APPENDIX A

Sierra Vista Specific Plan Infrastructure Draft Regional General Permit

Sierra Vista Specific Plan Infrastructure
Roseville, California

EFFECTIVE DATE: <<DATE>>2013

EXPIRATION DATE: <<DATE>>2018

ISSUING OFFICE: U.S. Army Corps of Engineers, Sacramento District, Regulatory Division, 1325 J Street, Room 1350, Sacramento, California 95814-2922

ACTION ID: SPK-2006-01050

PERMITTEE: Sierra Vista Specific Plan Property Owners, Placer County, California.

NOTE: The term "you" and its derivatives, as used in this permit, means the permittee or any future transferee. The term "this office" refers to the issuing office of the Corps of Engineers having jurisdiction over the permitted activity.

After you receive written verification for your project under this Regional General Permit (RGP) from this office, you are authorized to perform that work in accordance with the terms and conditions and any project-specific conditions specified below.

PURPOSE: The purpose of the RGP is to provide a simple and expeditious means of transferring the Section 404 authorization for the construction of backbone infrastructure. The Corps of Engineers has issued ten individual permits comprising the Sierra Vista Specific Plan (SVSP) project. Each of these individual permits includes the backbone infrastructure located within the property boundaries of the respective permits (on-site). The only SVSP backbone infrastructure not located on-site is the extension of Westbrook Boulevard and the widening of Baseline Road. Both of these off-site infrastructure segments are included on separate Department of the Army permit applications for projects adjoining SVSP (Westbrook and Placer Vineyards, respectively). Each permittee is required by local development agreements to provide certain segments of the backbone infrastructure if they are not already in place. Depending on the timing and sequence of development, some of the infrastructure needed by a particular permittee may be located on-site on a separate property authorized by a separate individual permit or off-site. In cases where the required infrastructure is located on a separate property covered by a separate individual Department of the Army permit or is located off-site, this RGP allows the transference of the authority to construct segments of that infrastructure, as needed. Except for the off-site infrastructure, this RGP does not authorize any work not already authorized by the ten individual permits but it allows flexibility to accommodate undetermined project implementation schedules, chronology and phasing. (See Exhibit A.)

LOCATION: This RGP is restricted to the SVSP project area. The SVSP is located in the western portion of the City of Roseville, north of Baseline Road, west of Fiddyment Road, and south of the West Roseville Specific Plan Area (see attached drawings Figures 1 & 2). This approximately 1625.13-acre site is located on Curry Creek, in Sections 25 – 27 and 34 - 36, Township 11 North, Range 5 East, MDB&M, Latitude 38.762166°, Longitude -121.38376°, City of Roseville, in Placer County, California.

AUTHORITY: This RGP authorizes activities within the SVSP project area incidental to construction of the backbone infrastructure that involve discharges of dredged or fill material into waters of the United States under Section 404 of the Clean Water Act.

ACTIVITIES AUTHORIZED BY THIS REGIONAL GENERAL PERMIT: This RGP authorizes specific structures and work associated with construction of the backbone infrastructure associated with the SVSP project. This RGP does not authorize any work other than that backbone infrastructure and does not authorize any changes in the scope or nature of that backbone infrastructure. The structures and work authorized by this RGP are shown on the attached documents Exhibit A and Figure 3.

TERMS OF AUTHORIZATION:

1. Applying for RGP Authorization. Prior to commencing work on a proposed segment of backbone infrastructure requiring authorization by the RGP, applicants seeking such authorization shall notify the Corps in accordance with RGP General Condition Number 12 (Notification). If the Corps determines the activity does not comply with the terms and conditions of the RGP, the Corps will notify the applicant in writing within thirty (30) calendar days that the RGP authorization will not be granted, citing the specific reasons the work does not comply with the terms and condition of this RGP. If the Corps determines the work does comply with the terms and conditions of the RGP, the Corps will notify the applicant of such within 30 days of receipt of a complete application.

   If the work would involve potential impacts to federally-listed branchiopods, the Corps will so notify the applicant within 30 days of receipt of the notification and concurrently request the U.S. Fish and Wildlife Service (USFWS) to append the work to the programmatic biological opinion. In such cases, authorization under this RGP will not be granted until the USFWS has appended the infrastructure segment(s) to the programmatic biological opinion.

   If the Corps does not provide a written response to the applicant within 30 days of receipt of a complete notification and the infrastructure segments do not involve potential impacts to federally-listed branchiopods, the applicant may not presume that the proposed activity is authorized under the RGP, and must wait to hear from the Corps that the activity complies with all other terms and conditions of the RGP.

2. Impact Limitations for Waters of the U.S. The impacts to waters of the United States resulting from construction of each segment of backbone infrastructure shall not exceed the impacts

authorized for said infrastructure segments in each of the individual permits issued for the SVSP project. Those impacts are listed on the attached Exhibit B and shown in Figure 2.

3. After-the-fact Projects. This RGP may not be used to authorize activities that were constructed without the required authorization of a Department of the Army permit.

4. Activity Completion. Any activity authorized by the Corps under this RGP must be completed prior to the expiration date of this RGP unless specifically extended by the Corps on a case-by-case basis. Activities that have been authorized under this RGP that are under construction or under contract of construction in reliance on this authorization will remain authorized provided the activity is completed within 12 months of the date of the RGP's expiration, modification or revocation, unless the Corps exercises its discretionary authority to modify, suspend or revoke the authorization of a specific activity.

5. Expiration of RGP. This RGP is valid for five (5) years from the date of issuance (or reissuance). At least sixty (60) calendar days prior to the expiration date of this RGP, the Corps will issue a public notice with an opportunity for public comment, describing the reasons for reissuing the RGP, reissuing the RGP with modifications, or not reissuing the RGP for another five years. The Corps may extend the RGP for six months beyond the expiration date if it is unable to reissue the RGP due to unresolved issues. If the Corps has not reissued or extended the RGP by the expiration date, the RGP will no longer be valid. This RGP, or any specific authorizations granted under this RGP, may also be modified, suspended or revoked by the Corps at any time deemed necessary. In such instance, the Corps will issue a public notice concerning the action.

GENERAL CONDITIONS:

The following conditions apply to all work authorized by this RGP.

1. Site Status. The permittee is responsible for this authorized activity until it is transferred to the City of Roseville. Therefore, you must maintain the activity authorized by this permit in good condition and in conformance with the terms and conditions of this permit. You are not relieved of this requirement if you abandon the permitted activity. Should you wish to cease to maintain the authorized activity or should you desire to abandon it, you must first obtain a modification of this permit from this office, which may require restoration of the area and additional compensation as seen fit by this office to ensure that the site may be adequately maintained in perpetuity.

2. Clean Fill. Fill material must be clean and free of contaminants and noxious plants. Fresh cement or concrete is not allowed in waters unless it is placed in sealed forms. Unsuitable fill material includes vehicle bodies, farm machinery, appliances and other metal objects, asphalt, biodegradable construction debris and tires, concrete with exposed rebar.

3. Endangered Species Consultation. This Corps permit does not authorize you to take an endangered species, in particular **[SPECIES (Species species)]**, or designated critical habitat. In order to legally

take a listed species, you must have separate authorization under the Endangered Species Act (e.g., an Endangered Species Act Section 10 permit, or a Biological Opinion under Endangered Species Act Section 7, with "incidental take" provisions with which you must comply). The enclosed Fish and Wildlife Service Biological Opinion (Number **[XXXX]**, dated **[XXXX]**), contains mandatory terms and conditions to implement the reasonable and prudent measures that are associated with "incidental take" that is also specified in the Biological Opinion**[s]**. Your authorization under this Corps permit is conditional upon your compliance with all of the mandatory terms and conditions associated with "incidental take" of the attached Biological Opinion**[s]**, which terms and conditions are incorporated by reference in this permit. Failure to comply with the terms and conditions associated with incidental take of the Biological Opinion**[s]**, where a take of the listed species occurs, would constitute an unauthorized take, and it would also constitute non-compliance with your Corps permit. The U.S. Fish and Wildlife Service is the appropriate authority to determine compliance with the terms and conditions of its/their Biological Opinion**[s]**, and with the Endangered Species Act. You must comply with all conditions of this/these Biological Opinion**[s]**, including those ascribed to the Corps.

