stream zones, and where possible, within stream setback areas, 5) prohibiting the planting of invasive, nonnative plants (such as Vinca major and eucalyptus) within stream zones or stream setbacks, and 6) avoiding tree removal within stream zones;</p> <p>d. Provide recreation and public access near</p>		<p>b) The easement had previously been dedicated (per 97-0040426, official records)</p> <p>c) 1) The building location is more than 100 feet from the centerline of the perennial stream onsite. The building is set back from 50 feet from the edge of the riparian habitat. 2) The project had been designed, specifically under the Modified Frontage Improvements option, to maintain creek corridor in its natural state. The project has been designed to avoid impacts to this area. 3) The project applicant would be required to mitigate for these impacts through the implementation of Mitigation Measures BIO-4 and BIO-5, which depending on consultations with federal and State wildlife regulatory agencies, may involve both onsite (including restoration) and offsite wetland habitat compensation. 4) The project had been designed (under the Modified Frontage Improvements option) to utilize the existing riparian vegetation as screening vegetation, particularly along Old Auburn Road where the existing vegetation would remain in place and would help to maintain the rural character of this segment of Old Auburn Road. Under the Full Frontage Improvements option, most the riparian trees along Old Auburn Road would be removed to construct the full-width roadway improvements. 5) Landscape planting of in and around the riparian areas would be regulated by the landscape plan prepared for the project. The planting palette would be required to meet the County’s plant species list and avoid any invasive non-native plants. As noted in 2) and 4) above, the project has been designed, specifically under the Modified Frontage Improvements option, to avoid removing trees in the stream zone.</p>

Table 4.3-3: General Plan Goals and Policies – Biological Resources

General Plan Goals and Policies	Consistency Determination	Analysis
<p>streams consistent with other General Plan policies;</p> <p>e. Use design, construction, and maintenance techniques that ensure development near a creek will not cause or worsen natural hazards (such as erosion, sedimentation, flooding, or water pollution) and will include erosion and sediment control practices such as: 1) turbidity screens and other management practices, which shall be used as necessary to minimize siltation, sedimentation, and erosion, and shall be left in place until disturbed areas; and/or are stabilized with permanent vegetation that will prevent the transport of sediment off site; and 2) temporary vegetation sufficient to stabilize disturbed areas. Provide for long-term stream zone maintenance by providing a guaranteed financial commitment to the County which accounts for all anticipated maintenance activities.</p>		
<p>Policy 6.A.9: The County shall require that natural watercourses be integrated into new development in such a way that they are accessible to the public and provide a positive visual element.</p>	<p>Consistent</p>	<p>The project is consistent with this policy. The project has been designed to avoid the existing watercourse onsite by locating the proposed building and associated improvements outside of the riparian area and onsite watercourses. Under the Modified Frontage Improvements option, the project would construct a multi-purpose pathway that would provide public access along the north side of the riparian habitat and perennial</p>

Table 4.3-3: General Plan Goals and Policies – Biological Resources

General Plan Goals and Policies	Consistency Determination	Analysis
		<p>stream onsite. The stream and riparian area would be visible from the pathway. In addition, the design would allow the existing mature trees along the Old Auburn Road to remain in place allowing the project to retain the current visual element along this segment of Old Auburn Road. The pathway would provide a bicycle and pedestrian connection between Sierra College Boulevard and Old Auburn Road. Under the Full Frontage Improvements option, the pedestrian and bicycle access would be provided on Old Auburn Road. A portion of the perennial stream would be filled as a result of the roadway improvements. The public would be able to see the portions perennial stream area not covered by the roadway but would not be as close compared to the Modified Frontage Improvements option. The Full Frontage Improvements option would result in the fill of 0.09-acre wetland and require the trees along the Old Auburn Road frontage to be removed which would remove this visual element from the project site.</p>
<p>Policy 6.A.10: The County shall discourage grading activities during the rainy season, unless adequately mitigated, to avoid sedimentation of creeks and damage to riparian habitat.</p>	<p>Consistent</p>	<p>The project is consistent with this policy. The project is required to comply with the California Regional Water Quality Control Board under the Construction General Permit, which requires the preparation and implementation of a Stormwater Pollution Prevention Plan (SWPPP) by a Qualified SWPPP Developer (QSD). The SWPPP would address site-specific conditions related to construction; identify the sources of sediment and other pollutants that may affect the quality of storm water discharges during construction; and describe the implementation and maintenance of erosion control and sediment control BMPs that would reduce or eliminate erosion and sedimentation, the presence of pollutants adhering to sediment, the presence of non-sediment pollutants in storm water, and pollutants related to non-storm water discharges (e.g., construction vehicle wash water, dust control water runoff). Mandatory compliance</p>

Table 4.3-3: General Plan Goals and Policies – Biological Resources

General Plan Goals and Policies	Consistency Determination	Analysis
		with these requirements would avoid sedimentation of creeks and damage to the riparian habitat onsite.
<p>Policy 6.A.11: Where the stream zone has previously been modified by channelization, fill, or other human activity, the County shall require project proponents to restore such areas by means of landscaping, revegetation, or similar stabilization techniques as a part of development activities.</p>	Consistent	<p>The project is consistent with this policy. The stream zone onsite has not been previously channelized. The project has been designed to avoid impacts to the stream zone except as required to meet County roadway improvement standards. Only under the Full Frontage Improvements option would impacts to the stream zone occur. Mitigation requirements for landscaping and revegetation are required as part of Mitigation Measure BIO-4.</p>
<p>Goal 6.B: To protect wetland communities and related riparian areas throughout Placer County as valuable resources.</p>	Consistent	<p>The project is consistent with this goal. As stated previously, the proposed project has been designed to avoid impacts on the riparian habitat and existing stream except as required to meet County roadway improvement standards. The Modified Frontage Improvements option would limit impacts to only the area affected by the bridge span for the multi-use pathway. This option would result in 0.03-acre impact to riparian habitat or approximately 3% of the habitat area. Impacts from this improvement would avoid any impacts to the stream. Roadway improvements under the Full Frontage Improvements option would result in 0.09-acre impact to the perennial stream onsite which represents approximately 5% of the total area of stream habitat. Riparian habitat impacts under this option would result in about a 0.34-acre impact which represents about 33% of the riparian habitat area onsite. The project applicant would be required to mitigate for these impacts through the implementation of Mitigation Measures BIO-4 and BIO-5, which depending on consultations with federal and State wildlife regulatory agencies, may involve both onsite and offsite wetland habitat compensation.</p>

Table 4.3-3: General Plan Goals and Policies – Biological Resources

General Plan Goals and Policies	Consistency Determination	Analysis
<p>Policy 6.B.1: The County shall support the "no net loss" policy for wetland areas regulated by the U.S. Army Corps of Engineers, the U.S. Fish and Wildlife Service, and the California Department of Fish and Wildlife. Coordination with these agencies at all levels of project review shall continue to ensure that appropriate mitigation measures and the concerns of these agencies are adequately addressed.</p>	<p>Consistent</p>	<p>The project is consistent with this policy. The project would be required to implement Mitigation Measure BIO-4 which requires the project applicant to provide the U. S. Army Corps of Engineers (USACE), California Department of Fish and Wildlife (CDFW), and the Central Valley Regional Water Quality Control Board (RWQCB) certified notification regarding the existence of wetlands on the property. Required permits from these agencies and mitigation for impacts to jurisdictional waters that cannot be avoided shall conform with the USACE "no-net-loss" policy. A Section 1600 Streambed Alteration Agreement (Section 1600 of the California Fish and Wildlife Code) with CDFW would be required for impacts to Valley foothill riparian habitat. This agreement would include measures to minimize and restore riparian habitat. The Section 1600 Streambed Alteration Agreement would require the project applicant to prepare and implement a riparian vegetation mitigation and monitoring plan for disturbed riparian vegetation. To the extent feasible, however, the project shall be designed to avoid and minimize adverse effects to waters of the U.S. or jurisdictional waters of the State of California within the project area. The project does not involve impacts on any federally listed endangered species and consultation with the U.S. Fish and Wildlife services is not required. In the comparison of the two roadway frontage improvement options, the Modified Frontage Improvements option would have a reduced impact on wetlands. Mitigation Measure BIO-5 requires compensatory mitigation for impacts on wetland habitats.</p>
<p>Policy 6.B.2: The County shall require new development to mitigate wetland loss in both federal jurisdictional and non-jurisdictional wetlands to achieve "no net loss" through any combination of the following, in descending order</p>	<p>Consistent</p>	<p>The project is consistent with this policy. Avoiding impacts on riparian and wetland habitats has been the primary influence on the project design. Please see discussion under Goal 6B above regarding minimization of impacts. Please see the discussion under Policy 6.B.1 above regarding mitigation requirements for waters under federal and State jurisdiction.</p>

Table 4.3-3: General Plan Goals and Policies – Biological Resources

General Plan Goals and Policies	Consistency Determination	Analysis
<p>of desirability: (1) avoidance; (2) where avoidance is not possible, minimization of impacts on the resource; or (3) compensation, including use of a mitigation and conservation banking program that provides the opportunity to mitigate impacts to special status, threatened, and endangered species and/or the habitat which supports these species in wetland and riparian areas. Non-jurisdictional wetlands may include riparian areas that are not federal “waters of the United States” as defined by the Clean Water Act.</p>		
<p>Policy 6.B.3: The County shall discourage direct runoff of pollutants and siltation into wetland areas from outfalls serving nearby urban development. Development shall be designed in such a manner that pollutants and siltation will not significantly adversely affect the value or function of wetlands.</p>	<p>Consistent</p>	<p>The project is consistent with this policy. This project is located within the permit area covered by Placer County’s Small Municipal Separate Storm Sewer System (MS4) Permit (State Water Resources Control Board National Pollutant Discharge Elimination System [NPDES]), pursuant to the NPDES Phase II program. Project-related stormwater discharges are subject to all applicable requirements of this permit. As such, the project is required to comply with Mitigation Measure MM HYD-1. The project is required to implement permanent and operational source control measures as applicable. Source control measures shall be designed for pollutant generating activities or sources consistent with recommendations from the California Stormwater Quality Association (CASQA) Stormwater BMP Handbook for New Development and Redevelopment, or equivalent manual.</p>
<p>Policy 6.B.4: The County shall strive to identify and conserve remaining upland habitat areas adjacent to wetlands and riparian areas that are critical to</p>	<p>Consistent</p>	<p>The project is consistent with this policy. Approximately 80% of the project site is non-native grassland habitat as a result of past agricultural grazing activities on the site. The project site does not support any upland</p>

Table 4.3-3: General Plan Goals and Policies – Biological Resources

General Plan Goals and Policies	Consistency Determination	Analysis
<p>the survival and nesting of wetland and riparian species.</p>		<p>woodland habitats. The project has been designed to avoid sensitive riparian and wetland habitats except as required to meet County roadway improvement standards. As stated previously, more of the riparian habitat is preserved under the Modified Frontage Improvements option compared to the Full Frontage Improvements option. Mitigation Measures BIO-1a through BIO-1f require preconstruction surveys for sensitive plant and animal species as well as nesting birds.</p>
<p>Policy 6.B.5: The County shall require development that may affect a wetland to employ avoidance, minimization, and/or compensatory mitigation techniques. In evaluating the level of compensation to be required with respect to any given project, (a) on-site mitigation shall be preferred to off-site, and in-kind mitigation shall be preferred to out-of-kind; (b) functional replacement ratios may vary to the extent necessary to incorporate a margin of safety reflecting the expected degree of success associated with the mitigation plan; and (c) acreage replacement ratios may vary depending on the relative functions and values of those wetlands being lost and those being supplied, including compensation for temporal losses. The County shall continue to implement and refine criteria for determining when an alteration to a wetland is considered a less-than significant impact under CEQA.</p>	<p>Consistent</p>	<p>The project is consistent with this policy. Avoiding impacts on riparian and wetland habitats has been the primary influence on the project design. Please see discussion under Goal 6B above regarding minimization of impacts. Please see the discussion under Policy 6.B.1 above regarding mitigation requirements for waters under federal and State jurisdiction. Ratios for onsite and offsite mitigation for wetland habitats would be evaluated based on consultation with federal and State regulatory agencies.</p>

Table 4.3-3: General Plan Goals and Policies – Biological Resources

General Plan Goals and Policies	Consistency Determination	Analysis
<p>Goal 6.C: To protect, restore, and enhance habitats that support fish and wildlife species to maintain populations at viable levels.</p>	<p>Consistent</p>	<p>The project is consistent with this goal. Avoiding impacts on riparian and wetland habitats has been the primary influence on the project design. Please see discussion under Goal 6B above regarding minimization of impacts. Any impacts would be mitigated through the implementation of Mitigation Measures BIO-4 and BIO-5.</p>
<p>Policy 6.C.1: The County shall identify and protect significant ecological resource areas and other unique wildlife habitats critical to protecting and sustaining wildlife populations. Significant ecological resource areas include the following:</p> <ul style="list-style-type: none"> a. Wetland areas including vernal pools. b. Stream zones. c. Any habitat for special status, threatened, or endangered animals or plants. d. Critical deer winter ranges (winter and summer), migratory routes and fawning habitat. e. Large areas of non-fragmented natural habitat, including blue oak woodlands, valley foothill and montane riparian, valley oak woodlands, annual grasslands, and vernal pool/grassland complexes. f. Identifiable wildlife movement zones, including but not limited to, non-fragmented stream environment zones, avian and mammalian migratory routes, 	<p>Consistent</p>	<p>The project is consistent with this policy. The project site is not identified as a significant ecological resource area and does not support unique wildlife habitats critical to protecting deer winter ranges, migratory routes and fawning habitat, large areas of non-fragmented natural habitat, and identifiable wildlife movement zones.</p> <p>The project site does support wetland areas and a perennial stream zone. However, this area is fragmented by surrounding development and Sierra College Boulevard and Old Auburn Road. Water is conveyed on and off the site by underground culverts under these roadways. Nonetheless, the project has been designed to avoid and minimize impacts to the riparian stream habitats onsite except as required to meet County roadway improvement standards. The project has been designed to avoid the existing watercourse onsite by locating the proposed building and associated improvements outside of the riparian area and onsite watercourses. Under the Modified Frontage Improvements option, the project would construct a multi-purpose pathway that would provide public access along the north side of the riparian habitat and perennial stream onsite. Under the Full Frontage Improvements option, the pedestrian and bicycle access would be provided on Old Auburn Road. The Full Frontage Improvements option would result in the fill of 0.09-acre wetland and require the trees along the Old Auburn Road frontage to be removed.</p>

