

Appendix N
Placer Vineyards Specific Plan

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N.1 Background

As described in Chapter 8, all Placer Vineyards Specific Plan (PVSP) development is required to comply with the Placer Vineyards Mitigation Strategy (*Placer Vineyards Specific Plan Mitigation Monitoring & Reporting Program*, Revised August 2012, October 2014, and November 2016) (Mitigation Strategy), which itself was designed to be compatible with the Habitat Conservation Plan/Natural Community Conservation Plan (HCP/NCCP) conservation strategy. Because the land plan (the distribution, location, and extent of the uses of land, including open space, within the area covered under the specific plan) for the PVSP area was finalized while the HCP/NCCP was still in development, some of the on-site avoidance and minimization measures set forth in the Mitigation Strategy, and the calculation of impacts and mitigation, differ somewhat from the general HCP/NCCP requirements, as described in this appendix. These measures were established by the U.S. Fish and Wildlife Service (USFWS) through the Programmatic Biological Opinion (Programmatic BO; USFWS 2016, 2018) described in Chapter 8. Additionally, the National Marine Fisheries Service (NMFS) concurred that the PVSP, as designed and described in a biological assessment prepared for NMFS, is not likely to adversely affect federally listed fish species, as stated in a May 31, 2016 concurrence letter from NMFS (Attachment 1).

The PVSP's on-site preserves will not be incorporated into the Reserve System, but rather will be managed and held by an accredited land trust, special district, or other public agency and managed in accordance with an open space preserve management plan (OSPMP) developed for Placer Vineyards in particular. It will not be necessary for these lands to be managed in a manner consistent with the HCP/NCCP monitoring and adaptive management strategy (Chapter 7) because they are not a component of the HCP/NCCP Reserve System. If, at a future date, the PCA wishes to enroll the OSPMP lands into the HCP/NCCP reserve system, the PCA would need to ensure that the lands are managed and monitored consistent with the HCP/NCCP.

Chapter 8 of the HCP/NCCP describes the requirements and actions that will be implemented to smoothly incorporate PVSP biological mitigation into the HCP/NCCP and to account for PVSP effects (Section 8.8.5, *Placer Vineyards Specific Plan*). All PVSP projects approved under the authority of this HCP/NCCP (i.e. projects that are not interim projects covered by the Programmatic BO) will be subject to the applicable fees described in Chapter 9 of the HCP/NCCP; provided, however, that fees relating to avoided lands (i.e., on-site open space preserves) and stream zone setbacks will be calculated as set forth below.

N.2 Covered Activities

The PVSP area encompasses approximately 5,232 acres in unincorporated southwestern Placer County, approximately 15 miles north of the City of Sacramento (Figure N-1). The PVSP establishes a coordinated and comprehensive approach towards land use development consisting of residential, employment, commercial, recreational and public/quasi-public land uses, and required infrastructure, as well as open space. Development activities associated with the PVSP that are

within the HCP/NCCP Plan Area are covered under the HCP/NCCP. These activities include both onsite development (i.e. development within the PVSP area), and onsite and offsite infrastructure (infrastructure development both inside and outside the PVSP area). The PCCP will cover improvements to existing roadways and intersections, proposed routes for new major roadways, portions of pedestrian/bicycle trails, water transmission lines, and sewer trunk lines, force mains, and lift stations within the HCP/NCCP Plan Area (see Chapter 2 for details on Covered Activities). Improvements that are located in Sutter or Sacramento Counties are not Covered Activities under the PCCP except to the extent portions of those improvements are located in the HCP/NCCP Plan Area.

N.3 Onsite Avoidance and Mitigation/Protection Commitments

N.3.1 Avoidance Requirements

The U.S. Army Corps of Engineers' (USACE) Programmatic Record of Decision for PVSP establishes an environmentally preferred alternative that identifies certain avoidance areas to be established within the PVSP. Because the on-site avoidance requirements for PVSP were established prior to adoption of the HCP/NCCP, the HCP/NCCP's on-site avoidance requirements and calculation of on-site impacts for PVSP differ from those described for other Covered Activities in the HCP/NCCP in the following sections: Section 6.3.2.1.1, *Community Condition 1.1, Avoidance of Vernal Pool Complex Constituent Habitat*; Section 6.3.2.2.1, *Community Condition 2.1, Riverine and Riparian Avoidance*; Section 6.3.2.3.1, *Community Condition 3.1, Valley Oak Woodland Avoidance*; and Section 6.3.3.1, *Stream System Condition 1, Stream System Avoidance and Minimization*.