4. Water Quality Certification. Section 401 water quality certification is required for all activities to be authorized by this RGP. The Central Valley Regional Water Quality Control Board (CVRWQCB) has issued a programmatic water quality certification for the activities authorized by this RGP. Each permittee must submit a notice of intent (NOI) to the CVRWQCB and receive its approval to construct the infrastructure under the programmatic water quality certification prior to beginning work in waters of the United States authorized by this RGP. The permittee shall comply with all terms and conditions of the Water Quality Certification.

5. Unanticipated Cultural Resource Discoveries. If you discover any previously unknown historic or archeological remains while accomplishing the activity authorized by this permit, you shall immediately notify the Corps of what you have found. Should any cultural resources, such as structural features, any amount of bone or shell, artifacts, human remains, or architectural remains, be encountered during any subsurface development activities, work shall be suspended within 100.0 feet of the find. The City of Roseville Planning and Public Works staff and the Corps shall be immediately notified. At that time, the City of Roseville and the Corps will coordinate any necessary investigation of the site, with qualified archaeologists as needed, to assess the resource (i.e. whether it is a historical resource, a unique archaeological resource, or a historic property) and provide proper management recommendations should potential impacts to resources be found to be significant or adverse. Possible management recommendations for important resources could include resource avoidance or, where avoidance is infeasible in light of project design or layout to avoid significant (adverse) effects, data recovery excavations. The contractor shall implement any measures deemed feasible and necessary by the City and Corps staff, in consultation with the archaeologists and California State Historic Preservation Officer, as appropriate, to avoid or minimize significant (adverse) effects to cultural resources. In addition, pursuant to Section 5097.98 of the State Public Resources Code, and Section 7050.5 of the State Health and Safety Code, in the event of the discovery of human remains, the County Coroner shall be immediately notified. If the remains are determined to be Native American, guidelines of the Native American Heritage Commission shall be adhered to in the treatment and disposition of the remains.

6. Best Management Practices. Best Management Practices (BMPs) must be employed during construction and in project design to protect water quality and minimize impacts of storm water runoff on aquatic resources. BMPs should be appropriately located in or adjacent to waters of the United States (e.g., silt curtains). The applicant shall employ the following BMPs, as appropriate, in designing and constructing the project. The applicant shall describe which BMPs are practicable as part of the notification procedure as per General Condition Number 12 and this General Condition Number 6:

a. Preservation of natural resource features on the project site as identified in Figure 4 (e.g., floodplains, wetlands, streams, and other drainage ways, grasslands, woodlands, and native soils);

b. Preservation of natural water infiltration and storage characteristics of the site;

c. Minimization of new impervious surfaces in project design (impervious surfaces may be minimized through practices such as reducing road widths and clustering developments designed around open space);

d. Structural measures that provide water quality and quantity control,

e. Structural measures that provide only quantity control and conveyance,

f. Construction BMPs include: matting and filter fencing, or other barrier methods to intercept/capture sediment. Heavy equipment working in wetlands must be placed on mats, or employ other measures such as low ground pressure equipment, must be implemented to minimize soil disturbance.

7. Proper Maintenance. Any authorized infrastructure shall be properly maintained, including maintenance necessary to ensure public safety and the movement of aquatic organisms at all times.

8. Aquatic Life Movements. No activity may substantially disrupt the necessary life cycle movement of aquatic species indigenous to the water body, including those species that normally migrate through the area, unless the activity's primary purpose is to impound water. Culverts placed in streams must be installed to maintain low-flow conditions, and should be designed as open-bottom culverts.

9. Suitable Material. No discharge of dredged or fill material may consist of unsuitable material and material discharged must be free from toxic pollutant in toxic amounts (Section 307 of the Clean Water Act). Unsuitable material includes, but is not limited to, trash, debris, car bodies, and asphalt.

a. You shall use only clean and nontoxic fill material for this project. The fill material shall be free from items such as trash, debris, automotive parts, asphalt, construction materials, and concrete with exposed reinforcement bars, and soils contaminated with any toxic substance, in toxic amounts in accordance with Section 307 of the Clean Water Act. In addition, you shall allow all newly poured concrete to cure for a minimum of seven days prior to coming into contact with open water.

10. Removal of Temporary Fills and Restoration of Affected Areas. Temporary fills shall be removed in their entirety and the affected areas returned to pre-construction elevations. The affected areas shall be re-vegetated with native and/or naturalized species common in the adjacent grasslands upon completion of the work. Temporary fills may not last more than three months within waters of the United States, including wetlands.

11. Compensatory Mitigation. Mitigation for impacts to waters of the United States must be accomplished to the mitigation amounts specified for each segment of backbone infrastructure (see Exhibit B and Figure 4).

a. Where the mitigation involves purchase of credits from an approved mitigation bank, these credits must be purchase and proof of purchase must be provided to the Corps prior to commencing the activity authorized by the RGP.

b. Where the mitigation involves creation of wetlands on-site, construction of the wetlands must begin concurrently with construction of the infrastructure segment(s) authorized by this RGP and must be completed within twelve months from the start of construction of the mitigation. Specific sections of on-site mitigation must be constructed and completed in their entirety.

c. If the permittee elects to use permittee-sponsored mitigation, the mitigation and monitoring plan for the permittee-sponsored mitigation must be prepared, submitted to, and approved by, the Corps prior to initiating construction of the infrastructure segment(s) authorized by this RGP. Submittal and approval of the permittee-sponsored mitigation and monitoring plan must be completed prior to receiving authorization under this RGP.

d. You shall develop a final comprehensive mitigation and monitoring plan, which must be approved by the Army Corps of Engineers prior to initiation of construction activities within waters of the United States. The plan shall include mitigation location and design drawings, vegetation plans, including target species to be planted, and final success criteria, and shall be presented in the format of the Sacramento District's Habitat Mitigation and Monitoring Proposal Guidelines, dated December 30, 2004. The purpose of this requirement is to ensure replacement of functions of the aquatic environment that would be lost through project implementation.

12. Notification. The applicant shall provide written notification requesting authorization under this RGP prior to commencing work. The Corps' receipt of the complete notification is the date when the Corps receive all required notification information from the applicant (listed below). Written notification shall include all of the following.

a. A letter signed by the applicant requesting authorization under the RGP including the specific segment(s) of backbone infrastructure to be constructed and the area (in square feet and acres) of waters of the United States that will be impacted.

b. The estimated start and completion date for the infrastructure segments to be constructed.

c. A vicinity map showing the infrastructure segments to be constructed in relation to the overall SVSP project and a plan drawing(s) showing the infrastructure segment(s) relative to existing waters of the United States. Where the infrastructure would involve a crossing of waters of the United States, the applicant will also include a cross-section drawing depicting the crossing relative to existing waters of the United States.

d. A tabulation of the direct and indirect effects (both permanent and temporary) and the required mitigation associated with the infrastructure segments (see Exhibit B). Where the required mitigation involves purchase of credits from an approved mitigation bank, the notification must include proof of purchase of the required credits. Where the mitigation associated with the infrastructure segments requires construction of wetlands on-site, the notification must clearly identify which segment(s) of wetlands will be constructed, what portion of the mitigation constructed (in acres) will be applied to the infrastructure segment for which authorization is being requested, and, if applicable, what portion (in acres) of the mitigation constructed will be available for satisfying other SVSP mitigation requirements.

e. If the mitigation involves permittee-sponsored mitigation and if the mitigation and monitoring plan for that mitigation has not been previously approved by the Corps, it must be included as part of the notification.

f. Representative color ground photographs taken of the site including the wetland areas.