Table 4.3-3: General Plan Goals and Policies – Biological Resources

General Plan Goals and Policies	Consistency Determination	Analysis
<p>and known concentration areas of waterfowl within the Pacific Flyway.</p> <p>g. Important spawning and rearing areas for anadromous fish.</p>		<p>Impacts on wetland habitats would be mitigated through the implementation of the Mitigation Measures BIO-4 and BIO-5.</p>
<p>Policy 6.C.2: The County shall require development in areas known to have particular value for wildlife to be carefully planned and, where possible, located so that the reasonable value of the habitat for wildlife is maintained.</p>	<p>Consistent</p>	<p>The project is consistent with this policy. The proposed project site is not identified as an area that would be used by wildlife as a movement corridor. The project site is situated at the intersection of Sierra College Boulevard and Old Auburn Road, an urbanized intersection with regular and substantial vehicular traffic. As a result, wildlife movement is limited by these roadways. Furthermore, due to the existing development surrounding the project site there is a limited connection of significant blocks of vegetation in the surrounding area. With regard to the native habitat onsite, the project had been designed to avoid and preserve the onsite wetland and riparian areas except as required to meet County roadway improvement standards.</p>
<p>Policy 6.C.3: The County shall encourage the control of residual pesticides to prevent potential damage to water quality, vegetation, fish, and wildlife.</p>	<p>Consistent</p>	<p>The project is consistent with this policy. The proposed use is a residential use and would not include the use of significant amounts of pesticide.</p>
<p>Policy 6.C.4: The County shall encourage private landowners to adopt sound fish and wildlife habitat management practices, as recommended by California Department of Fish and Wildlife officials, the U.S. Fish and Wildlife Service, the National Marine Fisheries Service, the U.S. Army Corps of Engineers, and the Placer County Resource Conservation District.</p>	<p>Consistent</p>	<p>The project is consistent with this policy. As noted in under policy 6.C.2 above, the project site does not have connectivity to large blocks of habitat offsite and is not considered to be within a wildlife movement corridor. The sensitive habitats riparian and wetland habitats onsite that could be used by wildlife would be avoided as part of the project design and preserved in place. Mitigation Measures BIO-4 and BIO-5 require mitigation for sensitive wetland habitats consistent with federal and State requirements.</p>

Table 4.3-3: General Plan Goals and Policies – Biological Resources

General Plan Goals and Policies	Consistency Determination	Analysis
<p>Policy 6.C.5: The County shall require mitigation for development projects where isolated segments of stream habitat are unavoidably altered. Such impacts should be mitigated on-site with in-kind habitat replacement or elsewhere in the stream system through stream or riparian habitat restoration work where it is clear that offsite replacement provides greater functions and values than onsite replacement.</p>	<p>Consistent</p>	<p>The project is consistent with this policy. The project has been designed to avoid and minimize impacts on the sensitive riparian and wetland habitats except as required to meet County roadway improvement standards. However, this area is fragmented by surrounding development and Sierra College Boulevard and Old Auburn Road. Water is conveyed on and off the site by underground culverts under these roadways.</p> <p>The project would be required to implement Mitigation Measure BIO-4 which requires the project applicant to obtain the applicable permits from U. S. Army Corps of Engineers (USACE), California Department of Fish and Wildlife (CDFW), and the Central Valley Regional Water Quality Control Board (RWQCB). Required permits from these agencies and mitigation for impacts to jurisdictional waters that cannot be avoided shall conform with the USACE “no-net-loss” policy.</p> <p>The project does not involve impacts on any federally listed endangered species and consultation with the U.S. Fish and Wildlife services is not required. In the comparison of the two roadway frontage improvement options, the Modified Frontage Improvements option would have a reduced impact on wetlands.</p> <p>Mitigation Measure BIO-5 requires compensatory mitigation for impacts on wetland habitats through purchase of credits in a qualified mitigation bank. Given the limited area onsite where wetlands can occur; specifically, those areas along the perennial stream fed by the offsite culverts, offsite mitigation may be the best opportunity to preserve wetland habitat where it can be viable over the long-term.</p>
<p>Policy 6.C.6: The County shall support preservation of the habitats of threatened, endangered, and/or other special status species.</p>	<p>Consistent</p>	<p>The project is consistent with this policy. The project has been designed to avoid and minimize impacts on the sensitive riparian and wetland habitats except as required to meet County roadway improvement standards. The</p>

Table 4.3-3: General Plan Goals and Policies – Biological Resources

General Plan Goals and Policies	Consistency Determination	Analysis
<p>Where County acquisition and maintenance is not practicable or feasible, federal and state agencies, as well as other resource conservation organizations, shall be encouraged to acquire and manage endangered species' habitats.</p>		<p>County has previously dedicated this area within an existing drainage easement (per 97-0040426, official records) that precludes any habitable development within this area.</p>
<p>Policy 6.C.9: The County shall require new private or public developments to preserve and enhance existing riparian habitat unless public safety concerns require removal of habitat for flood control or other essential public purposes (See Policy 6.A.1.). In cases where new private or public development results in modification or destruction of riparian habitat the developers shall be responsible for acquiring, restoring, and enhancing at least an equivalent amount of like habitat within or near the project area.</p>	<p>Consistent</p>	<p>The project is consistent with this policy. Please see the discussion under Policy 6.C.5.</p>
<p>Policy 6.C.11: Prior to approval of discretionary development permits involving parcels within a significant ecological resource area, the County shall require, as part of the environmental review process, a biotic resources evaluation of the sites by a wildlife biologist, the evaluation shall be based upon field reconnaissance performed at the appropriate time of year to determine the presence or absence of special status, threatened, or endangered species of plants or animals. Such evaluation will consider the potential for</p>	<p>Consistent</p>	<p>The project is consistent with this policy. The analysis on this chapter of the EIR was based on the following reports:</p> <ul style="list-style-type: none"> • Biological Resources Assessment (ECORP Consulting, 2018), Appendix C; • Arborist Report (ECORP Consulting), Appendix D; • Tree Risk Assessment Report (Up A Tree Arborist Services, 2018), Appendix E; and, • Delineation of Waters of the U.S. (ECORP Consulting 2016), Appendix F. <p>As noted previously, the project site is not identified as a significant ecological resource area and does not support unique wildlife habitats</p>

Table 4.3-3: General Plan Goals and Policies – Biological Resources

General Plan Goals and Policies	Consistency Determination	Analysis
<p>significant impact on these resources, and will identify feasible measures to mitigate such impacts or indicate why mitigation is not feasible. In approving any such discretionary development permit, the decision-making body shall determine the feasibility of the identified mitigation measures. Significant ecological resource areas shall, at a minimum, include the following:</p> <ul style="list-style-type: none"> a. Wetland areas including vernal pools. b. Stream zones. c. Any habitat for special status, threatened or endangered animals or plants. d. Critical deer winter ranges (winter and summer), migratory routes and fawning habitat. e. Large areas of non-fragmented natural habitat, including blue oak woodlands, valley foothill and montane riparian, valley oak woodlands, annual grasslands, vernal pool/grassland complexes habitat. f. Identifiable wildlife movement zones, including but not limited to, non-fragmented stream environment zones, avian and mammalian migratory routes, and known concentration areas of waterfowl within the Pacific Flyway. 		<p>critical to protecting deer winter ranges, migratory routes and fawning habitat, large areas of non-fragmented natural habitat, and identifiable wildlife movement zones.</p>

Table 4.3-3: General Plan Goals and Policies – Biological Resources

General Plan Goals and Policies	Consistency Determination	Analysis
Important spawning and rearing areas for anadromous fish.		
Goal 6.D: To preserve and protect the valuable vegetation resources of Placer County.	Consistent	The project is consistent with this goal. Please see the discussions for Policy 6.A.9 and Goal 6B.
Policy 6.D.1: The County shall encourage landowners and developers to preserve the integrity of existing terrain and natural vegetation in visually-sensitive areas such as hillsides, ridges, and along important transportation corridors.	Consistent	The project is consistent with this Policy. The project is not located in a visually sensitive area such as a hillside, ridge or a designated scenic transportation corridor. As discussed in Policy 6.A.9, under the Modified Frontage Improvements option, the design would allow the existing mature trees along the Old Auburn Road to remain in place allowing the project to retain the current visual element along this segment of Old Auburn Road. The Full Frontage Improvements option would result in the fill of 0.09-acre wetland and require the trees along the Old Auburn Road frontage to be removed which would remove this visual element from the project site. Further discussion related to visual impacts is discussed in Chapter 4.1 of this EIR.
Policy 6.D.2: The County shall require developers to use native and compatible non-nativespecies, especially drought-resistant species, to the extent possible in fulfilling landscaping requirements imposed as conditions of discretionary permits or for projectmitigation.	Consistent	The project is consistent with this policy. Landscape planting would be regulated by the landscape plan prepared for the project. The planting palette would be required to meet the County’s plant species list and include drought resistant species and avoid any invasive non-native plants.
Policy 6.D.3: The County shall support the preservation of outstanding areas of natural vegetation, including, but not limited to, oak woodlands, riparian areas, and vernal pools.	Consistent	The project is consistent with this policy. The project site supports scattered native oaks however the relatively sparse canopy cover precludes the site from being designated as oak woodland. The site does not support vernal pools. The project site does contain approximately one acre of Valley Foothill Riparian habitat. As stated previously, the proposed project has been designed to avoid impacts on the riparian habitat and existing stream

Table 4.3-3: General Plan Goals and Policies – Biological Resources

General Plan Goals and Policies	Consistency Determination	Analysis
		except as required to meet County roadway improvement standards. Please see discussion under Goal 6.B.
<p>Policy 6.D.4: The County shall ensure that landmark trees and major groves of native trees are preserved and protected. In order to maintain these areas in perpetuity, protected areas shall also include younger vegetation with suitable space for growth and reproduction.</p>	Consistent	The project is consistent with this policy. The project site does not support any landmark trees or major groves of native trees. Impacted trees are to be replaced as a requirement of Mitigation Measure BIO-2. Trees to be preserved onsite are protected through the implementation of Mitigation Measures BIO-3.
<p>Policy 6.D.5: The County shall establish procedures for identifying and preserving special status, threatened, and endangered plant species that may be adversely affected by public or private development projects.</p>	Consistent	The project is consistent with this policy. As noted above a Biological Resources Assessment (ECORP Consulting, 2018, Appendix C) was prepared for the project. A species list of anticipated species is to occur onsite is provided in Table 4.3-2 of this chapter of the EIR. No special status, threatened, or endangered species were identified onsite. However, some were identified as having potential to occur onsite. Therefore, the project is required to implement the species-specific pre-construction surveys required in Mitigation Measures BIO-1a through BIO-1f.
<p>Policy 6.D.6: The County shall ensure the conservation of sufficiently large, continuous expanses of native vegetation to provide suitable habitat for maintaining abundant and diverse wildlife.</p>	Consistent	The project is consistent with this policy. The project site is not part of a sufficiently large, continuous expanse of native vegetation. As discussed above, the proposed project site is not identified as an area that would be used by wildlife as a movement corridor. The project site is situated at the intersection of Sierra College Boulevard and Old Auburn Road, an urbanized intersection with regular vehicular traffic. As a result, wildlife movement is limited by these roadways.
<p>Policy 6.D.7: The County shall support the management of wetland and riparian plant communities for passive recreation, groundwater recharge, nutrient catchment, and wildlife</p>	Consistent	The project is consistent with this policy. The project has been designed to avoid and minimize impacts to the riparian and wetland habitats onsite except as required to meet County roadway improvement standards. The project has been designed to avoid the existing watercourse onsite by

Table 4.3-3: General Plan Goals and Policies – Biological Resources

General Plan Goals and Policies	Consistency Determination	Analysis
habitats. Such communities shall be restored or expanded, where possible.		locating the proposed building and associated improvements outside of the riparian area and onsite watercourses. Under the Modified Frontage Improvements option, the project would construct a multi-purpose pathway that would provide public access along the north side of the riparian habitat and perennial stream onsite. Under the Full Frontage Improvements option, the pedestrian and bicycle access would be provided on Old Auburn Road. The Full Frontage Improvements option would result in the fill of 0.09-acre wetland and require the trees along the Old Auburn Road frontage to be removed. Impacts on wetland habitats would be mitigated through the implementation of the Mitigation Measures BIO-4 and BIO-5.
Policy 6.D.8: The County shall require that new development preserve natural woodlands to the maximum extent possible.	Consistent	The project is consistent with this policy. The project site does not support any oak woodland habitat. However, the project has been designed to minimize the removal of existing trees to the maximum extent practicable. The Modified Frontage Improvements would best implement this policy because it would preserve most of the existing mature trees in the southern portion of the site. If the Full Frontage Improvement option is approved, an additional 37 trees would be removed along the project frontage of Old Auburn Road. The removal of trees associated with the Full Frontage Improvements would adversely impacts riparian habitat and a portion of the Linda Treelake Tributary along Old Auburn Road.
Policy 6.D.10: The County shall encourage the planting of native trees, shrubs, and grasslands in order to preserve the visual integrity of the landscape, provide habitat conditions suitable for native wildlife, and ensure that a maximum number and variety of well-adapted plants are	Consistent	The project is consistent with this policy. Landscape planting would be regulated by the landscape plan prepared for the project which would be reviewed and approved by the County prior to the approval of any improvement plans. The planting pallet would be required to meet the County’s plant species list which would include native trees and shrubs, drought resistant species, and avoidance of any invasive non-native plants.