In particular, based on the site-specific biological and aquatic resource characteristics of the PVSP area, the PVSP includes a strategy for avoiding impacts to the Stream System that implements Stream System buffers that differ from the requirements of the HCP/NCCP. Accordingly, PVSP projects will not be subject to the Stream System Encroachment Fee. All other HCP/NCCP requirements and fees will apply to PVSP projects, except as provided in bulleted section below.

The Programmatic BO (pages 9-10, "Open Space within the PVSP") establishes specific criteria for determining whether on-site open space areas within PVSP (i.e., those reflected in the U.S. Army Corps of Engineers' environmentally preferred alternative) will be considered to be impacted and thus require mitigation even though they are undeveloped. These criteria are carried forward and hereby incorporated into the HCP/NCCP relative to PVSP projects, as set forth below. The following text also identifies which HCP/NCCP fees must be paid if any on-site open space areas are considered to be impacted under these criteria.

- Lands located within the PVSP on-site avoidance areas will be treated as avoided, and will not be subject to HCP/NCCP land conversion fees, if: 1) no land cover conversion occurs (e.g., examples of a land cover conversion include engineered detention basin(s) constructed of non-native materials or park and recreational improvements which include hardscape features, such as paved or compacted trails, parking lots, grass/turf areas such as ball fields/soccer fields and other similar amenities.); and 2) if these lands are protected through a restrictive covenant and managed and enhanced for their biological values. Any impacts occurring within the open space area affecting vernal pools, seasonal or perennial wetlands,

valley oak woodlands, riverine/riparian will be mitigated pursuant to the requirements of the proposed conservation measures identified in the Programmatic BO.

- Land conversion, as defined in the Programmatic BO, within the on-site avoidance areas will be subject to the Land Conversion fee.
- Direct affects to vernal pools, seasonal or perennial wetlands, in-stream, or riverine/riparian habitat within the on-site avoidance areas will be subject to the applicable HCP/NCCP Land Conversion and Special Habitat fees (Table 9-5 of the HCP/NCCP).
- Land conversion occurring outside of the on-site avoidance area will not be subject to the Vernal Pool Immediate Watershed Effects Special Habitat Fee for any indirect effects of such conversion that may occur to resources within the on-site avoidance area.
- Land conversion, as defined in the programmatic BO, within the on-site avoidance areas that directly affects the Immediate Watershed of vernal pool wetlands as defined in Section 6.3.2.1.1 Community Condition 1.1 Avoidance for Vernal Pool Constituent Habitat Wetlands will be subject to a Vernal Pool Immediate Watershed Effects fee (Table 9-7).
- Impacts associated with the construction of drainage features in the open space area (e.g., detention basins using natural systems with natural land cover and drainage canals, and channel improvements), including the modification of existing drainage features and their hydrology, that result in the restoration or enhancement of function for Covered Species or Covered Habitat as determined by the Wildlife Agencies will not be subject to any HCP/NCCP fees.
- Impacts in the open space areas that do not improve function for Covered Species or Covered Habitat as determined by the Wildlife Agencies will be subject to the HCP/NCCP temporary effect fee (Table 9-5 of the HCP/NCCP) if the effects persist for less than 1 year and the habitat is returned to pre-project conditions or ecological equivalent within 1 year from the time of groundbreaking. If the activity does not improve function and the effects persist for greater than one year from the time of ground breaking, then the PCCP Land Conversion Fee and/or applicable Special Habitat Fees will be required.

N.3.2 Onsite Mitigation/PCCP Protection Commitments

While Section N.3.1, *Onsite Avoidance Requirements*, describes onsite PVSP open space areas that would be treated as avoided and would not require mitigation or payment of HCP/NCCP fees, not all these avoided areas would count toward PVSP project mitigation requirements or HCP/NCCP protection commitments; provided, however, that the following land cover within PVSP open space areas will count toward project mitigation under the HCP/NCCP (land in lieu of fees) and toward HCP/NCCP land protection commitments if they meet the criteria for Reserve System lands in Section 8.4.1 of the HCP/NCCP, *Criteria for Reserve System Lands*, and are approved by the PCA and the Wildlife Agencies. These land cover types comprise a portion of the overall PVSP open space areas and are shown on Figure N-2 of this appendix. If these specific open space areas are enrolled into the Reserve System, upon PCA and Wildlife Agency approval, they will be managed, adaptively managed, and funded consistent with the provisions of the HCP/NCCP.