13. Reporting Responsibilities. The permittee must submit a report to the Corps within 30 days of completion of the work authorized by this RGP. The completion report will contain the following:

a. The Corps' file number.

b. Photographs showing the pre- and post-construction project conditions; Color ground photographs of the completed work. The cameral positions and view-angles of the ground photographs shall be identified on a map, aerial photograph, or project drawing. Copies of these photographs shall be submitted within the paper report and as a copy digital copy.

c. A completed compliance certificate.

d. As-built drawings and a description of the work conducted on the project site, within the on-site and/or off-site compensatory mitigation, or preservation, or avoidance area(s) to

this office for review. The drawings shall be signed and sealed by a registered professional engineer and the biological monitor that oversaw the construction of the work.

e. A plan view drawing of the location of the authorized work footprint (as shown on the permit drawings) with an overlay of the work as constructed in the same scale as the attached permit drawings. The drawing should show all "earth disturbance," wetland impacts, structures, and the boundaries of any on-site and/or off-site mitigation or avoidance areas. The drawings shall contain, at a minimum, 1-foot topographic contours of the entire site.

14. Access. The permittee must allow representatives from the Corps to inspect the authorized activity at any time deemed necessary to ensure that the work is being or has been accomplished in accordance with the terms and conditions of this RGP.

15. Awareness Responsibility. You are responsible for all work authorized herein and ensuring that all contractors and workers are made aware and adhere to the terms and conditions of this permit authorization. You shall ensure that a copy of the permit authorization and associated drawings are available for quick reference at the project site until all construction activities are completed.

16. Construction Monitoring. You shall employ a qualified wetland scientist, who is familiar with vernal pools, to continuously monitor construction activities in the vicinity of waters of the United States to ensure against unauthorized activity occurring during construction. This monitor shall be on-site during all construction activities where waters of the United States are being filled and when construction is occurring within 250.0-feet of any preserved, and/or avoided, waters of the United States. If unauthorized activities do occur into waters of the United States, the monitor shall have the authority to stop work within waters of the United States immediately and notify our office at once. This monitor shall educate the construction workers about the sensitivities of the wetlands on-site, and the rare species of the area before work begins.

17. Migratory Bird Treaty Act and Bald and Golden Eagle Protection Act. Activities in waters of the United States that serve as breeding areas for migratory birds must be avoided to the maximum extent practicable. An activity authorized under this RGP does not authorize the “take” of a migratory bird, including bald and golden eagles, as defined under the Federal Migratory Bird Treaty Act and the Bald and Golden Eagle Protection Act.

18. Federal Fish and Wildlife Coordination Act. All terms and conditions of the Fish and Wildlife Coordination Act shall be met for any project authorized under this RGP.

19. On-site Stream Flows. The project must not permanently restrict or impede the passage of normal or expected high flows in the watercourse.

LIMITATIONS AND RESTRICTIONS:

1. The Corps has authority to determine if an activity complies with the terms and conditions of the RGP.

2. This RGP does not obviate the need to obtain other Federal, state, or local permits, approvals, or authorizations required by law.

3. This RGP does not grant any property rights or exclusive privileges.

4. This RGP does not authorize any injury to the property or rights of others.

5. This RGP does not authorize interference with any existing or proposed Federal project.

DEFINITIONS:

Activity is any discharge of dredged or fill material into waters of the United States under Section 404 of Clean Water Act.

Applicant is the individual, organization, or company requesting authorization under the RGP.

Authorization is written verification by the Corps that an activity qualifies for, and may proceed under, the RGP provided all terms and conditions of the RGP are followed.

Compensatory mitigation is the restoration, establishment (creation), enhancement, and/or in certain circumstances preservation of aquatic resources for the purposes of offsetting unavoidable adverse impacts which remain after all appropriate and practicable avoidance and minimization has been achieved.

Complete application is all required notification materials that must be submitted by the applicant to the Corps, as listed in General Condition Number 12. If all materials are not submitted, the application is considered incomplete and will not be processed under the RGP.

General conditions are RGP conditions that would apply to all activities authorized by this RGP.

Historic properties are as defined in 36 CFR Part 800.16(l). It means any prehistoric or historic district, site, building, structure, or object included in, or eligible for inclusion in, the National Register of Historic Places maintained by the Secretary of the Interior. This term includes artifacts, records, and remains that are related to and located within such properties. The term includes properties of traditional religious and cultural importance to an Indian tribe or Native Hawaiian organization and that meet the National Register criteria.

Impact is the direct and indirect loss of waters of the U.S., including wetlands, which results from implementation the activity.

Indirect impact is an impact that is caused by the activity, occurs later in time and is reasonably certain to occur. For purposes of this RGP, indirect effects refer to suitable habitat for listed branchiopods occurring in occupied watersheds located within 250 feet of the edge of the backbone infrastructure.

Listed branchiopods, for purposes of this RGP, are federally-listed species of branchiopods which have been documented as occurring in or near the SVSP project area. They include vernal pool fairy shrimp (*Branchinecta lynchi*) and vernal pool tadpole shrimp (*Lepidurus packardi*).

Loss of waters of the United States. This refers to waters that are permanently adversely affected by filling, flooding, excavation, or drainage because of the regulated activity. Permanent adverse effects include permanent discharges of dredge or fill material that change an aquatic area to dry land, increase the bottom elevation of a water body, or change the use of an aquatic feature. The acreage of loss of waters of the U.S. is a threshold measurement of the impact to jurisdictional waters for determining if the project may qualify for the RGP; it is not a net threshold that is calculated after considering compensatory mitigation that may be used to offset losses of aquatic functions and services.

Mitigation see "compensatory mitigation" definition.

Mitigation bank is a site where aquatic resources (e.g., wetlands, streams) are restored, established, enhanced, and/or preserved for the purpose of providing compensatory mitigation for impacts authorized by DA permits.

Notification is the submission of required information by the applicant to the Corps for a complete application.

On-site means located within one or more of the nine properties comprising the SVSP.

Off-site means located within the SVSP but not within one or more of the properties comprising the SVSP.

Permittee is an entity that has received authorization to conduct activities in waters of the United States under this RGP.

Permittee-responsible mitigation refers to a type of compensatory mitigation as defined in 33 CFR Part 332.2, entailing aquatic resource restoration, establishment, enhancement, and/or preservation activity undertaken by the permittee (or an authorized agent or contractor) to provide compensatory mitigation for which the permittee retains full responsibility.

Project site is the land, including waters of the U.S. and uplands, utilized for a single and complete project. The project site includes the land cleared, graded, and/or filled to construct the single and complete project, including any buildings, utilities, storm water management facilities, roads, yards, and other attendant features. Temporary construction areas (e.g., access and staging) are included. The

project site also includes any other land and attendant features that are used in conjunction with the single and complete project, such as open space, roads and utilities.

Single and complete project is the "total project proposed or accomplished by one owner/developer or partnership or other association of owners/developers" (33 CFR 330.2[i]).

Special conditions are conditions added by the Corps for projects on a case-by case basis to ensure an activity has minimal impacts on aquatic resources and complies with the RGP. The Corps' authority to require special conditions is provided in 33 CFR Part 325.4(a).

Suspension is the temporary cancellation of the authorization while a decision is made to modify, revoke or reinstate the authorization.

Terms and conditions are the parameters, including thresholds, limitations and requirements, for completing an activity under the RGP. These parameters are described in each Activity category and in the General Conditions. Special conditions may also be added by the Corps on individual authorizations to ensure an activity has minimal individual and cumulative impacts.