Table 4.3-3: General Plan Goals and Policies – Biological Resources

General Plan Goals and Policies	Consistency Determination	Analysis
maintained.		
<p>Policy 6.D.12: The County shall support the retention of vegetated corridors, consistent with Fire Safe Practices, along circulation routes in order to preserve their rural character.</p>	Consistent	The project is consistent with the species. Please see the discussion under policy 6.D.8 and Policy 6.A.9.
<p>Policy 6.D.13: The County shall support the preservation of native trees and the use of native, drought- tolerant plant materials in all revegetation/landscaping projects.</p>	Consistent	The project is consistent with this policy. Please see discussion under Policy 6.D.10.
<p>Policy 6.D.14: The County shall require that new development avoid ecologically-fragile areas (e.g., areas of special status, threatened, or endangered species of plants, and riparian areas). Where feasible, these areas should be protected through public or private acquisition of fee title or conservation easements to ensure protection.</p>	Consistent	The project is consistent with this policy. Please see discussions under Policies 1.1.2 and 6.A.4.

Table 4.3-4: Granite Bay Community Plan Goals and Policies – Biological Resources

Granite Bay Community Plan Goals and Policies	Consistency Determination	Analysis
<p>Goal 5.2-1: Preserve and protect the natural features and resources of the community, which is essential to maintaining the quality of life within the community.</p>	Consistent	<p>The project is consistent with this goal. The project would develop on a site that has over 80% disturbed habitat. The project proposes to avoid removing the existing vegetation along Old Auburn Road and Sierra College Boulevard to the maximum extent practicable depending on the roadway frontage improvements that are required for the project. The Modified Frontage Improvements would best implement this goal because it would preserve most of the existing mature trees in the southern portion of the site. If the Full Frontage Improvement option is approved, an additional 37 trees would be removed along the project frontage of Old Auburn Road. The removal of trees associated with the Full Frontage Improvements would adversely impacts riparian habitat and a portion of the Linda Treelake Tributary along Old Auburn Road.</p> <p>The project had been designed (under the Modified Frontage Improvements option to utilize the existing riparian vegetation as screening vegetation, particularly along Old Auburn Road where the existing vegetation would remain in place and would help to maintain the rural character of this segment of Old Auburn Road. Under the Full Frontage Improvements option, most the riparian trees along Old Auburn Road would be removed to construct the full-width roadway improvements.</p>
<p>Goal 5.2-3: Ensure that land use planning contributes to the protection, improvement, and restoration of water resources and that all new development has a minimum impact on the established natural environment.</p>	Consistent	<p>The project is consistent with this goal. The project has been designed to avoid and minimize impacts to the riparian and wetland habitats onsite except as required to meet County roadway improvement standards. The water quality of these areas would be protected through the implementation of surface water quality regulations for new development. The project would be required to comply with the following permits and plans:</p> <ul style="list-style-type: none"> Phase II NPDES Municipal Separate Storm Sewer System Permit (No. CAS000004);

Table 4.3-4: Granite Bay Community Plan Goals and Policies – Biological Resources

Granite Bay Community Plan Goals and Policies	Consistency Determination	Analysis
		<ul style="list-style-type: none"> • West Placer Stormwater Quality Design Manual (Design Manual) BMPs, and LID measures to reduce pollutants in storm water and non stormwater discharges to the Maximum Extent Practicable; • Placer County Land Development Manual • Placer County Flood Control and Water Conservation District Storm Water Management Manual • Placer County and Granite Bay Community Plan policies related to hydrology and water quality, and the protection and preservation of natural resources. <p>These regulations require that surface water runoff from on- and off-site impervious surfaces (including roads) is collected and routed through specially designed catch basins, vegetated swales, vaults, infiltration basins, water quality basins, filters, etc. for entrapment of sediment, debris and oils/greases or other identified pollutants, as approved by the County Engineering and Surveying Division (ESD). Best Management Practices (BMPs) are required to be designed in accordance with the Placer County Guidance Document for Volume and Flow-Based Sizing of Permanent Post-Construction Best Management Practices for Stormwater Quality Protection, or other County approved methodology. Post-development (permanent) BMPs for the project include but are not limited to: vegetated swales and permanent underground water quality treatment vault. Project BMPs are required to be maintained as required to ensure effectiveness. Water quality treatment facilities are not permitted within any identified wetlands area, floodplain, or right-of-way areas unless specifically approved in that location.</p>

Table 4.3-4: Granite Bay Community Plan Goals and Policies – Biological Resources

Granite Bay Community Plan Goals and Policies	Consistency Determination	Analysis
<p>Goal 5.2-6: Encourage public and private stewardship and partnerships directed to restoring, enhancing, and maintaining the natural environment.</p>	<p>Consistent</p>	<p>The project is consistent with this goal. As a private development, the project has designed the project to avoid impacts on the most sensitive habitat onsite except as required to meet County roadway improvement standards. The riparian and wetland habitats would be left intact and preserved in place. Under the Modified Frontage Improvements option, the project would construct a multi-purpose pathway that would provide public access along the north side of the riparian habitat and perennial stream onsite. In addition, the design would allow the existing mature trees along the Old Auburn Road to remain in place Under the Full Frontage Improvements option, the pedestrian and bicycle access would be provided on Old Auburn Road. The Full Frontage Improvements option would require an additional 37 trees along the Old Auburn Road frontage to be removed which would remove this part of the natural environment from the project site.</p>
<p>Policy 5.3-1: The natural resources and features of a site proposed for development shall be one of the planning factors determining the scope and magnitude of development.</p>	<p>Consistent</p>	<p>The project is consistent with this policy. Avoidance impacts on riparian and wetland habitats has been the primary influence on the project design. Avoidance of sensitive habitats is why two roadway improvement options have been proposed for the project site. The Modified Frontage Improvements option was proposed to avoid impacts on sensitive riparian and wetland habitats located along the frontage of Old Auburn Road. The proposed building location has been placed in the most environmentally sensitive location relative to the stream and the riparian habitat. The building and adjacent parking and drive aisles avoid these sensitive habitat areas. The buildings location also provides for setbacks that more than double the required 50-foot front yard setbacks and 30-foot side yard setbacks. The building is set back from 50 feet from the edge of the riparian habitat. The building is also located in an area of the site where the building can take advantage of the existing topography onsite and set the building footprint</p>

Table 4.3-4: Granite Bay Community Plan Goals and Policies – Biological Resources

Granite Bay Community Plan Goals and Policies	Consistency Determination	Analysis
		into the existing slope which result in lower finished floor elevation than if the building pad was located on the existing grade which reduced visual impacts of the proposed building.
<p>Policy 5.3-2: Particular attention shall be given to protection of the natural regiment in the planning, environmental review, and completion of all subdivisions, land development or land alteration projects.</p>	Consistent	The project is consistent with this policy. The project has been designed with the intent to preserve on-site natural resources to the maximum extent practical. County staff reviewed the project design and evaluated the potential impacts on the natural resources at the project site.
<p>Policy 5.3-3: Removal of vegetation shall be minimized and where removal is necessary, replanting for erosion control, maximizing reoxygenation, and retaining the aesthetic qualities of the community.</p>	Consistent	<p>The project is consistent with this policy. The project would develop on a site that has over 80% disturbed habitat. The project is designed to preserve the existing vegetation along Old Auburn Road and Sierra College Boulevard to the maximum extent practicable depending on the roadway frontage improvements that are required for the project. The Modified Frontage Improvements would best implement this goal because it would preserve most of the existing mature trees in the southern portion of the site which would best retain the aesthetic qualities of this site for the surrounding community. If the Full Frontage Improvement option is approved, an additional 37 trees would be removed along the project frontage of Old Auburn Road.</p> <p>The project would be required to implement Mitigation Measure BIO-4 which requires the project applicant to obtain applicable permits from the U. S. Army Corps of Engineers (USACE), California Department of Fish and Wildlife (CDFW), and the Central Valley Regional Water Quality Control Board (RWQCB). Required permits from these agencies and mitigation for impacts to jurisdictional waters that cannot be avoided shall conform with the USACE “no-net-loss” policy. A Section 1600 Streambed Alteration Agreement</p>

Table 4.3-4: Granite Bay Community Plan Goals and Policies – Biological Resources

Granite Bay Community Plan Goals and Policies	Consistency Determination	Analysis
		<p>(Section 1600 of the California Fish and Wildlife Code) with CDFW would be required for impacts to Valley foothill riparian habitat.</p> <p>This agreement would include measures to minimize and restore riparian habitat. The Section 1600 Streambed Alteration Agreement would require the project applicant to prepare and implement a riparian vegetation mitigation and monitoring plan for disturbed riparian vegetation.</p>
<p>Policy 5.3-4: Project landscaping shall emphasize the use of native rather than exotic plants. In areas of high fire risk, however, it may be preferable to introduce carefully chosen exotics with high fire resistance characteristics.</p>	<p>Consistent</p>	<p>The project is consistent with this policy. Landscape planting would be regulated by the landscape plan prepared for the project which would be reviewed and approved by the County prior to the approval of any improvement plans. The planting palette would be required to meet the County’s plant species list which would include native trees and shrubs, drought resistant species, and avoidance of any invasive non-native plants. The project is located adjacent to two major roadways and much of the native vegetation in the surrounding area has been removed from agricultural use and residential development which reduces the fire danger onsite.</p>
<p>Policy 5.3-5: Continue to identify and preserve any rare, significant, or endangered environmental features and conditions.</p>	<p>Consistent</p>	<p>The project is consistent with this policy. Avoiding impacts on riparian and wetland habitats has been the primary influence on the project design. The Modified Frontage Improvements option would limit impacts to only the area affected by the bridge span for the multi-use pathway. This option would result in 0.03-acre impact to riparian habitat or approximately 3% of the habitat area. Impacts from this improvement would avoid any impacts to the stream. Roadway improvements under the Full Frontage Improvements option would result in 0.09-acre impact to the perennial stream onsite which represents approximately 5% of the total area of stream habitat. Riparian habitat impacts under this option would result in about a 0.34-acre impact which represents about 33% of the riparian habitat area onsite. The project</p>

Table 4.3-4: Granite Bay Community Plan Goals and Policies – Biological Resources

Granite Bay Community Plan Goals and Policies	Consistency Determination	Analysis
		<p>applicant would be required to mitigate for these impacts through the implementation of Mitigation Measures BIO-4 and BIO-5, which depending on consultations with federal and State wildlife regulatory agencies, may involve both onsite and offsite wetland habitat compensation.</p>
<p>Policy 5.4-7: Encourage the use of ecologically innovative techniques in future development.</p>	<p>Consistent</p>	<p>The project is consistent with this policy. The project has been designed to minimize impacts on the sensitive riparian and wetland habitats onsite. The project proposes a Modified Frontage Improvements option which seeks to avoid impacts on riparian habitat while balancing the needs of County roadway improvement recommendations in the Granite Bay Community Plan. To meet these recommendations the project proposes the Modified Frontage Improvements option, the project would construct a multi-purpose pathway that would provide public access along the north side of the riparian habitat and perennial stream onsite. The stream and riparian area would be visible from the pathway. In addition, the design would allow the existing mature trees along the Old Auburn Road to remain in place allowing the project to retain the current visual element along this segment of Old Auburn Road. The pathway would provide a bicycle and pedestrian connection between Sierra College Boulevard and Old Auburn Road.</p>
<p>Policy 5.3-8: All stream influence areas, including floodplains and riparian vegetation areas shall be retained in their natural condition, while allowing for limited stream crossings for public roads, trails, and utilities.</p>	<p>Consistent</p>	<p>The proposed project is consistent with this policy. The proposed project has been designed to avoid impacts on the riparian habitat and existing stream except as required to meet County roadway improvement standards. The Modified Frontage Improvements option would limit impacts to only the area affected by the bridge span for the multi-use pathway. This option would result in 0.03-acre impact to riparian habitat or approximately 3% of the habitat area. Impacts from this improvement would avoid any impacts to the stream. Roadway improvements under the Full Frontage Improvements option would result in 0.09-acre impact to the perennial stream onsite which</p>

Table 4.3-4: Granite Bay Community Plan Goals and Policies – Biological Resources

Granite Bay Community Plan Goals and Policies	Consistency Determination	Analysis
		represents approximately 5% of the total area of stream habitat. Riparian habitat impacts under this option would result in about a 0.34-acre impact which represents about 33% of the riparian habitat area onsite.
<p>Policy 5.3-9: Site-specific surveys shall be required prior to development to delineate wetlands and vernal pools in the Granite Bay Community Plan area. All development proposals involving wetlands shall be coordinated with the California Department of Fish and Game, Corps of Engineers, and U.S. Fish and Wildlife Service. A "no-net-loss" policy requiring preservation of all wetland sites or preservation of priority wetlands and compensation for wetland losses should continue to be implemented by these agencies.</p>	Consistent	<p>The project is consistent with this policy. The analysis on this chapter of the EIR was based on the following reports:</p> <ul style="list-style-type: none"> • Biological Resources Assessment (ECORP Consulting, 2018), Appendix C; • Arborist Report (ECORP Consulting), Appendix D; • Tree Risk Assessment Report (Up A Tree Arborist Services, 2018), Appendix E; and, • Delineation of Waters of the U.S. (ECORP Consulting 2016), Appendix F. <p>Please see discussion under Policy 5.3-3 regarding compliance with the "no-net-loss" policy for wetlands and wetland mitigation requirements.</p>
<p>Policy 5.3-11: New construction shall not be permitted within 100 feet of the centerline of permanent streams and 50' of intermittent streams, or within the 100-year floodplain, whichever is greater.</p>	Consistent	<p>The project is consistent with this policy. The building location is more than 100-feet from the centerline of the perennial stream onsite. The proposed building location has been placed in the most environmentally sensitive location relative to the stream and the riparian habitat. The building and adjacent parking and drive aisles avoid these sensitive habitat areas. The buildings location also provides for setbacks that more than double the required 50-foot front yard setbacks and 30-foot side yard setbacks. The building is set back from 50 feet from the edge of the riparian habitat.</p>
<p>Policy 5.3-13: Protect sensitive habitats such as wetlands, riparian areas, and oak woodlands against any significant disruption or degradation of habitat values. Utilize the following design and use regulations on parcels containing or in close</p>	Consistent	<p>The project is consistent with this policy.</p> <ul style="list-style-type: none"> • As noted in the discussion of Policy 5.3-11 above, the building location is more than 100 feet from the centerline of the perennial stream onsite. The proposed building location has been placed in the most environmentally sensitive location relative to the stream and the riparian