1. Open Space A: Riverine/riparian along Dry Creek and Curry Creek (Approximately 40 acres).

2. Open Space B: The large aquatic/wetland complex in the southern portion of the PVSP area, south of Dyer Lane. (Approximately 22 acres).
3. Open Space C: Oak woodlands associated with the Dry Creek corridor (Approximately 25 acres).

N.3.3 References

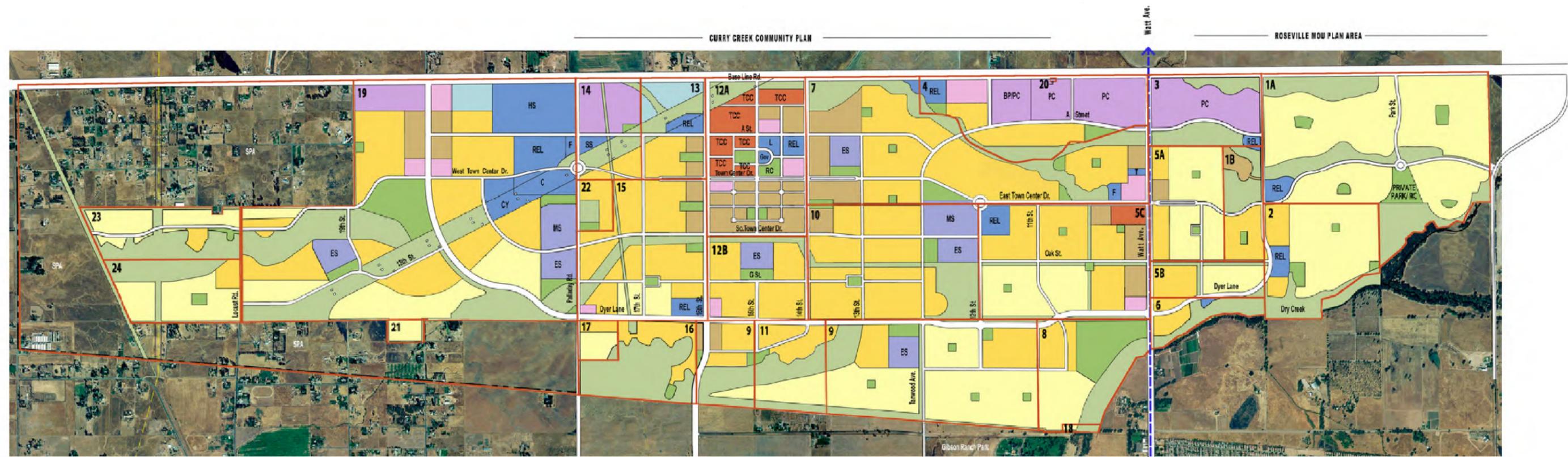
Placer County. 2015. Placer Vineyards Specific Plan. Placer County, CA.

<http://www.placer.ca.gov/departments/communitydevelopment/planning/pvineyards>

USFWS. 2016. Draft Programmatic Biological Opinion for the Placer Vineyards Specific Plan Project, Placer County, California (Corps File Number SPK-1999-00737). USFWS reference number 81420-2008-F-0983-1

USFWS. 2017-19. Amendments and Appendages to the April 1, 2016 Programmatic Biological Opinion for the Placer Vineyards Specific Plan Project (Corps File Number: SPK-1999-00737). USFWS reference number 81420-2008-F-0983-(Various)

Location: J:\GIS_Maps\2001-196 Placer Vineyards\Meetings\2015-03-24_Programmatic BO\EDAW_LEDPA_Graphic.mxd (DW)-dwagman 8/13/2015



EDAW
MACKAY & SOMPS

NOTE: THIS EXHIBIT SHOWS THE APPROVED PLACER VINEYARDS SPECIFIC PLAN LAND USE PLAN WITH ALTERNATIVE LAND USE STUDY PLANS ON PROPERTIES 1B, 3, 16, 17, & 23.

LEGEND

C/MU COMMERCIAL MIXED USE	SPA SPECIAL PLANNING AREA	ES ELEMENTARY SCHOOL	REL RELIGIOUS FACILITY	CY CORPORATE YARD	OS OPEN SPACE
COM COMMERCIAL	LDR LOW DENSITY RESIDENTIAL	MS MIDDLE SCHOOL	F FIRE	SS SUBSTATION	P PARK
PC POWER CENTER	MDR MEDIUM DENSITY RESIDENTIAL	HS HIGH SCHOOL	Govt GOVERNMENT	T TRANSIT	RC RECREATION CENTER
BP BUSINESS PARK	HDR HIGH DENSITY RESIDENTIAL		L LIBRARY	C CEMETERY	
O OFFICE			Po POLICE		↔ BRT LINE