Waters of the United States are as defined in 33 CFR Part 328.3(a). For purposes of wetlands regulated under Section 404 of the Clean Water Act under this RGP, the identification and delineation of wetlands must be in accordance with the most recent guidance and wetland delineation manual and manual supplement issued by the Corps.

Definitions found at 33 CFR Parts 320-323, 325-329, and 331-332 and 40 CFR Part 230 are also applicable to this RGP and are incorporated by reference herein.

REEVALUATION: This office may reevaluate its decision on this permit, or on the verification that any particular activity qualifies for this RGP, at any time circumstances warrant review as determined by this office. Circumstances that could require a reevaluation include, but are not limited to, the following:

a. You fail to comply with the terms and conditions of this permit.

b. The information provided by you proves to have been false, incomplete, or inaccurate.

c. Significant new information surfaces which this office did not consider in reaching the original public interest decision.

Such a reevaluation may result in a determination that it is appropriate to use the suspension, modification, and revocation procedures contained in 33 CFR 325.7 or enforcement procedures such as those contained in 33 CFR 326.4 and 326.5. The referenced enforcement procedure provide for the issuance of an administrative order requiring you to comply with the terms and conditions of your permit and for the initiation of legal action where appropriate. You will be required to pay for any corrective measures ordered by this office, and if you fail to comply with such directive, this office may, in certain situations (such as those specified in 33 CFG 209.170), accomplish the corrective measures by contract or otherwise and bill you for the cost.

CONTACTS AND ADDITIONAL INFORMATION: For additional information, about RGP 04, please contact the U.S. Army Corps of Engineers, Sacramento District at the address below, phone number (916) 557-5250.

ATTACHMENTS: Included at the end of this document. (Four Figures and two Exhibits.)

This permit becomes effective when the Federal official, designated to act for the Secretary of the Army, has signed below.

_____ _____

Michael S. Jewell Date
Chief, Regulatory Division
Sacramento District

TRANSFER:

When the structures or work authorized by this permit are still in existence at the time the property is transferred, the terms and conditions of this permit will continue to be binding on the new owner(s) of the property. To validate the transfer of this permit and the associated liabilities associated with compliance with its terms and conditions, have the transferee sign and date below.

_____ _____

Name (Print) Date

_____

Title

_____

Address

_____

Signature: Transferee

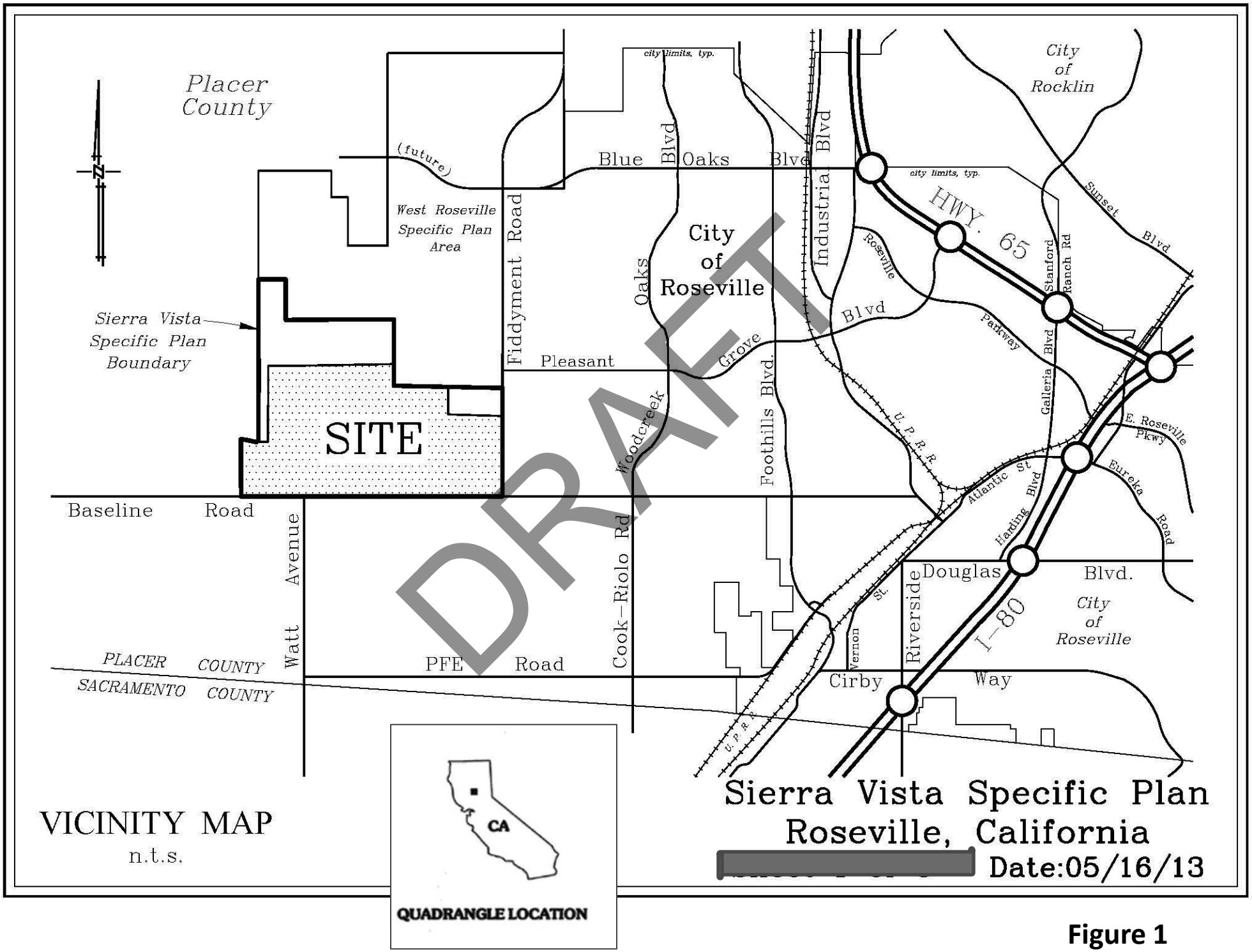
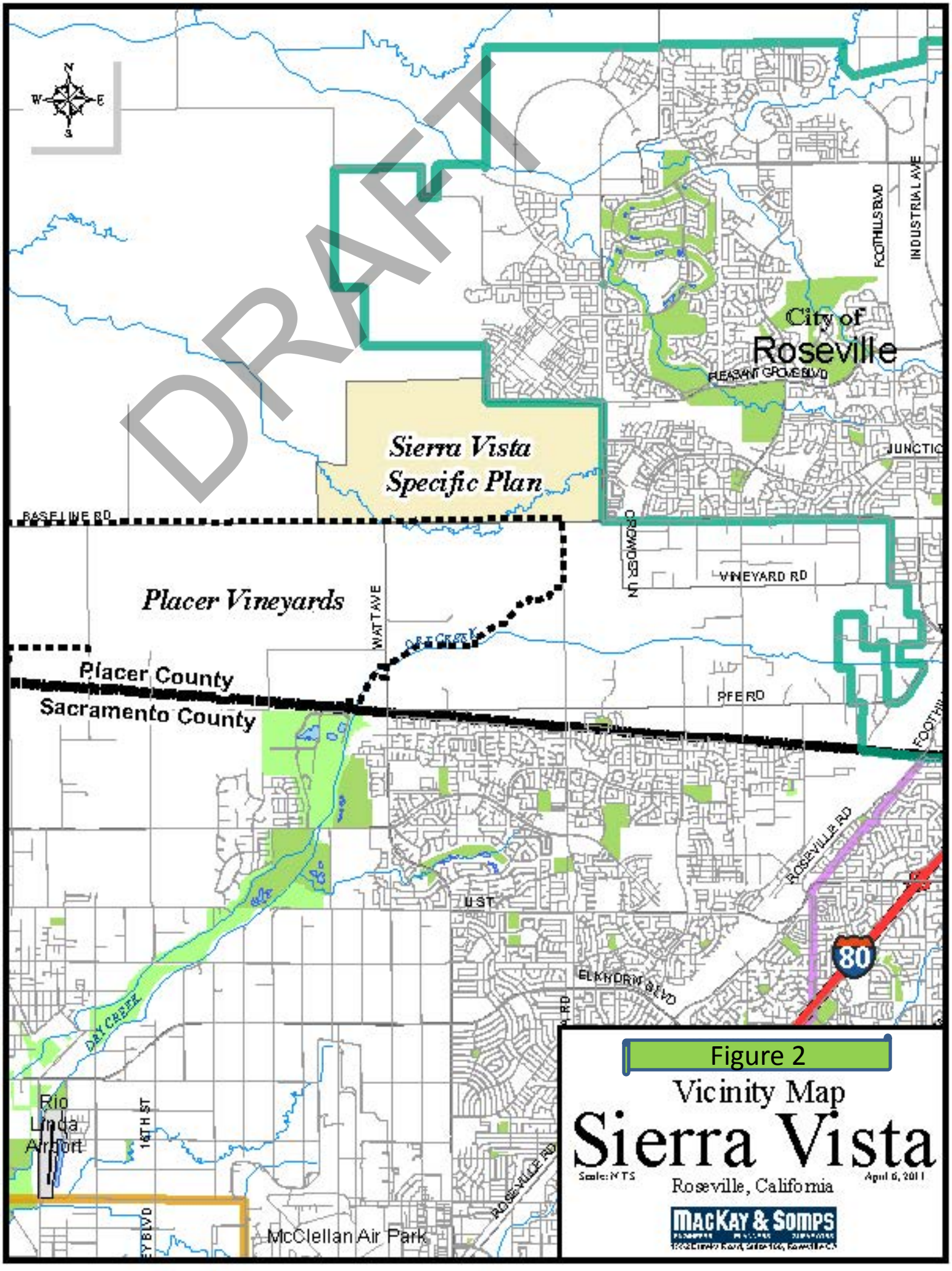