Table 4.3-4: Granite Bay Community Plan Goals and Policies – Biological Resources

Granite Bay Community Plan Goals and Policies	Consistency Determination	Analysis
<p>proximity to these resources, excluding existing agricultural operations:</p> <ul style="list-style-type: none"> • Structures shall be placed as far from the habitat as feasible; • Delineate development envelopes to specify location of development in minor land divisions and subdivisions; • Require easements, deed restrictions, or equivalent measures to protect that portion of a sensitive habitat on a project which is to be undisturbed by a proposed development activity or to protect sensitive habitats on adjacent parcels; • Limit removal of native vegetation to the minimum amount necessary for structures, landscaping/gardens, driveways, parking lots, and where applicable, septic systems; and, • Prohibit landscaping with invasive or exotic species and encourage the use of characteristic native species. 		<p>habitat. The building and adjacent parking and drive aisles avoid these sensitive habitat areas. The buildings location also provides for setbacks that more than double the required 50-foot front yard setbacks and 30-foot side yard setbacks. The building is set back from 50 feet from the edge of the riparian habitat.</p> <ul style="list-style-type: none"> • The project does not propose a minor land division or subdivision. The development envelope is limited to the areas shown on the project site plan (please see Figure 3-3 in Chapter 3 of this EIR). • The project has been designed to avoid and minimize impacts on the sensitive riparian and wetland habitats except as required to meet County roadway improvement standards. The County has previously dedicated this area within an existing drainage easement (per 97-0040426, official records) that precludes any habitable development within this area. • The project is more than 80% disturbed as a result of past agricultural uses (grazing) onsite. The sensitive wetland and riparian habitats represent approximately 18% of the project site and have been avoided except where roadway or access improvements are required. The Modified Frontage Improvements option would limit impacts to riparian habitats to only the location of the bridge span for the multi-purpose pathway. The Full Frontage Improvements option would have more extensive impacts on riparian and wetland habitats. Mitigation for impacts on these sensitive habitats is required in Mitigation Measures BIO-4 and BIO-5. • Landscape planting would be regulated by the landscape plan prepared for the project which would be reviewed and approved by the County prior to the approval of any improvement plans. The planting palette would be required to meet the County’s plant species list which would

Table 4.3-4: Granite Bay Community Plan Goals and Policies – Biological Resources

Granite Bay Community Plan Goals and Policies	Consistency Determination	Analysis
		include native trees and shrubs, drought resistant species, and avoidance of any invasive non-native plants.
Policy 5.3-15: The County’s Tree Preservation Ordinance shall be implemented.	Consistent	The project is consistent with this policy. Impacted trees are to be replaced as a requirement of Mitigation Measure BIO-2. Trees to be preserved onsite are protected through the implementation of Mitigation Measures BIO-3.

4.3.3 POTENTIAL IMPACTS AND MITIGATION MEASURES

SIGNIFICANCE CRITERIA

Consistent with Appendix G of the CEQA Guidelines, the Placer County General Plan, and the Granite Bay Community Plan, a significant impact would occur if the proposed project would result in the following:

- Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies or regulations, or by the California Department of Fish & Wildlife, U.S. Fish & Wildlife Service or National Oceanic and Atmospheric Administration Fisheries?
- Substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number of restrict the range of an endangered, rare, or threatened species?
- Have a substantial adverse effect on the environment by converting oak woodlands?
- Have a substantial adverse effect on any riparian habitat or other sensitive natural community, including oak woodlands, identified in local or regional plans, policies or regulations, or by the California Department of Fish & Wildlife, U.S. Fish & Wildlife Service, U.S. Army Corps of Engineers or National Oceanic and Atmospheric Administration Fisheries?
- Have a substantial adverse effect on federal or state protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) or as defined by state statute, through direct removal, filling, hydrological interruption, or other means?
- Interfere substantially with the movement of any native resident or migratory wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nesting or breeding sites?
- Conflict with any local policies or ordinances that protect biological resources, including oak woodland resources?
- Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?

IMPACTS ON SPECIAL-STATUS SPECIES

Significance Criteria 4.3-1: Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies or regulations, or by the California Department of Fish & Wildlife, U.S. Fish & Wildlife Service or National Oceanic and Atmospheric Administration Fisheries (NOAAF)? (Less Than Significant with Mitigation Incorporated)

The proposed project site was found to have the potential to support one special status plant species, one special status reptile, one special status mammal and six special-status bird species. The project site does not contain any special status species listed by NOAAF. Each of these species and potential impacts are discussed immediately below.

Plants. According to the California Natural Diversity Database (CNDDDB), there are no known previously documented occurrences of special-status plant species within the project site. Only Sanford's arrowhead (*Sagittaria sanfordii*) has the potential to occur within the proposed project site. If Sanford's arrowhead is present on the site ground disturbing activities could result in significant impacts and mitigation would be required.

Animals. Although surveys have not been conducted for the western pond turtle, the perennial tributaries are suitable habitat and the species could be present on the proposed project site. If the species is present, ground disturbing activities could result in significant impacts to the western pond turtle.

Birds. The proposed project site contains suitable nesting and/or wintering and foraging habitat for six special-status birds. These species include Cooper's hawk, white-tailed kite, Swainson's hawk, Nuttall's woodpecker, yellow billed magpie, and oak titmouse. With regard to Swainson's Hawk, the project site was identified as having suitable Swainson's hawk nesting habitat, but not suitable foraging habitat due to the built-out nature of the surrounding area. As such, Swainson's hawk was determined to have low potential to occur onsite. The project site is surrounded by a mix of suburban and urban types uses (large lot residential homes and major roadways). The area lacks large areas of undeveloped land where suitable habitat for foraging would typically occur. If these species are present during clearing, grading or other construction activities, it could result in harassment to nesting individuals and may temporarily disrupt foraging activities. In addition to the listed special-status birds, construction activities could also disrupt native birds, including raptors, which are protected under the California Fish and Game Code and the Federal Migratory Bird Treaty Act (MBTA). These impacts would be considered significant.

Mammals. The proposed project site contains suitable habitat for the pallid bat. If the pallid bat is present during clearing and grading and other construction activities, it could result in impacts to the species and would be considered significant.

Mitigation Measures

BIO-1a: Preconstruction Survey – Sanford’s Arrowhead. Prior to initiation of ground-disturbing activities, the applicant shall submit to the satisfaction of the Development Review Committee, evidence that the following measures have been completed:

A focused plant survey according to USFWS, CDFW, and CNPS protocols shall be performed by a qualified biologist to the satisfaction of the Placer County Planning Services Division. The plant survey shall occur during the blooming period for Sanford’s arrowhead (May through November). If Sanford’s Arrowhead is not found, no further action is needed. However, if grading does not begin within three years after the survey is complete, a second survey must be completed prior to grading.

If Sanford’s arrowhead is found, avoidance zone(s) shall be established around the plant(s) to demarcate the areas not to be disturbed. The USFWS, CDFW, and the Placer County Planning Services Division shall be notified immediately, and specific avoidance zones shall be determined by a qualified biologist in consultation with CDFW and USFWS.

If Sanford’s arrowhead or any other special status plant species is found and avoidance is not possible, a plan to incorporate additional measures such as seed collection and/or translocation shall be developed and implemented to the satisfaction of CDFW or USFWS personnel prior to additional work within the established avoidance zone.

BIO-1b: Preconstruction Survey – Western Pond Turtle. Prior to initiation of ground-disturbing activities, the applicant shall submit to the satisfaction of the Development Review Committee, evidence that the following measures have been completed:

Within 48 hours of the start of any ground disturbing activities, a pre-construction survey for western pond turtle or their nests shall be conducted by a qualified biologist and to the satisfaction of the Placer County Planning Services Division. If western pond turtle is not found, no further action is needed.

If western pond turtles are found within an area that is proposed to be disturbed, a qualified biologist, in coordination with CDFW, shall relocate the western pond turtle to a suitable location away from the proposed construction area.

BIO-1c: Preconstruction Surveys – Nesting Birds. Prior to the approval of improvement plans, the applicant shall submit to the satisfaction of the Development Review Committee, evidence that the following measures have been completed:

A pre-construction clearance survey for nesting birds shall be conducted by a qualified biologist to the satisfaction of the Placer County Planning Services Division. The survey shall be conducted in all suitable habitats on the project site within 14 days (30 days for raptor nesting) of the commencement of construction. If construction is scheduled to begin during the nesting season, the bird survey shall be conducted between February 1st and August 31st and will extend 300 feet beyond the proposed project boundary. The monitoring biologist shall use binoculars to visually determine whether bird nests occur within the 300-foot survey area if access is denied on adjacent properties.

- If construction is scheduled to begin outside the nesting season, a pre-construction nesting bird survey is not required.
- If active nests are found, a no-disturbance buffer around the nest shall be established by a qualified biologist in coordination with CDFW. Identified nests shall be surveyed during the first 24 hours prior to any construction-related activities to establish a behavioral baseline and the nests shall continue to be monitored to detect any behavioral changes. If behavioral changes are observed, work that is causing the behavioral change shall halt until coordination with CDFW. The buffer shall be maintained until the fledglings are capable of flight and become independent of the nest tree. Once the young are independent of the nest, no further measures are necessary.
- All vertical pipes and fencing poles should be capped to prevent bird death and injury and no pesticides or rodenticides shall be used on the project site.

BIO-1d: Preconstruction Survey – Swainson’s Hawk. Prior to initiation of ground-disturbing activities, the applicant shall submit to the satisfaction of the Development Review Committee, evidence that the following measures have been completed:

All tree removal activities shall occur outside of the nesting season (September 16 through February 28). Alternatively, prior to the commencement of ground-disturbing activities during the nesting season for Swainson’s hawk (between March 1 and September 15), a qualified biologist shall conduct a minimum of one protocol-level pre-construction survey during the recommended survey periods for the nesting season that coincides with the commencement of construction activities, in accordance with the Recommended Timing and Methodology for Swainson’s Hawk Nesting Surveys in California’s Central Valley. The biologist shall conduct

surveys for nesting Swainson's hawk within 0.25-mile of the project site where legally permitted. The biologist shall use binoculars to visually determine whether Swainson's hawk nests occur within the 0.25-mile survey area if access is denied on adjacent properties. If active Swainson's hawk nests are not identified on or within 0.25-mile of the project site within the recommended survey periods, a letter report summarizing the survey results should be submitted to the Placer County Community Development Resource Agency within 30 days following the final survey, and further avoidance and minimization measures for nesting habitat are not required.

BIO-1e: Active Swainson's Hawk Nests. Prior to initiation of ground-disturbing activities, the applicant shall submit to the satisfaction of the Development Review Committee, evidence that the following measures have been completed if active Swainson's Hawk nests are found within 0.25-mile of the project site:

If active Swainson's hawk nests are found within 0.25-mile of ground disturbing activities, the biologist shall contact the Placer County Community Development Resource Agency and CDFW within one day following the preconstruction survey to report the findings. For the purposes of this avoidance and minimization requirement, construction activities are defined to include heavy equipment operation associated with construction (use of cranes or draglines, new rock crushing activities) or other project-related activities that could cause nest abandonment or forced fledging within 0.25-mile of a nest site between March 1 and September 15. If an active nest is present within 0.25-mile of construction areas, CDFW shall be consulted to establish an appropriate noise buffer, develop take avoidance measures, determine whether high visibility construction fencing should be erected around the buffer zone, and implement a monitoring and reporting program prior to any construction activities occurring within 0.25-mile of the nest. If the biologist determines that the construction activities are disturbing the nest, the biologist shall halt construction activities until CDFW is consulted. The construction activities shall not commence until CDFW determines that construction activities would not result in abandonment of the nest site. If the biologist determines that the nest has not been disturbed during construction activities within the buffer zone, a letter report summarizing the survey results should be submitted to the Placer County Community Development Resource Agency and CDFW within 30 days following the final monitoring event, and further avoidance and minimization measures for nesting habitat are not required.

BIO-1f: Preconstruction Survey – Pallid Bat. Prior to initiation of ground-disturbing activities, the applicant shall submit to the satisfaction of the Development Review Committee, evidence that the following measures have been completed:

- a. Prior to the removal or significant pruning of trees and the demolition of buildings, a qualified bat biologist shall assess them for the potential to support roosting bats. Suitable

bat roosting sites include trees with snags, rotten stumps, and decadent trees with broken limbs, exfoliating bark, cavities, and structures with cracks, joint seams and other openings to interior spaces. If there is no evidence of occupation by bats, work may proceed without further action.

- b. If suitable roosting habitat is present, the bat biologist shall recommend appropriate measures to prevent take of bats. Such measures may include exclusion and humane eviction (see “c” below) of bats roosting within structures during seasonal periods of peak activity (e.g., February 15 - April 15, and August 15 - October 30), partial dismantling of structures to induce abandonment, or other appropriate measures.
- c. If bat roosts are identified on the site, the following measures shall be implemented:
 - If non-breeding/migratory bats are identified on the site within a tree or building that is proposed for removal, then bats shall be passively excluded from the tree or building in coordination with California Department of Fish and Wildlife. This is generally accomplished by opening up the roost area to allow airflow through the cavity/crevice or installing one-way doors. The bat biologist shall confirm that the bats have been excluded from the tree or building before it can be removed.
 - If a maternity roost of a special-status bat species is detected, an appropriate non-disturbance buffer zone shall be established around the roost tree or building site, in consultation with the CDFW. Maternity roost sites may be demolished only when it has been determined by a qualified bat biologist that the nursery site is not occupied. Demolition of maternity roost sites may only be performed during seasonal periods of peak activity (e.g., February 15 - April 15, and August 15 - October 30).