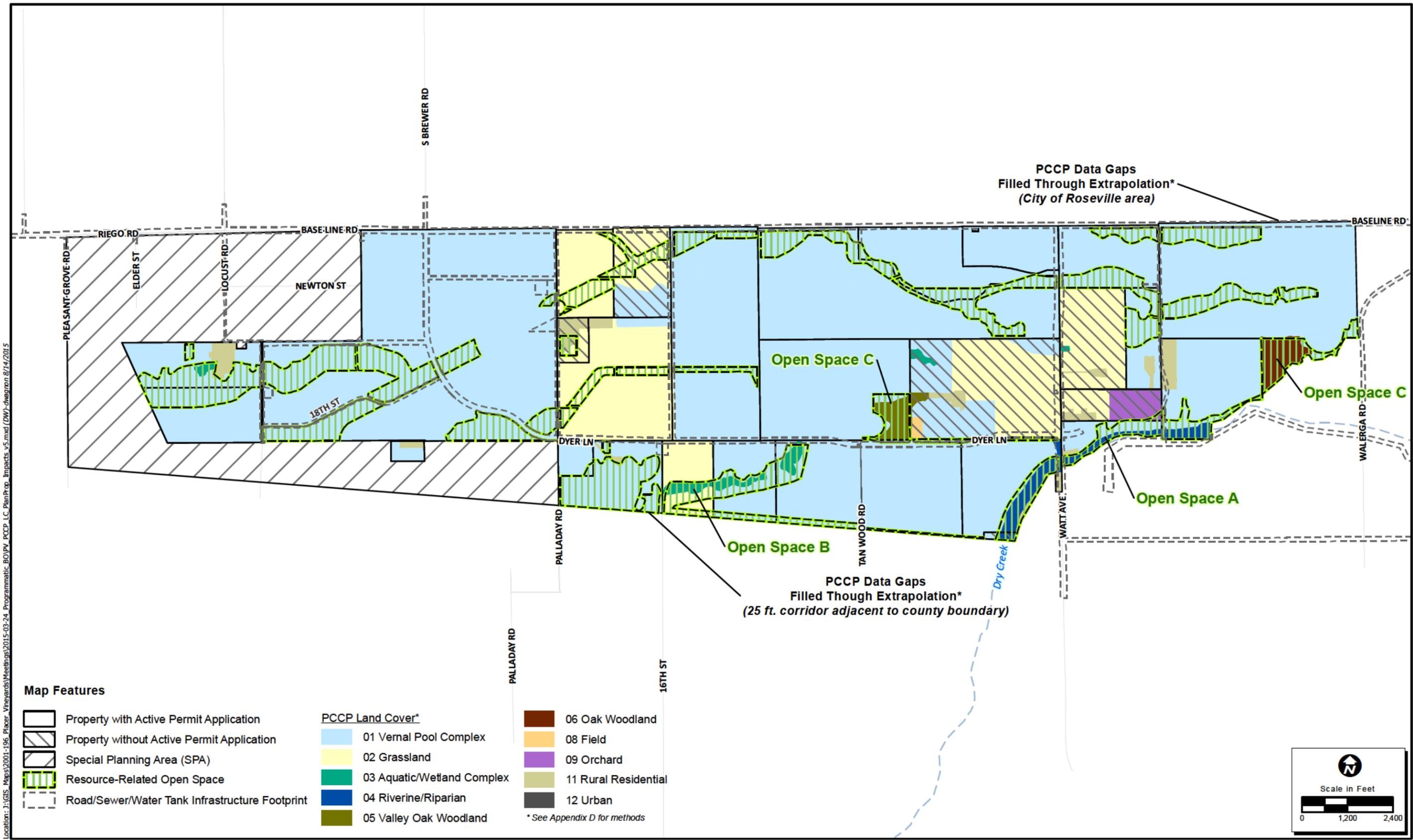
0 100 200 Feet
NORTH
NOVEMBER 2011

Map Date: 8/13/2015
Base Source: MacKay and Soms, EDAW



Figure 1. Placer Vineyards Specific Plan - Approved Development Plan

2001-196 Placer Vineyards



Location: J:\GIS_Maps\2001-196 Placer Vineyards\Meetings\2015-03-24_Programmatic BO\PV_PCCP_LC_PlanProc_Impacts_v5.mxd (DW)-dwg.mxd 8/14/2015

Map Date: 8/14/2015
Data Source: PCCP 2015, MacKay and Soms

Figure 2. PVSP Open Space and Land Cover Types