Placer County
city limits, typ.
City of Rocklin
(future)
Blue Oaks Blvd
West Roseville Specific Plan Area
Fiddyment Road
Oaks Blvd
City of Roseville
Industrial Blvd
city limits, typ.
HWY. 65
Sunset Blvd
Roseville Blvd
Stanford Ranch Rd
Sierra Vista Specific Plan Boundary
SITE
Pleasant Grove
Foothills Blvd.
Woodcreek
U.P.R.R.
Galleria Blvd
Parkway
E. Roseville Pkwy
Eureka Road
Atlantic St
Harding Blvd
Baseline Road
Watt Avenue
Cook-Riolo Rd
PFE Road
Douglas Blvd.
Riverside
Vernon St.
I-80
City of Roseville
PLACER COUNTY
SACRAMENTO COUNTY
Cirby Way
CA
QUADRANGLE LOCATION
VICINITY MAP
n.t.s.
Sierra Vista Specific Plan
Roseville, California
Date:05/16/13
DRAFT

Figure 1


DRAFT
N
W
E
S
City of
Roseville
Sierra Vista
Specific Plan
Placer Vineyards
Placer County
Sacramento County
BASELINE RD
WATT AVE
VINEYARD RD
PFE RD
FOOTHILLS BLVD
INDUSTRIAL AVE
ROSEVILLE RD
ELKHORN BLVD
DAY CREEK
80
Rio
Linda
Airport
16TH ST
McClellan Air Park
Figure 2
Vicinity Map
Sierra Vista
Scale: NTS
April 6, 2011
Roseville, California
MacKay & Somps

N
W E
S

0 500 1,000
Feet

Legend

- Sierra Vista Specific Plan Boundary
- Property Lines
- Infrastructure Segment

Wetland Type

- Ephemeral Stream
- Intermittent Drainage
- Intermittent Stream
- Perennial Marsh
- Perennial Stream
- Pond
- Seasonal Wetland
- Vernal Pool
- Wetland Swale
- Swale Depressional

Pleasant Grove Blvd.

Westbrook 400 LLC

Chan

Conley

Federico

Computer Deductions

Placer 2780

Baybrook

Baseline P&R

CGB

Bagley

Wealth Properties

DF Properties

Fiddymment Rd.

Baseline Rd.

W6 W5 W4 W3 W2 W1

U16 U15 U14 U13 U12 U11 U10 U9 U8 U7 U6 U5 U4 U3 U2 U1

V8 V7 V6 V5 V4 V3 V2 V1

S6 S5 S4 S3 S2 S1

FED3 FED2 FED1

P5 P4 P3 P2 P1

T4 T3 T2 T1

M5 M4 M3 M2 M1

UP5 UP4 UP3 UP2 UP1

F2 F1

B9 B8 INT2 B7 B6 B5 B4 B3 B2 B1 INT1

SG1

DRAFT

Figure 3

Infrastructure Segmentation

Sierra Vista

Scale: 1" = 1000'

Roseville, California

May 13, 2011

N
W E
S
0 200 400 800
Feet

Legend

- Sierra Vista Specific Plan Boundary
- Property Lines
- Wetland Creation Area
- Open Space Segment Area
- Infrastructure

Wetland Type

- Ephemeral Stream
- Intermittent Drainage
- Intermittent Stream
- Perennial Marsh
- Perennial Stream
- Pond
- Seasonal Wetland
- Vernal Pool
- Wetland Swale
- Swale Depressional

Chan
Conley
Federico
Bagley
Baybrook
Baseline P&R
CGB
Wealth Properties
DF Properties
Computer Deductions
Placer/2780
Fiddyment Rd.
Baseline Rd.

FC1
FC2
FC3
FC4
FC5
FC6
FC7a
FC7b
FC7c
FC8
FC9
FC10

CC1
CC2
CC3
CC4
CC5
CC6
CC7
CC8

Figure 4
Wetland Creation Area and Open Space Area Per Segment

Sierra Vista

Scale: 1" = 400'
Roseville, California
November 9, 2012

Exhibit A – Backbone Infrastructure

The proposed RGP would authorize construction of discreet segments of backbone infrastructure that are also associated with the Sierra Vista Specific Plan (SVSP). For purposes of this RGP, backbone infrastructure is that portion of the SVSP infrastructure that serves, and/or is located on, two or more of the properties that comprise the SVSP. It does not include infrastructure that is located wholly on and serves only one of the properties. The backbone infrastructure includes major roadways along with their attendant features, utility lines, stormwater drains and associated outfalls, water quality treatment facilities, detention facilities, trails, a potable water storage facility, an electric substation, a fire station and on-site wetland creation.

The backbone infrastructure has been divided into discreet segments that must be constructed as a whole. These segments are shown on the Exhibits B and C. Exhibit D is a table listing all of the backbone infrastructure segments that would impact waters of the U.S., their impacts and the corresponding proposed mitigation. The following is a discussion of the various components of the backbone infrastructure, their segments, the impacts and the corresponding proposed mitigation.

Major Roads

There are seven new major roads included in the backbone infrastructure. The north-south roads include Santucci Boulevard, Westbrook Boulevard, Market Street and Upland Drive. Major east-west roads include Federico Drive, Sierra Glen Drive, and Vista Grande Boulevard. In addition to these new roads, one existing north-south road (Fiddyment Road) and one existing east-west road (Baseline Road) would be widened. There will also be two improved intersections. All of these roads will have buried utility lines and storm drains within their footprints.