In the event the Placer County Conservation Program is adopted prior to submittal of improvement plans for this project, then the above mitigation measures (BIO-1a through 1f) may be replaced with standard mitigation fees and conservation protocol to address this resource impact as set forth in the PCCP implementation document. If PCCP enrollment is chosen as mitigation for one or more biological resource area impacts, then the Program must apply to all biological resource mitigation for the project.

Option 1: Full Frontage Improvements - (Less than Significant with Mitigation Incorporated)

Under the Full Frontage Improvements Option, the proposed project would incorporate the same project design as discussed above with the exception of the Old Auburn Road westbound roadway improvements and the eastbound turn lane to southbound Sierra College Boulevard. The difference would result in additional disturbance to the Linda Creek Treelake Tributary,

associated habitat, and incrementally increase impacts to sensitive species and their habitat. Mitigation Measures BIO-1a through BIO-1e would reduce impacts to Sanford's Arrowhead, western pond turtle, Cooper's hawk, white-tailed kite, Swainson's hawk, Nuttall's woodpecker, yellow billed magpie, oak titmouse, other nesting birds and raptors, and the pallid bat, to **less than significant**. No additional mitigation would be required.

Option 2: Modified Frontage Improvements (the Proposed Project) - (Less than Significant with Mitigation Incorporated)

The proposed project, under the Modified Frontage Improvements Option would occur within the same project area, and have the same project components as evaluated above. This option would not include any roadway frontage improvements within the Linda Creek Treelake Tributary or within previously undeveloped areas along Old Auburn Road, and as such, would not result in any additional impacts on Sanford's Arrowhead, western pond turtle, Cooper's hawk, white-tailed kite, Swainson's hawk, Nuttall's woodpecker, yellow billed magpie, oak titmouse, other nesting birds and raptors, and the pallid bat. Mitigation Measures BIO-1a through BIO.3-1e would reduce impacts to **less than significant**. No additional mitigation would be required.

IMPACTS ON SPECIAL-STATUS SPECIES

Significance Criteria 4.3-2: Substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of an endangered, rare, or threatened species? (Less Than Significant with Mitigation Incorporated)

The proposed project site contains a total of approximately 9 acres comprised mostly of upland/grassland habitat. The remainder of the proposed project site consists of riparian habitat, and 0.474 acre of non-navigable waters of the United States in the Linda Creek Treelake Tributary. The creek is somewhat degraded from the heavy sedimentation and influence from upstream sources of urban runoff. As observed as part of the biological reconnaissance for the project site, the creek area onsite lacks suitable habitat for special-status fish spawning and rearing. Because of these conditions, there were no special-status fish species or suitable habitat identified.

The riparian areas have the potential to support Sanford's Arrowhead, Cooper's hawk, white-tailed kite, Swainson's hawk, Nuttall's woodpecker, yellow billed magpie, oak titmouse, western pond turtle, and pallid bat. The upland grassland, a portion of which is irrigated and used as a pasture for horses, would provide marginal foraging habitat for the pallid bat, listed species of birds, and migratory birds. Potential impacts on the habitats of these special status species is considered significant and mitigation is required. Implementation of Mitigation Measures BIO-1a

through BIO-1f would reduce potential impacts to **less than significant**. The project has been designed to avoid impacts to the riparian habitat onsite. Mitigation Measures BIO-6 and BIO-7 discussed below provide protect measures to avoid impacts to this area during construction. No additional mitigation is required.

Therefore, the proposed project would not substantially reduce the habitat of a fish or wildlife species or cause a fish or wildlife population to drop below self-sustaining levels. The project would not result in the elimination of a plant or animal community or substantially reduce the number of or restrict the range of an endangered, rare, or threatened species. Impacts would be **less than significant** with mitigation incorporated.

Option 1: Full Frontage Improvements - (Less than Significant with Mitigation Incorporated)

The Full Frontage Improvements Option would result in direct construction impacts within the riparian corridor of the Linda Creek Treelake Tributary as well as the upland grassland areas along the project frontage of Old Auburn Road. Construction in the riparian corridor is needed to accommodate the widening for the new westbound lane of Old Auburn Road. This option would incrementally increase the area of disturbance and reduce available habitat that may be used by sensitive species, including wetland species. Although the area of disturbance would be greater under the Full Frontage Improvements Option, impacts associated with reducing the habitat of a fish or wildlife species or causing a fish or wildlife population or sensitive species to drop below self-sustaining levels would be similar to those discussed above.

The Full Frontage Improvements Option would also result in the loss of riparian habitat and associated wetland area. The proposed roadway improvements would result in the southern reach of the Linda Creek Treelake tributary being filled in to support the roadway widening. Wetland impacts are discussed in additional detail below in Significance Criteria 4.3-5. Implementation of Mitigation Measures BIO-4 and BIO-5 would reduce potential impacts to **less than significant**.

Implementation of the Full Frontage Improvements Option would not substantially reduce the habitat of a fish or wildlife species or cause a fish or wildlife population to drop below self-sustaining levels. This option would not result in the elimination of a plant or animal community or substantially reduce the number of or restrict the range of an endangered, rare, or threatened species. Impacts would be **less than significant** and no additional mitigation is required.

Option 2: Modified Frontage Improvements (the Proposed Project) - (Less than Significant)

The proposed project, under the Modified Frontage Improvements Option would occur within the same project area, and have the same project components as evaluated above. This option

would not include any roadway frontage improvements within the Linda Creek Treelake Tributary or within previously undeveloped areas along Old Auburn Road. Under this option a multi-purpose pathway would be constructed along the northern edge of the riparian habitat. The pathway would be designed such that it would be located entirely outside of the Tributary area. The pathway would span the tributary with a 40 to 60-foot bridge structure that would avoid impacts on the tributary and associated wetlands. As such, the Modified Frontage Improvements Option would not substantially reduce the habitat of a fish or wildlife species or cause a fish or wildlife population to drop below self-sustaining levels. This option would not result in the elimination of a plant or animal community or substantially reduce the number of or restrict the range of an endangered, rare, or threatened species. Impacts would be **less than significant** in this regard and additional mitigation is not required.

IMPACTS ON OAK WOODLANDS

Significance Criteria 4.3-3: Have a substantial adverse effect on the environment by converting oak woodlands. (Less than Significant Impact with Mitigation Incorporated)

A reconnaissance of biological resources conducted as part of the biological resources assessment prepared for the project did not identify oak woodland as a habitat type on the site. The onsite native oak trees are interspersed with non-oak trees including non-native trees. Although the riparian area and the oak trees within it do not exhibit the listed characteristics of an oak woodland, the GBCP notes that the protection of natural woodlands is important because of their environmental features, functions and linkages, as well as the aesthetic qualities and visual relief the vegetation provides. In evaluating the significance of vegetation within these areas the value is based on individual components as well as the contributions to the ecosystem and the trees are valued for their ecological, social and economic benefits.

A total of 167 trees were inventoried within the Project site, including 138 trees located within the Riparian Zone (as defined by Placer County's Tree Preservation Code). Four of these trees do not occur within the Project site; however, portions of their tree canopy occur within the boundaries of the property. A map depicting the locations of the inventoried trees is included in Attachment A of Appendix D.

Of the 167 trees within the Project site, 160 are native trees comprised of six different species. The most common species is interior live oak (*Quercus wislizeni*) with 75 individuals. In addition, there are 45 valley oak (*Quercus lobata*), 27 blue oak (*Quercus douglasii*), six Fremont's cottonwood (*Populus fremontii*), five Goodding's black willow (*Salix gooddingii*), and two red willow (*Salix laevigata*). Seven nonnative trees were also inventoried as part of this survey predominantly due to their large size. This included one blue gum eucalyptus (*Eucalyptus*

globulus), two London planes (*Platanus x acerifolia*), one white mulberry (*Morus alba*), one sweetgum (*Liquidambar styraciflua*), one Chinese pistache (*Pistacia chinensis*), and one Chinese tallow (*Triadica sebifera*).

Of the 167 trees recorded during the tree inventory, 68 are expected to be impacted either by direct removal or by indirect or partial encroachment by construction of the Modified Frontage Option. 93 trees are expected to be impacted either by direct removal or indirect or partial encroachment by construction of the Full Frontage Option. *Table 4.3-5: Roadway Improvement Options Tree Impact Comparison* shows the differences to tree impacts for both options. Partial encroachment includes impacts at the soil level within the protected zone of the tree through either the proposed pedestrian bicycle trail with minimal impacts to the subgrade or potential root flooding near natural ponding basins. Twenty-six of the impacted trees are expected to have partial encroachments within the Dripline/Protected Zone. As such, these trees may be indirectly impacted by the project. Potential impacts on protected trees is considered significant and mitigation is required. Mitigation is assessed on an inch-per-inch compensation for tree removal, based on the diameter of the tree measured at breast height (DBH).

The Arborist Survey Report (Appendix D) concluded that a total of 576.5 inches would be impacted if the Modified Frontage Option is approved, and 980 inches if the Full Frontage Option is approved. Implementation of Mitigation Measure BIO-2 would reduce potential impacts on trees to **less than significant**. Implementation of Mitigation Measure BIO-3 would reduce potential impacts on trees that would be retained onsite to **less than significant**.

Five of the removed trees are nonnative, and as such they do not fall under Placer County's Tree Preservation Ordinance. These tree types are white mulberry, sweetgum, London plane, and eucalyptus trees.

Mitigation Measures

Mitigation Measure BIO-2: Tree Replacement. Prior to the approval of improvement plans, the applicant shall submit to the satisfaction of the Development Review Committee, evidence that the following measures have been implemented:

The applicant shall obtain a Tree Permit and shall provide mitigation for the loss of the on-site, native oak trees protected under the Placer County Tree Ordinance which are five inches or greater diameter at breast height as single stemmed trees, or 10 inches DBH or larger in aggregate for multiple stemmed trees. The project applicant shall compensate for the loss of such trees either through implementation of a revegetation plan or payment of fees, as determined by the Placer County Tree Preservation Ordinance.

If the applicant chooses to implement a revegetation plan, the plan shall identify the seed or seedling source of the trees to be propagated, the location of the plots, the methods to be used to ensure success of the revegetation program (e.g., irrigation), an annual reporting requirement, and the criteria to be used to measure the success of the plan. Mitigation shall include planting of replacement native trees of the same species as were removed at a 1:1 ratio for the total inches (DBH) of native trees removed (i.e., the total DBH of replacement trees will be equal to the total DBH of removed trees at an “inch-for-an-inch” replacement). Successful replacement includes:

- Trees shall be specimens in at least 1-gallon sized pots and planted in accordance to industry standards.
- A 3-year maintenance schedule shall be implemented to ensure planted saplings are established.
- If any five-gallon size tree or greater that was replanted or relocated that is dead after three years, the tree must be replaced in kind with equal sized healthy replacements.
- Revegetated areas or areas where trees smaller than five-gallon size were replanted must have at least seventy-five (75) percent of the trees still alive after three years.

Alternatively, the applicant may choose to mitigate for removal of native trees by paying into the Placer County Tree Preservation Fund prior to approval of the improvement plans. The amount shall equal 100 dollars for each inch of protected trees removed, or the current market value as established by a qualified arborist.

In the event the Placer County Conservation Program is adopted prior to submittal of Improvement Plans for this project, then the above mitigation measure may be replaced with standard mitigation fees and conservation protocol to address this resource impact as set forth in the PCCP implementation document. If PCCP enrollment is chosen as mitigation for one or more biological resource area impacts, then the Program must apply to all biological resource mitigation for the project.

Mitigation Measure BIO-3: Tree Protection. Prior to the approval of improvement plans, the applicant shall submit to the satisfaction of the Development Review Committee, evidence that the following measures have been completed:

The following protection measures shall be shown on the improvement plans and implemented to protect retained trees on-site:

1. A Tree Protection Zone (TPZ) shall be established around any tree or group of trees to be retained. The TPZ shall be defined as 1.5 times the radius of the dripline or 5 feet from the edge of any grading, whichever is greater, unless otherwise adjusted on a case-by-case basis after consultation with a certified arborist.
2. All TPZs shall be marked with post and wire or equivalent fencing, which shall remain in place for the duration of construction activities in the area. "Keep out" signs shall be posted on TPZ fencing facing out in all directions.
3. Construction-related activities, including grading, trenching, construction, demolition, or other work shall be prohibited within the TPZ. No heavy equipment or machinery shall be operated within the TPZ. No construction materials, equipment, machinery, or other supplies shall be stored within a TPZ. No wires or signs shall be attached to any tree. In the event that the contractor identifies a need to conduct activities within a TPZ, such activities must be approved and monitored by a certified arborist.
4. Selected trees shall be pruned, as necessary, to provide clearance during construction and/or to remove any defective limbs or other parts that may pose a failure risk. All pruning shall be completed by a certified arborist or tree worker and shall adhere to the Tree Pruning Guidelines of the International Society of Arboriculture.
5. Each week during construction, a certified arborist shall monitor the health and condition of the protected trees and, if necessary, recommend additional mitigations and appropriate actions. This shall include the monitoring of trees adjacent to project facilities in order to determine if construction activities (including the removal of nearby trees) would affect protected trees in the future.
6. Provide supplemental irrigation and other care, such as mulch and fertilizer.

Option 1: Full Frontage Improvements - (Less than Significant with Mitigation Incorporated)

The Full Frontage Improvements Option would result in direct construction impacts within the riparian corridor of the Linda Creek Treelake Tributary as well as the upland grassland areas along the project frontage of Old Auburn Road. Construction in the riparian corridor is needed to accommodate the widening for the new westbound lane of Old Auburn Road. This option would increase the number of trees impacted on the project site. Under this option 93 of the 167 trees recorded during the tree inventory would be expected to be impacted either by direct removal or by indirect or partial encroachment by construction activities. **Figure 4.3-3: Full Frontage**

Improvements Tree Impacts, shows the locations of tree impacts under this project design option. An additional 12 trees offsite along Old Auburn Road would be impacted by removal as a result of the offsite roadway improvements shown in Figure 3-11. The Arborist Survey Report (Appendix D) concluded that a total of 980 inches would be impacted under this option. Implementation of Mitigation Measure BIO-2 would reduce potential impacts on trees that were removed to **less than significant**. Implementation of Mitigation Measure BIO-3 would reduce potential impacts on trees that would be retained onsite to **less than significant**.

Option 2: Modified Frontage Improvements (the Proposed Project) - (Less than Significant with Mitigation Incorporated)

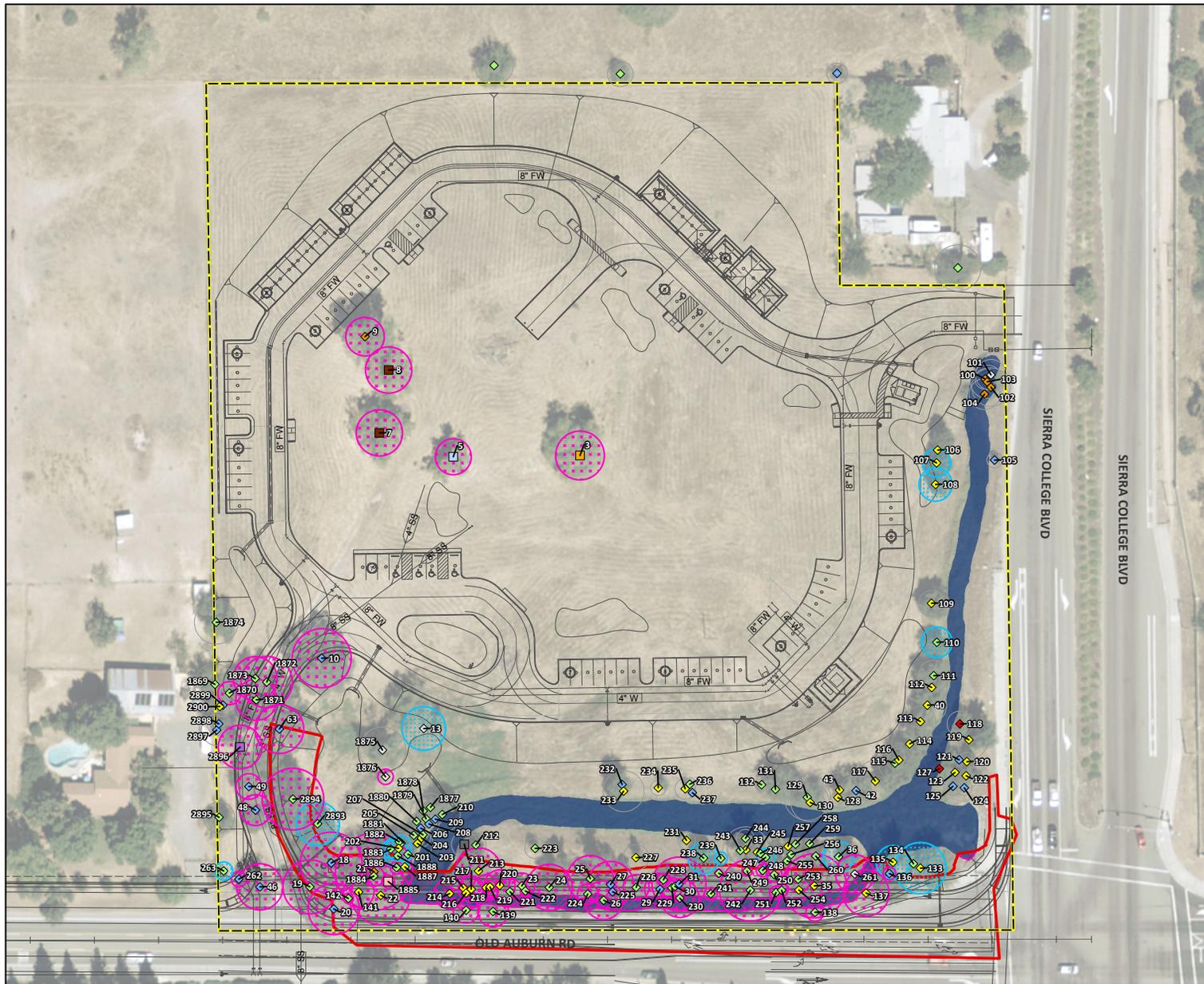
The proposed project, under the Modified Frontage Improvement Option, would occur within the same project area and have the same project components as what was evaluated above. This option would not include any roadway frontage improvements within the Linda Creek Treelake Tributary or within previously undeveloped areas along Old Auburn Road. **Figure 4.3-4: Modified Frontage Improvement Tree Impacts**, shows the locations of tree impacts under this project design option. This option would impact the same number of trees (68) as the proposed project described above and would need to replace the same total of 576.5 inches would be impacted under this option. Implementation of Mitigation Measure BIO-2 would reduce potential impacts on trees that were removed to **less than significant**. Implementation of Mitigation Measure BIO-3 would reduce potential impacts on trees that would be retained onsite to **less than significant**.

Table 4.3-5: Roadway Improvement Options Tree Impact Comparison, provides a summary of the tree impacts between the two roadway options.

Table 4.3-5: Roadway Improvement Options Tree Impact Comparison

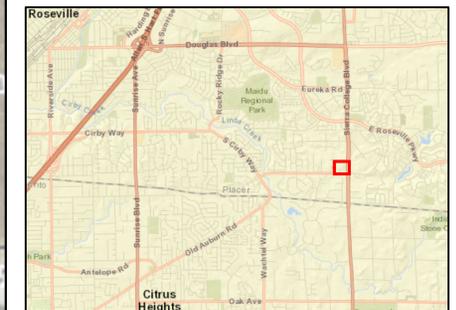
Option	Number of Trees Impacted	Total Inches (DBH)
Full Frontage Improvements	105	980
Modified Frontage Improvements (the Proposed Project)	68	576.5

Source: ECORP, 2018



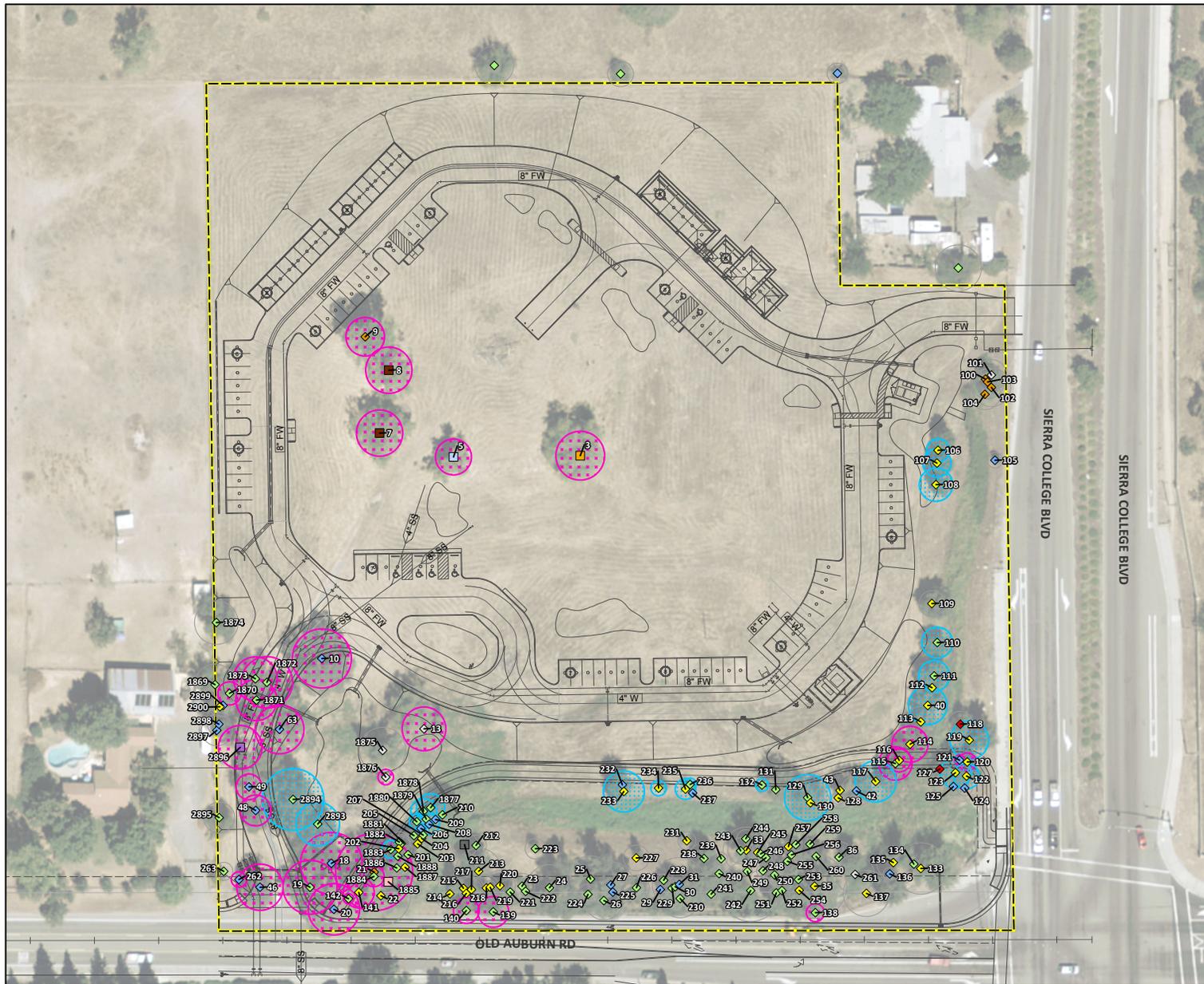
- Map Features**
- Property Boundary - 8.9 acres
 - Frontage Grading Area
- Native Species**
- ◆ Blue Oak
 - ◆ Fremont's Cottonwood
 - ◇ Goodding's Black Willow
 - ◆ Interior Live Oak
 - ◆ Red Willow
 - ◆ Valley Oak
- Non-Native Species**
- Blue Gum Eucalyptus
 - Sweetgum
 - White Mulberry
 - Chinese Tallow
 - London Plane
 - Chinese Pistache
- Alternative Project Impact**
- Direct Impact (Removal)
 - Indirect Impact (Dripline Impact)

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Source: ECORP Consulting, 2018

FIGURE 4.3-3: Full Frontage Improvements Tree Impacts
Placer Retirement Residence
Placer County



Map Features

Property Boundary - 8.9 acres

Native Species

- Blue Oak
- Fremont's Cottonwood
- Goodding's Black Willow
- Interior Live Oak
- Red Willow
- Valley Oak

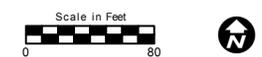
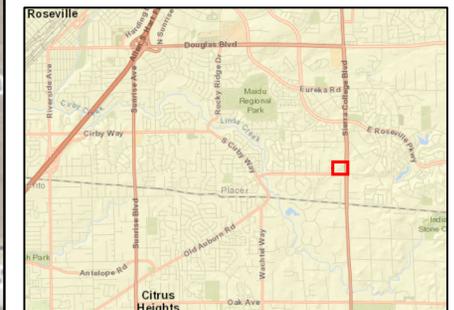
Non-Native Species

- Blue Gum Eucalyptus
- Sweetgum
- White Mulberry
- Chinese Tallow
- London Plane
- Chinese Pistache

Impact Type

- Direct Impact (Removal)
- Indirect Impact (Drilline Impact)

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Source: ECORP Consulting, 2018

FIGURE 4.3-4: Modified Frontage Improvements Tree Impacts

Placer Retirement Residence
Placer County

IMPACTS ON RIPARIAN HABITAT OR SENSITIVE COMMUNITY

Significance Criteria 4.3-4: Have a substantial adverse effect on any riparian habitat or other sensitive natural community, including oak woodlands, identified in local or regional plans, policies or regulations, or by the California Department of Fish & Wildlife, U.S. Fish & Wildlife Service, U.S. Army Corps of Engineers or National Oceanic and Atmospheric Administration Fisheries? (Less Than Significant with Mitigation Incorporated)

As shown in Figure 4.3-1 the project site contains three natural habitat types: Valley Foothill Riparian, Perennial Creek, and Annual Grassland. The riparian and perennial creek habitats are considered sensitive habitats by both State and federal regulatory agencies. Annual grassland is not considered a sensitive habitat.

The project has been designed so that the building footprint and associated grading would avoid the riparian and perennial creek habitat. One exception is the proposed pedestrian and bike pathway which includes one crossing of the Linda Creek Treelake Tributary. This crossing, which would span the creek channel, would impact approximately 0.3-acre of riparian habitat during the construction of the multi-purpose pathway crossing. Potential impacts on riparian habitat are considered significant and mitigation is required. With the implementation of Mitigation Measures BIO-4 through BIO-7, potential impacts are considered **less than significant**.

Mitigation Measures

Mitigation Measure BIO-4: Wetland Permits. Prior to the approval of improvement plans, the applicant shall provide, to the satisfaction of the Development Review Committee (DRC), evidence that the U. S. Army Corps of Engineers (USACE), California Department of Fish and Wildlife (CDFW), and the Central Valley Regional Water Quality Control Board (RWQCB) have been notified by certified letter regarding the existence of wetlands on the property. Any permits required shall be obtained and copies submitted to DRC prior to any equipment staging, clearing, grading, or excavation work.