Santucci Drive is divided into six discreet segments (S1 – S6, see Exhibit B). Cumulatively, Santucci Drive will impact 1.0952 acres of waters of the U.S. comprised of and the proposed mitigation for these impacts is 0.6375 acre of on-site creation 1.5864 acre of off-site preservation, and0.7152 acre of off-site restoration/creation (see the table at Exhibit D for a breakdown of these impacts and proposed mitigation by segment).

Westbrook Boulevard is divided into five discreet segments (W1 – W6, see Exhibit B). Cumulatively, Westbrook Boulevard will impact 0.5965 acre of waters of the U.S. and the proposed mitigation for these impacts is 0.4755 acre of on-site creation, 0.6553 acre of off-site preservation, and 0.3130 acre of off-site restoration/creation (see the table at Exhibit D for a breakdown of these impacts and proposed mitigation by segment).

Market Street is divided into five discreet segments (M1 – M5, see Exhibit B). Cumulatively, Market Street will impact 0.5103 acre of waters of the U.S. and the proposed mitigation for these

impacts is 0.6737 acre of on-site creation, and 0.1087 acre of off-site restoration/creation (see the table at Exhibit D for a breakdown of these impacts and proposed mitigation by segment).

Upland Drive is divided into five discreet segments (UP1 – UP5, see Exhibit B). Cumulatively, Upland Drive will impact 0.6696 acre of waters of the U.S. and the proposed mitigation for these impacts is 1.1233 acre of on-site creation (see the table at Exhibit D for a breakdown of these impacts and proposed mitigation by segment).

Federico Road is divided into two discreet segments (F1 and F2, see Exhibit B). Cumulatively, Federico Road will impact 0.3785 acre of waters of the U.S. and the proposed mitigation for these impacts is 0.4909 acre of on-site creation, 0.1716 acre of off-site preservation, and 0.0858 acre of off-site restoration/creation (see the table at Exhibit D for a breakdown of these impacts and proposed mitigation by segment).

Sierra Glen Drive is one discreet segment (SG1, see Exhibit B). Sierra Glen Drive will impact 0.0275 acre of waters of the U.S. and the proposed mitigation for these impacts is 0.0275 acre of off-site restoration/creation (see the table at Exhibit D for a breakdown of these impacts and proposed mitigation by segment).

Vista Grande Boulevard is divided into eight discreet segments (V1 – V8, see Exhibit B). Cumulatively, Vista Grande Boulevard will impact 2.0664 acre of waters of the U.S. and the proposed mitigation for these impacts is 2.1166 acres of on-site creation, 0.8924 acre of off-site preservation and 0.8047 acre of off-site restoration/creation (see the table at Exhibit D for a breakdown of these impacts and proposed mitigation by segment).

Baseline Road is divided into nine discreet segments (B1 – B9, see Exhibit B). Cumulatively, Baseline Road will impact 1.3345 acres of waters of the U.S. and the proposed mitigation for these impacts is 1.1135 acres of on-site creation, 5.3173 acres of off-site preservation and 0.6707 acre of off-site restoration/creation (see the table at Exhibit D for a breakdown of these impacts and proposed mitigation by segment).

There are two intersections of existing and/or proposed roads that would be improved (INT1 and INT2, see Exhibit B). INT1 is the intersection of Baseline Road and Fiddyment Road and INT2 is the intersection of Baseline Road and Santucci Boulevard. INT1 will not directly impact waters of the U.S. INT2 will impact 0.5190 acre of waters of the U.S. and the proposed mitigation is 0.6271 acre of on-site creation, 0.2779 acre of off-site preservation and 0.1451 acre of off-site restoration/creation.

Utilities

The utility segments consist of buried transmission lines, drainage lines and surface drainage courses. In most cases, these utilities are buried under roads. Where the roads are already identified as segments of the backbone infrastructure, the utility lines are not shown as separate

infrastructure segments. Where the utility lines are not buried under a road or where that road is not part of the backbone infrastructure, the utility line is shown as separate infrastructure segments. A total of 14 of these utility line segments would impact waters of the U.S. (U1, U2, U4 – U12, and U14 – U16, see Exhibit B) for a combined impact of 0.6437 acre. The proposed mitigation is 0.5467 acre of on-site creation, 0.1555 acre of off-site preservation, and 0.1378 acre of off-site restoration/creation.

Potable Water Storage Facility

There is one potable water storage facility (P1). P1 would directly impact will impact 0.0228 acre of waters of the U.S. and the proposed mitigation is 0.0228 acre of off-site restoration/creation.

Electrical Substation

There is one electrical substation (P2) and it would not directly affect any waters of the U.S.

Recycling Center

There is one recycling center (P3). P3 would directly impact will impact 0.0344 acre of waters of the U.S. and the proposed mitigation is 0.0344 acre of off-site restoration/creation.

Fire Station

There is one fire station (P4). P4 would directly impact will impact 0.0455 acre of waters of the U.S. and the proposed mitigation is 0.0763 acre of on-site creation.

Lift Station

There is one lift station (P5). P5 would directly impact will impact 0.0030 acre of waters of the U.S. and the proposed mitigation is 0.0050 acre of on-site creation.

EXHIBIT B
BACKBONE INFRASTRUCTURE IMPACTS AND CORRESPONDING MITIGATION

Infrastructure Type	Infrastructure Segment	Impacted Habitat Type	Direct Impact (ac)	On-Site Mitigation Creation (ac)	Off-Site Mitigation Preservation (ac)	Off-Site Mitigation Restoration/Creation (ac)
Baseline Road	B1	Seasonal Wetland	0.0506	0.0849	0.0000	0.0000
		B1 Total	**0.0506**	**0.0849**	**0.0000**	**0.0000**
	B2	Seasonal Wetland	0.1857	0.3115	0.0000	0.0000
		B2 Total	**0.1857**	**0.3115**	**0.0000**	**0.0000**
	B3	Vernal Pool	0.4804	0.0000	0.7151	0.4804
		B3 Total	**0.4804**	**0.0000**	**0.7151**	**0.4804**
	B4	Perennial Stream	0.0880	0.1476	0.0000	0.0000
	B4	Vernal Pool	0.0901	0.0000	0.6062	0.0901
	B4	Wetland Swale	0.0010	0.0017	0.0000	0.0000
		B4 Total	**0.1791**	**0.1493**	**0.6062**	**0.0901**
	B5	Vernal Pool	0.0323	0.0000	1.0995	0.0323
	B5	Wetland Swale	0.1054	0.1768	0.0000	0.0000
		B5 Total	**0.1377**	**0.1768**	**1.0995**	**0.0323**
	B6	Vernal Pool	0.0115	0.0000	0.5476	0.0115
		B6 Total	**0.0115**	**0.0000**	**0.5476**	**0.0115**
	B7	Perennial Stream	0.1886	0.3164	0.0000	0.0000
	B7	Vernal Pool	0.0564	0.0000	0.6935	0.0564
	B7	Wetland Swale	0.0224	0.0376	0.0000	0.0000
		B7 Total	**0.2674**	**0.3540**	**0.6935**	**0.0564**
	B8	Seasonal Wetland	0.0000	0.0000	0.4800	0.0000
	B8	Wetland Swale	0.0142	0.0238	0.0000	0.0000
		B8 Total	**0.0142**	**0.0238**	**0.4800**	**0.0000**
	B9	Seasonal Wetland	0.0079	0.0132	1.1754	0.0000
		B9 Total	**0.0079**	**0.0132**	**1.1754**	**0.0000**
		Baseline Road Total	**1.3345**	**1.1135**	**5.3173**	**0.6707**
Federico Road	FED1	Wetland Swale	0.2233	0.3745	0.0000	0.0000
		FED1 Total	**0.2233**	**0.3745**	**0.0000**	**0.0000**
	FED2	Swale Depressional	0.0049	0.0000	0.0098	0.0049