In the event the Placer County Conservation Program is adopted prior to submittal of improvement plans for this project, then the above mitigation measure may be replaced with standard mitigation fees and conservation protocol to address this resource impact as set forth in the PCCP implementation document. If PCCP enrollment is chosen as mitigation for one or more biological resource area impacts, then the Program must apply to all biological resource mitigation for the project.

Mitigation Measure BIO-5: Wetland Compensation. Prior to the issuance of grading permits, the applicant shall submit to the satisfaction of the Development Review Committee evidence that the following measures have been completed:

Provide written evidence that compensatory mitigation has been established through the purchase of mitigation credits at a County-qualified wetland mitigation bank. The purchase of credits shall be equal to the amount necessary to replace wetland habitat acreage and resource values including compensation for temporal loss in accordance with approved permits. The total amount of habitat to be replaced will be determined in accordance with the total amount of impacted acreage as determined by the regulatory agencies. If written evidence is provided that regulatory permits or compensatory mitigation are not required, then this mitigation measure shall not apply.

In the event the Placer County Conservation Program is adopted prior to submittal of improvement plans for this project, then the above mitigation measures (BIO-1a through 1f) may be replaced with standard mitigation fees and conservation protocol to address this resource impact as set forth in the PCCP implementation document. If PCCP enrollment is chosen as mitigation for one or more biological resource area impacts, then the Program must apply to all biological resource mitigation for the project.

Mitigation Measure BIO-6: Construction Fencing. Prior to the issuance of grading, the applicant shall submit to the satisfaction of the Development Review Committee evidence that the following measures have been completed:

The grading or improvement plans shall identify the location of protective construction fencing. High visibility and silt fencing shall be erected at the edge of the construction/maintenance footprint if work is anticipated to occur within 50 feet of jurisdictional features and riparian areas. A biological monitor shall be present during the fence installation and during any initial grading or vegetation clearing activities within 50 feet of jurisdictional features and riparian areas which are proposed for avoidance.

Mitigation Measure BIO-7: Construction Staging. Prior to the issuance of any grading permits, the applicant shall submit to the satisfaction of the Development Review Committee evidence that the following measures have been completed:

The grading or improvement plans shall include a note stating that all equipment shall be stored, fueled and maintained in a vehicle staging area 300 feet (or the maximum distance possible) from any wetland feature, and no closer than 200 feet unless a bermed (no ground disturbance) and

lined refueling area is constructed and hazardous-material absorbent pads are available in the event of a spill.

Option 1: Full Frontage Improvements Option - (Less than Significant with Mitigation Incorporated)

The Full Frontage Improvements Option would result in direct construction impacts within the riparian corridor of the Linda Creek Treelake Tributary along the project frontage of Old Auburn Road. Construction in the riparian corridor is needed to accommodate the widening for the new westbound lane of Old Auburn Road. This option would impact an additional 0.34-acre (for a total of 0.64-acre) of riparian habitat. The areas of impact from the roadway improvements are shown in **Figure 4.3-5: Full Frontage Improvements Riparian and Wetland Impacts**. The proposed roadway improvements would result in impacts to 0.09-acre of perennial creek habitat. Additionally, this option would result in impacts on seasonal wetlands onsite. As shown in Figure 3-14 in Chapter 3, the proposed frontage improvements would impact a wetland area located near the western boundary of the adjacent parcel. These improvements would result in an additional 170 square feet (0.004 acre) of impact on seasonal wetland. Impacts on riparian habitat and perennial creek and seasonal wetland habitats are considered significant and mitigation is required. Implementation of Mitigation Measures BIO-4 through BIO-7 would reduce potential impacts to **less than significant**.

Option 2: Modified Frontage Improvements (the Proposed Project) - (Less than Significant with Mitigation Incorporated)

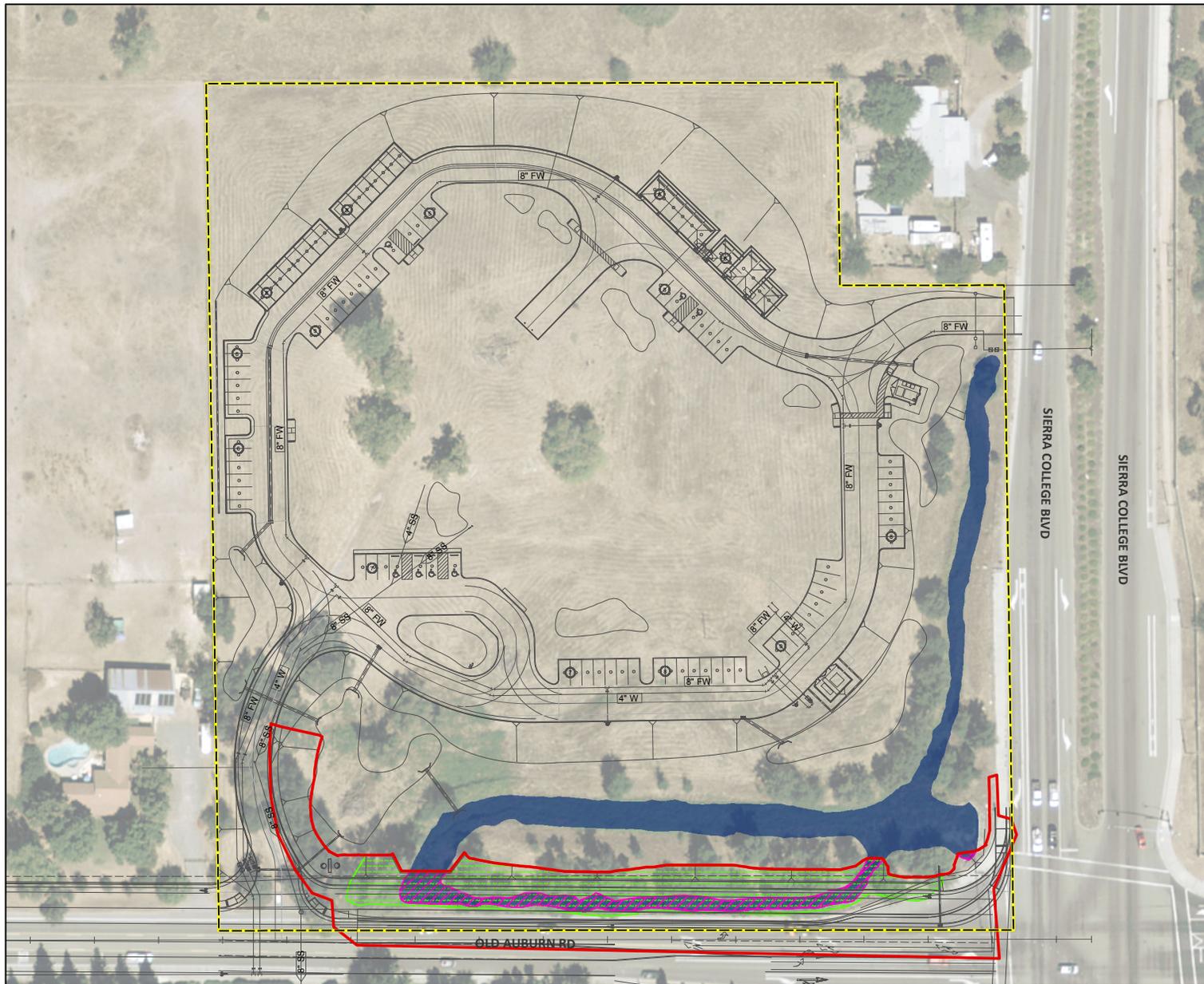
The proposed project, under the Modified Frontage Improvements Option would occur within the same project area and have the same project components as evaluated above. This option would not include any roadway frontage improvements within the Linda Creek Treelake Tributary or within previously undeveloped areas along Old Auburn Road, and no offsite impacts to wetlands would occur. **Figure 4.3-6: Modified Frontage Improvements Riparian and Wetland Impacts**, shows the area of riparian impact for this option. Implementation of Mitigation Measures BIO-4 through BIO-7 would reduce potential impacts on riparian habitat to **less than significant**.

Table 4.3-6: Riparian and Wetland Habitat Impact Comparison for Roadway Improvement Options, provides a summary of the riparian and wetland impacts between the two roadway options.

Table 4.3-6: Riparian and Wetland Habitat Impact Comparison for Roadway Improvement Options

Option	Area of Riparian Habitat (acres)	Area of Riparian Impacted (acres)	Percent Impacted	Area of Perennial Creek (acres)	Area of Perennial Creek Impacted (acres)	Percent Impacted	Offsite Impacts
Full Frontage Improvements	1.03	0.34	33%	0.48	0.09	5.3%	170 Square feet (0.004)
Modified Frontage Improvements (the Proposed Project)	1.03	0.03	3%	0.48	0	0%	0

Source: ECORP, 2018



Map Features

Property Boundary - 8.9 acres

Grading Area

Waters

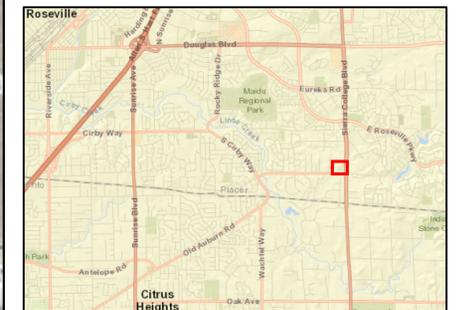
Perennial Creek/Stream - 0.477 acres

Impacts

Perennial Creek/Stream - 0.094 acres

Riparian - 0.340 acres

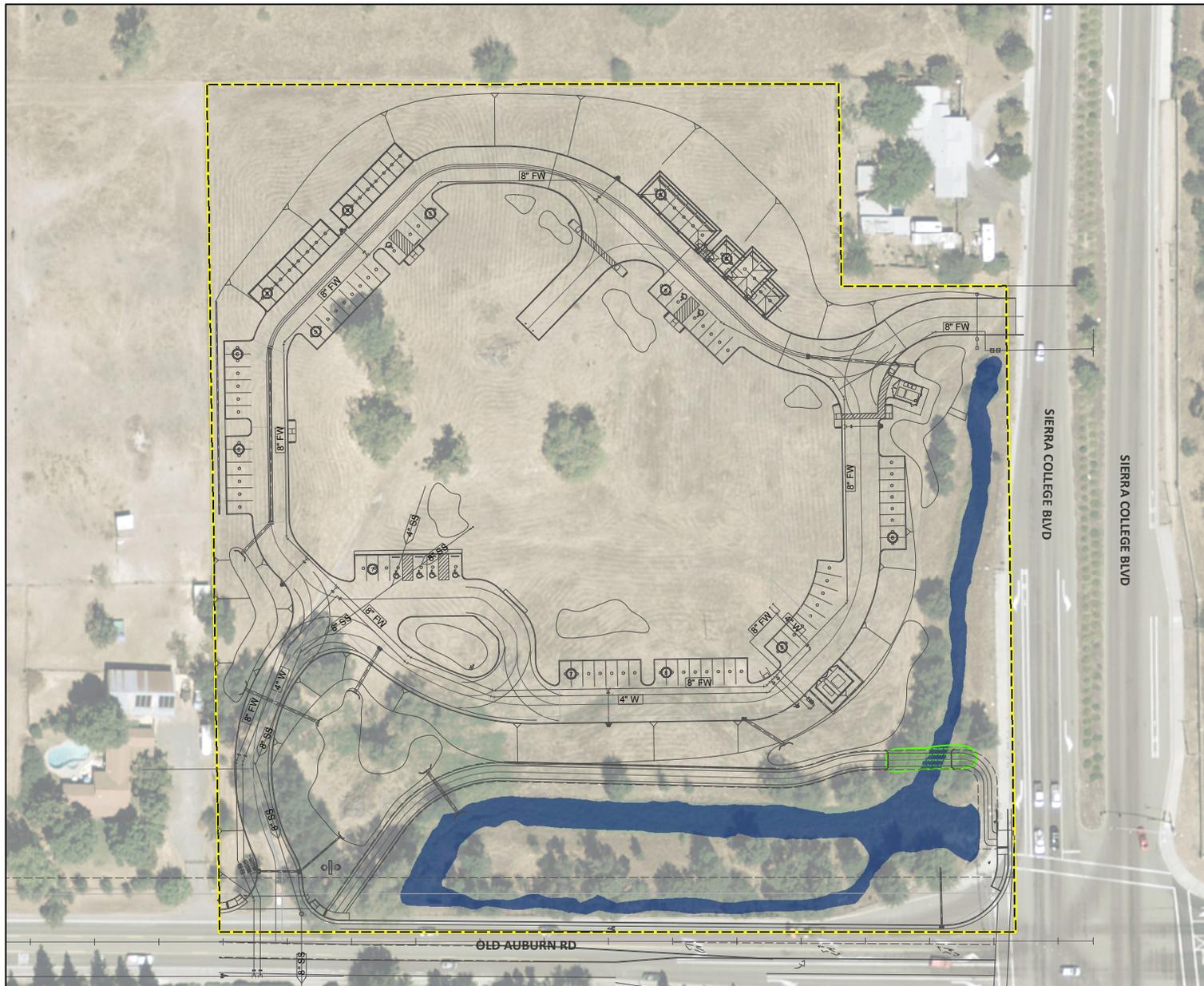
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Source: ECORP Consulting, 2018

FIGURE 4.3-5: Full Frontage Improvements Riparian Wetland Impacts

Placer Retirement Residence
Placer County



Map Features

Property Boundary - 8.9 acres

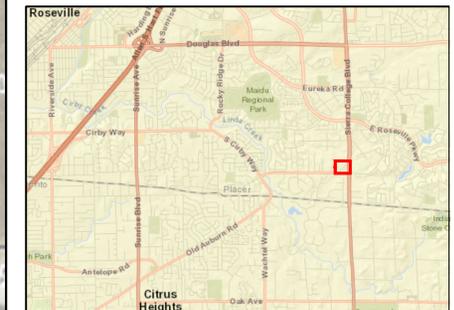
Waters

Perennial Creek/Stream - 0.477 acres

Impacts

Riparian - 0.027 acres

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Source: ECORP Consulting, 2018

FIGURE 4.3-6: Modified Frontage Improvements Riparian Wetland Impacts

Placer Retirement Residence

Placer County

IMPACTS TO WETLANDS

Significance Criteria 4.3-5: Have a substantial adverse effect on federal or state protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) or as defined by state statute, through direct removal, filling, hydrological interruption, or other means? (Less Than Significant with Mitigation Incorporated)

A Delineation of Waters of the U.S. was prepared by ECORP Consulting for the project site. This report is included as Appendix F. This report describes potential Waters of the U.S., including wetlands, identified within the site that may be regulated by the U.S. Army Corps of Engineers (USACE) pursuant to Section 404 of the federal Clean Water Act (CWA).