EXHIBIT B
BACKBONE INFRASTRUCTURE IMPACTS AND CORRESPONDING MITIGATION

Infrastructure Type	Infrastructure Segment	Impacted Habitat Type	Direct Impact (ac)	On-Site Mitigation Creation (ac)	Off-Site Mitigation Preservation (ac)	Off-Site Mitigation Restoration/Creation (ac)
	FED2	Vernal Pool	0.0702	0.0000	0.1404	0.0702
	FED2	Wetland Swale	0.0574	0.0963	0.0000	0.0000
		FED2 Total	**0.1325**	**0.0963**	**0.1502**	**0.0751**
	FED3	Seasonal Wetland	0.0107	0.0000	0.0215	0.0107
	FED3	Wetland Swale	0.0120	0.0201	0.0000	0.0000
		FED3 Total	**0.0227**	**0.0201**	**0.0215**	**0.0107**
		Federico Road Total	**0.3785**	**0.4909**	**0.1716**	**0.0858**
Intersection	INT2	Perennial Marsh	0.0048	0.0080	0.0000	0.0000
	INT2	Perennial Stream	0.1304	0.2188	0.0000	0.0000
	INT2	Seasonal Wetland	0.1235	0.0000	0.2469	0.1235
	INT2	Vernal Pool	0.0216	0.0000	0.0310	0.0216
	INT2	Wetland Swale	0.2387	0.4003	0.0000	0.0000
		INT2 Total	**0.5190**	**0.6271**	**0.2779**	**0.1451**
		Intersection Total	**0.5190**	**0.6271**	**0.2779**	**0.1451**
Market Street	M1	Intermittent Stream	0.0955	0.1603	0.0000	0.0000
	M1	Vernal Pool	0.0266	0.0000	0.0000	0.0266
	M1	Wetland Swale	**0.0079**	0.0132	0.0000	0.0000
		M1 Total	**0.1299**	**0.1734**	**0.0000**	**0.0266**
	M4	Wetland Swale	0.1060	0.1778	0.0000	0.0000
		M4 Total	**0.1060**	**0.1778**	**0.0000**	**0.0000**
	M5	Perennial Stream	0.1076	0.1805	0.0000	0.0000
	M5	Seasonal Wetland	0.0303	0.0509	0.0000	0.0000
	M5	Vernal Pool	0.0822	0.0000	0.0000	0.0822
	M5	Wetland Swale	0.0543	0.0911	0.0000	0.0000
		M5 Total	**0.2744**	**0.3225**	**0.0000**	**0.0822**
		Market Street Total	**0.5103**	**0.6737**	**0.0000**	**0.1087**
Quasi-Public Facilities	P1	Vernal Pool	0.0228	0.0000	0.0000	0.0228
Water Storage Facility		**P1 Total**	**0.0228**	**0.0000**	**0.0000**	**0.0228**

EXHIBIT B
BACKBONE INFRASTRUCTURE IMPACTS AND CORRESPONDING MITIGATION

Infrastructure Type	Infrastructure Segment	Impacted Habitat Type	Direct Impact (ac)	On-Site Mitigation Creation (ac)	Off-Site Mitigation Preservation (ac)	Off-Site Mitigation Restoration/Creation (ac)
	P3	Vernal Pool	0.0344	0.0000	0.0000	0.0344
Recycling Facility		**P3 Total**	**0.0344**	**0.0000**	**0.0000**	**0.0344**
	P4	Wetland Swale	0.0455	0.0763	0.0000	0.0000
Fire Station		**P4 Total**	**0.0455**	**0.0763**	**0.0000**	**0.0000**
	P5	Wetland Swale	0.0030	0.0050	0.0000	0.0000
Lift Station		**P5 Total**	**0.0030**	**0.0050**	**0.0000**	**0.0000**
	Quasi-Public Facilities Total		**0.1056**	**0.0813**	**0.0000**	**0.0572**

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BACKBONE INFRASTRUCTURE IMPACTS AND CORRESPONDING MITIGATION

Infrastructure Type	Infrastructure Segment	Impacted Habitat Type	Direct Impact (ac)	On-Site Mitigation Creation (ac)	Off-Site Mitigation Preservation (ac)	Off-Site Mitigation Restoration/Creation (ac)
Santucci Boulevard	S4	Intermittent Stream	0.1344	0.2254	0.0000	0.0000
	S4	Seasonal Wetland	0.1674	0.2643	0.0197	0.0098
	S4	Vernal Pool	0.4527	0.0000	0.8906	0.4527
	S4	Wetland Swale	0.0116	0.0194	0.0000	0.0000
		S4 Total	**0.7661**	**0.5092**	**0.9103**	**0.4625**
	S5	Seasonal Wetland	0.0040	0.0000	0.0081	0.0040
	S5	Swale Depressional	0.0342	0.0000	0.0684	0.0342
	S5	Vernal Pool	0.0348	0.0000	0.2405	0.0348
	S5	Wetland Swale	0.0623	0.1045	0.0000	0.0000
		S5 Total	**0.1354**	**0.1045**	**0.3169**	**0.0731**
	S6	Seasonal Wetland	0.0238	0.0000	0.0475	0.0238
	S6	Vernal Pool	0.1559	0.0000	0.3117	0.1559
	S6	Wetland Swale	0.0142	0.0238	0.0000	0.0000
		S6 Total	**0.1938**	**0.0238**	**0.3592**	**0.1796**
		Santucci Boulevard Total	**1.0952**	**0.6375**	**1.5864**	**0.7152**
Sierra Glen Drive	SG1	Vernal Pool	0.0275	0.0000	0.0000	0.0275
		SG1 Total	**0.0275**	**0.0000**	**0.0000**	**0.0275**
		Sierra Glen Drive Total	**0.0275**	**0.0000**	**0.0000**	**0.0275**
Trails	T1	Wetland Swale	0.0059	0.0100	0.0000	0.0000
		T1 Total	**0.0059**	**0.0100**	**0.0000**	**0.0000**
	T2	Intermittent Stream	0.0087	0.0146	0.0000	0.0000
		T2 Total	**0.0087**	**0.0146**	**0.0000**	**0.0000**
	T3	Intermittent Stream	0.0186	0.0312	0.0000	0.0000
		T3 Total	**0.0186**	**0.0312**	**0.0000**	**0.0000**
	T4	Perennial Stream	0.0123	0.0207	0.0000	0.0000
		T4 Total	**0.0123**	**0.0207**	**0.0000**	**0.0000**
		Trails Total	**0.0456**	**0.0764**	**0.0000**	**0.0000**

EXHIBIT B
BACKBONE INFRASTRUCTURE IMPACTS AND CORRESPONDING MITIGATION

Infrastructure Type	Infrastructure Segment	Impacted Habitat Type	Direct Impact (ac)	On-Site Mitigation Creation (ac)	Off-Site Mitigation Preservation (ac)	Off-Site Mitigation Restoration/Creation (ac)
Utility Lines	U1	Intermittent Stream	0.0379	0.0635	0.0000	0.0000
	U1	Vernal Pool	0.0470	0.0000	0.0000	0.0470
		U1 Total	**0.0848**	**0.0635**	**0.0000**	**0.0470**
	U10	Seasonal Wetland	0.0007	0.0012	0.0000	0.0000
		U10 Total	**0.0007**	**0.0012**	**0.0000**	**0.0000**
	U11	Perennial Stream	0.0076	0.0128	0.0000	0.0000
		U11 Total	**0.0076**	**0.0128**	**0.0000**	**0.0000**
	U12	Perennial Stream	0.0196	0.0329	0.0000	0.0000
	U12	Wetland Swale	0.0006	0.0010	0.0000	0.0000
		U12 Total	**0.0202**	**0.0339**	**0.0000**	**0.0000**
	U14	Perennial Stream	0.0231	0.0387	0.0000	0.0000
		U14 Total	**0.0231**	**0.0387**	**0.0000**	**0.0000**
	U15	Seasonal Wetland	0.0222	0.0372	0.0000	0.0000
	U15	Wetland Swale	0.0008	0.0013	0.0000	0.0000
		U15 Total	**0.0230**	**0.0385**	**0.0000**	**0.0000**
	U16	Seasonal Wetland	0.0588	0.0987	0.0000	0.0000
		U16 Total	**0.0588**	**0.0987**	**0.0000**	**0.0000**
	U2	Vernal Pool	0.0092	0.0000	0.0000	0.0092
	U2	Wetland Swale	0.0116	0.0195	0.0000	0.0000
		U2 Total	**0.0209**	**0.0195**	**0.0000**	**0.0092**
	U4	Intermittent Stream	0.0000	0.0000	0.0000	0.0000
	U4	Seasonal Wetland	0.0099	0.0166	0.0000	0.0000
		U4 Total	**0.0099**	**0.0166**	**0.0000**	**0.0000**
	U5	Seasonal Wetland	0.0200	0.0336	0.0000	0.0000
		U5 Total	**0.0200**	**0.0336**	**0.0000**	**0.0000**
	U6	Vernal Pool	0.0778	0.0000	0.1555	0.0778
		U6 Total	**0.0778**	**0.0000**	**0.1555**	**0.0778**
	U7	Intermittent Stream	0.0945	0.1586	0.0000	0.0000
	U7	Vernal Pool	0.1145	0.0000	0.0000	0.1145

EXHIBIT B
BACKBONE INFRASTRUCTURE IMPACTS AND CORRESPONDING MITIGATION

Infrastructure Type	Infrastructure Segment	Impacted Habitat Type	Direct Impact (ac)	On-Site Mitigation Creation (ac)	Off-Site Mitigation Preservation (ac)	Off-Site Mitigation Restoration/Creation (ac)
		U7 Total	**0.2090**	**0.1586**	**0.0000**	**0.1145**
	U8	Intermittent Stream	0.0020	0.0033	0.0000	0.0000
	U8	Vernal Pool	0.0693	0.0000	0.0000	0.0693
		U8 Total	**0.0713**	**0.0033**	**0.0000**	**0.0693**
	U9	Wetland Swale	0.0165	0.0277	0.0000	0.0000
		U9 Total	**0.0165**	**0.0277**	**0.0000**	**0.0000**
		Utility Lines Total	**0.6437**	**0.5467**	**0.1555**	**0.3178**

EXHIBIT B
BACKBONE INFRASTRUCTURE IMPACTS AND CORRESPONDING MITIGATION

Infrastructure Type	Infrastructure Segment	Impacted Habitat Type	Direct Impact (ac)	On-Site Mitigation Creation (ac)	Off-Site Mitigation Preservation (ac)	Off-Site Mitigation Restoration/Creation (ac)
Upland Drive	UP3	Perennial Stream	0.0172	0.0289	0.0000	0.0000
	UP3	Seasonal Wetland	0.1014	0.1700	0.0000	0.0000
	UP3	Wetland Swale	0.0110	0.0184	0.0000	0.0000
		UP3 Total	**0.1295**	**0.2173**	**0.0000**	**0.0000**
	UP4	Perennial Stream	0.1171	0.1965	0.0000	0.0000
	UP4	Seasonal Wetland	0.3514	0.5894	0.0000	0.0000
		UP4 Total	**0.4685**	**0.7859**	**0.0000**	**0.0000**
	UP5	Wetland Swale	0.0716	0.1201	0.0000	0.0000
		UP5 Total	**0.0716**	**0.1201**	**0.0000**	**0.0000**
		Upland Drive Total	**0.6696**	**1.1233**	**0.0000**	**0.0000**
Vista Grande Boulevard	V1	Wetland Swale	0.1568	0.2630	0.0000	0.0000
		V1 Total	**0.1568**	**0.2630**	**0.0000**	**0.0000**
	V2	Seasonal Wetland	0.0268	0.0450	0.0000	0.0000
		V2 Total	**0.0268**	**0.0450**	**0.0000**	**0.0000**
	V3	Seasonal Wetland	0.0478	0.0802	0.0000	0.0000
		V3 Total	**0.0478**	**0.0802**	**0.0000**	**0.0000**
	V4	Vernal Pool	0.0668	0.0000	0.0000	0.0668
	V4	Wetland Swale	0.0012	0.0021	0.0000	0.0000
		V4 Total	**0.0681**	**0.0021**	**0.0000**	**0.0668**
	V5	Seasonal Wetland	0.0021	0.0000	0.0043	0.0021
	V5	Vernal Pool	0.4441	0.0000	0.8881	0.4441
	V5	Wetland Swale	0.0030	0.0051	0.0000	0.0000
		V5 Total	**0.4492**	**0.0051**	**0.8924**	**0.4462**
	V6	Seasonal Wetland	0.0659	0.1106	0.0000	0.0000
	V6	Wetland Swale	0.0054	0.0091	0.0000	0.0000
		V6 Total	**0.0714**	**0.1197**	**0.0000**	**0.0000**
	V7	Seasonal Wetland	0.0798	0.1338	0.0000	0.0000
	V7	Vernal Pool	0.2422	0.0000	0.0000	0.2422

EXHIBIT B
BACKBONE INFRASTRUCTURE IMPACTS AND CORRESPONDING MITIGATION

Infrastructure Type	Infrastructure Segment	Impacted Habitat Type	Direct Impact (ac)	On-Site Mitigation Creation (ac)	Off-Site Mitigation Preservation (ac)	Off-Site Mitigation Restoration/Creation (ac)
	V7	Wetland Swale	0.0163	0.0273	0.0000	0.0000
		V7 Total	**0.3383**	**0.1611**	**0.0000**	**0.2422**
	V8	Ephemeral Stream	0.3205	0.5376	0.0000	0.0000
	V8	Perennial Stream	0.1587	0.2663	0.0000	0.0000
	V8	Seasonal Wetland	0.0154	0.0259	0.0000	0.0000
	V8	Vernal Pool	0.0494	0.0000	0.0000	0.0494
	V8	Wetland Swale	0.3641	0.6108	0.0000	0.0000
		V8 Total	**0.9081**	**1.4405**	**0.0000**	**0.0494**
	Vista Grande Boulevard Total		**2.0664**	**2.1166**	**0.8924**	**0.8047**
Westbrook Boulevard	W2	Vernal Pool	0.0232	0.0000	0.0465	0.0232
	W2	Wetland Swale	0.0133	0.0223	0.0000	0.0000
		W2 Total	**0.0365**	**0.0223**	**0.0465**	**0.0232**
	W4	Intermittent Stream	0.1253	0.2102	0.0000	0.0000
	W4	Vernal Pool	0.0770	0.0000	0.0000	0.0770
		W4 Total	**0.2023**	**0.2102**	**0.0000**	**0.0770**
	W6	Seasonal Wetland	0.0600	0.0000	0.2189	0.0600
	W6	Swale Depressional	0.0000	0.0000	0.0110	0.0000
	W6	Vernal Pool	0.1528	0.0000	0.3790	0.1528
	W6	Wetland Swale	0.1449	0.2430	0.0000	0.0000
		W6 Total	**0.3577**	**0.2430**	**0.6088**	**0.2128**
	Westbrook Boulevard Total		**0.5965**	**0.4755**	**0.6553**	**0.3130**
INFRASTRUCTURE TOTAL			**7.9924**	**7.9626**	**9.0565**	**3.2457**