The Delineation report concluded that the perennial creek on-site appears to flow for at least three months in a year, so it would be considered a relatively permanent non-navigable tributary to Linda Creek, which is ultimately tributary to the Sacramento River, which is identified as a Traditional Navigable Water. The wetlands onsite are limited to the area associated with the perennial creek and no other wetland features or other components that contribute to wetlands have been identified onsite.

As noted previously, the Treelake tributary to Linda Creek is the only feature in the project that exhibits signs of active stream flow, including bed and bank topography, sediment deposits, scouring, lack of upland vegetation within the channel, and presence of riparian vegetation. Other topographically incised areas observed on did not contain stream channels or erosive features indicating stream flows, and were vegetated with upland plant species and blended topographically with the surrounding landscape rather than containing incised channels at the bottom. Based on the field conditions observed, these areas were not identified as jurisdictional waters or streambeds. Furthermore, development of these areas would not substantially divert or obstruct the natural flow of any river, stream or lake; nor change or use any material from the bed, bank, or channel of any river, stream, or lake. Development of these areas would not deposit or dispose of debris, waste, or other materials containing crumbled, flaked, or ground pavement where it may pass into any river, stream, or lake.

Impacts on riparian habitat would occur as a result of the proposed pedestrian and bike pathway, which includes one crossing of the Linda Creek Treelake Tributary. This crossing, which would span the creek channel, would impact approximately 0.3-acre of riparian habitat during the construction of crossing. Potential impacts on riparian habitat are considered significant and mitigation is required. With the implementation of Mitigation Measures BIO-4 through BIO-7, potential impacts are considered **less than significant**.

Option 1: Full Frontage Improvements - (Less Than Significant with Mitigation)

The Full Frontage Improvements Option would result in direct construction impacts within the riparian corridor of the Linda Creek Treelake Tributary along the project frontage of Old Auburn Road. Construction in the riparian corridor is needed to accommodate the widening for the new westbound lane of Old Auburn Road. The proposed roadway improvements would result in impacts to 0.09-acre of jurisdictional perennial creek habitat. Impacts on jurisdictional Waters of the U.S. are considered significant and mitigation is required. Implementation of Mitigation Measures BIO-4 through BIO-7 would reduce potential impacts on wetlands and riparian habitat to **less than significant**.

Option 2: Modified Frontage Improvements (the Proposed Project) - (Less than Significant Impact with Mitigation incorporated)

The Modified Frontage Improvements Option would not include any roadway frontage improvements within the Linda Creek Treelake Tributary or within previously undeveloped areas along Old Auburn Road. As such, this option would not result in any additional impacts on jurisdictional waters. Potential impacts on approximately 0.3-acre of riparian habitat as a result of constructing the pedestrian-bike path are reduced to **less than significant** with the implementation of Mitigation Measures BIO-4 through BIO-7.

IMPACTS ON WILDLIFE MOVEMENT

Significance Criteria 4.3-6: Interfere substantially with the movement of any native resident or migratory wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nesting or breeding sites? (Less Than Significant with Mitigation Incorporated)

The proposed project site is not identified as an area that would be used by wildlife as a movement corridor. The project site is situated at the intersection of Sierra College Boulevard and Old Auburn Road, an urbanized intersection with regular vehicular traffic. As a result, wildlife movement is limited by these roadways. Further north, Roseville Parkway represents a significant barrier to wildlife movement due to the width of right of way and traffic volumes. Most local drainages have been modified or culverted under roadways, further constraining these features for wildlife movement. Due to the existing development surrounding the project site and limited area of connected blocks of habitat, the project site is considered fragmented does not support native wildlife nursery sites. Implementation of Mitigation Measures BIO-1a through BIO-1e would reduce potential impacts on nesting sites to **less than significant**.

Option 1: Full Frontage Improvements - (Less than Significant Impact with Mitigation Incorporated)

Under this option, the proposed project would incorporate the same project design as discussed above with the exception of the Old Auburn Road westbound roadway improvements and the eastbound turn lane to southbound Sierra College Boulevard. This option would result in construction within the riparian corridor and result in an incremental increase in the disturbance of this area. Implementation of the project would not adversely impact on wildlife corridors or wildlife nursery sites. Implementation of Mitigation Measures BIO-1a through BIO-1e would reduce potential impacts on nesting sites to **less than significant**.

Option 2: Modified Frontage Improvements (the Proposed Project) - (Less than Significant Impact with Mitigation Incorporated)

The Modified Frontage Improvements Option would not include any roadway frontage improvements within the Linda Creek Treelake Tributary or within previously undeveloped areas along Old Auburn Road. Implementation of the project would not adversely impact on wildlife corridors or wildlife nursery sites. Implementation of Mitigation Measures BIO-1a through BIO-1e would reduce potential impacts on nesting sites to **less than significant**.

IMPACTS ON OAK WOODLAND POLICIES

Significance Criteria 4.3-7: Conflict with any local policies or ordinances that protect biological resources, including oak woodland? (Less Than Significant with Mitigation Incorporated)

As discussed under Significance Criteria 4.3-3 above, the project site does not have any habitat classified as oak woodland. The project does not conflict with any local policies or ordinances that protect biological resources. Potential impacts from the project on biological resources, including resources protected by the Placer County Tree Protection Ordinance, are mitigated to **less than significant** with the implementation of mitigation measures BIO-1 through BIO-7.

Option 1 - Full Frontage Improvements - (Less than Significant Impact with Mitigation incorporated)

This option includes Old Auburn Road westbound roadway improvements and the eastbound turn lane to southbound Sierra College Boulevard. This option would result in construction within the riparian corridor and result in an incremental increase in the disturbance of biological resources. Implementation of this option would not conflict with any local policies or ordinances that protect biological resources. As discussed in the analysis above, potential impacts on

biological resources associated with this option would be mitigated to **less than significant** with the implementation of mitigation measures BIO-1 through BIO-7.

Option 2 - Modified Frontage Improvements (the Proposed Project) - (Less than Significant Impact with Mitigation incorporated)

The Modified Frontage Improvements Option would not include any roadway frontage improvements within the Linda Creek Treelake Tributary or within previously undeveloped areas along Old Auburn Road. Implementation of this option would not conflict with any local policies or ordinances that protect biological resources. Potential impacts on biological resources associated with this alternative would be mitigated to **less than significant** with the implementation of mitigation measures BIO-1 through BIO-7.

IMPACT ON A HABITAT CONSERVATION PLAN

Significance Criteria 4.3-8 Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan? (Less Than Significant)

As discussed in the Section 4.3.2 above, the proposed Placer County Conservation Plan (PCCP) is a Habitat Conservation Plan (HCP) under the federal Endangered Species Act (ESA) and a Natural Community Conservation Plan (NCCP) under the California Natural Community Conservation Planning Act. The proposed PCCP is a County-proposed plan to coordinate and streamline the permitting process by establishing an approved process under which local entities would issue State and federal permits. An agency-reviewed draft PCCP was produced on February 1, 2011 and presented to the Placer County Board of Supervisors. To date, a final draft has not been published or adopted. Nonetheless, the proposed project would meet the overarching goals of the PCCP by concentrating development in a “transitional” area of the County instead of in more pristine areas of the County that may have higher ecological value and higher occurrences of protected species and habitats. Thus, the proposed project would not conflict with the provisions of an adopted HCP, NCCP, or other approved local, regional, or state habitat conservation plan, nor preclude or hinder the adoption of such a plan. As such, potential impacts are **less than significant**.

4.3.4 CUMULATIVE IMPACTS

Chapter 5.5 of this EIR provides a list of related projects and other possible development in the area determined as having a direct potential to interact with the proposed project (to the extent that a significant cumulative effect could occur) are identified in *Table 5-1: Cumulative Projects*. **Figure 5-1: Cumulative Projects Map** identifies the location of the cumulative projects.

Development of the proposed project would contribute to the cumulative regional loss of grasslands, riparian habitats, and potentially wetland habitats, which may support special-status plant and animal species, nesting bird habitat, and general wildlife habitat. Mitigation measures have been identified that would avoid or reduce potential project-related biological impacts to a less than significant level.

Cumulative development in the area would result in the construction of new buildings and structures in the general project vicinity. These projects would result in the loss and fragmentation of wildlife habitats, loss of wildlife migration corridors, loss of oak woodlands, impacts to streams and wetlands, and possible impacts on nesting migratory birds and special-status species. As with the proposed project, most of the impacts would be mitigated on an individual basis through compliance with the requirements of Placer County, CDFW, RWQCB, USACE, USFWS, and other agencies. When combined with other past, present, and probable future projects with similar biological effects, implementation of the proposed project could contribute to an adverse cumulative effect on special-status wildlife. The project would implement Mitigation Measures BIO-1 through BIO-7 to avoid, minimize, and compensate for impacts on sensitive habitats and special status species, the project is not expected to substantially affect the distribution, breeding productivity, population viability, or the regional population of any special-status species; or cause a change in species diversity locally or regionally. Those sensitive habitat types that are limited in the region such as riparian and wetland habitats would be compensated for or restored on the project site or at other approved locations. Furthermore, mitigation measures include conducting focused preconstruction surveys for special-status wildlife (raptors, migratory birds, pallid bats), which would avoid or minimize the loss of individuals, nests, or roost sites of these species during construction. Specific cumulative impacts on biological resources are discussed below.

Swainson's Hawk Foraging Habitat

The project site was identified as having suitable Swainson's hawk nesting habitat, but not suitable foraging habitat due to the built-out nature of the surrounding area. As such, Swainson's hawk was determined to have low potential to occur onsite. The project site is surrounded by a mix of suburban and urban types uses (large lot residential homes and major roadways). The area lacks large areas of undeveloped land where suitable habitat for foraging would typically occur. However, development within the County and immediately adjacent incorporated areas of City of Roseville would result in the cumulative loss of Swainson's Hawk habitat. With adherence with federal, State, and local regulations, cumulative impacts to candidate, sensitive, or special status species would be minimized but not completely eliminated. Impacts on Swainson's Hawk would

be significant but mitigated to less than significant and not cumulatively considerable. Therefore, cumulative impacts on these species are considered **less than significant**.

It should be noted that the draft PCCP, as currently proposed, is designed to ensure that lands within western Placer County would be managed to continue to support the survival and well-being of the species covered by the PCCP, as well as the survival of hundreds of other species that are dependent on the same habitat.

Riparian Areas and Wetlands

Riparian habitat and other sensitive natural communities occur within the project area and development in the project area would result in the cumulative loss of riparian habitat. Riparian habitat is protected by Section 1600 of the Fish and Game Code and Section 404 of the CWA. Additionally, the Granite Bay Community Plan includes goals and policies that would avoid or minimize impacts to riparian areas. Each project is required to comply with federal, State, and local regulations (FESA, CESA, CWA, and the County's General Plan goals and policies). Mitigation would occur on a 1:1 or higher basis, therefore cumulative impacts to riparian habitat would be reduced to **less than significant**.

Streams under the jurisdiction of the USACE, RWQCB, and CDFW are located within the County. Federal and State laws and regulations (Sections 401 and 404 of the CWA and Section 1600 of the Fish and Game Code) would require a permit/agreement prior to alteration of these jurisdictional areas, which may also include consultation with the USFWS pursuant to FESA. Federal and State regulations would be required to be implemented prior to development activities. Each project is required to obtain all appropriate permits for impacts on USACE and CDFW jurisdictional areas. Additionally, mitigation for loss of jurisdictional areas and wetlands are required to be no less than a 1:1 ratio.

When considered cumulatively, the proposed project and other projects in the Granite Bay Community Plan area would contribute to the cumulative loss of wetland habitat in Placer County. With compliance with federal, State and local regulations, and implementation of Mitigation Measures BIO-4 and BIO-5, cumulative impacts to jurisdictional waters and wetlands would be significant but mitigated to less than significant and not cumulatively considerable. Therefore, cumulative impacts on wetlands are considered **less than significant**.

Special Status Species

Development within the County and immediately adjacent incorporated areas of City of Roseville would result in the cumulative loss of natural vegetation. However, each project is required to comply with the FESA and CESA, which protect Threatened and Endangered species. Additionally,

projects would be required to comply with the goals and policies in the Granite Bay Community Plan and the Placer County General Plan, which protect plant and wildlife species and their habitats, and ensure that impacts on biological resources are avoided or minimized during construction and development. With adherence with federal, State, and local regulations, cumulative impacts to candidate, sensitive, or special status species would be minimized but not completely eliminated. Similar to impacts on wetlands, impacts on special status species would be significant but mitigated to less than significant and not cumulatively considerable. Therefore, cumulative impacts on these species are considered **less than significant**.

4.3.5 REFERENCES – BIOLOGICAL RESOURCES

County of Placer, 2011. Placer County Conservation Plan Western Placer County. Agency Review Draft Document. February 1, 2011.

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Environmental Protection Agency and Army Corps of Engineers, 2007. Appendix D of the *Jurisdictional Determination Form Instructional Guidebook*

Up A Tree Arborist Services, 2018. Placer Retirement Residence Tree Risk Assessment Report.