

Project Design, Review, and Approval, Implementation and Construction, and Mitigation Requirements for Natural Communities and Covered Species

SMS DES 1: Preconstruction Surveys

In Valley Floor Grassland and Vernal Pool, Coastal Marsh, and Riparian, Stream, and Freshwater Marsh Natural Communities, preconstruction surveys shall be conducted between February 1 and August 31 to identify and subsequently avoid nesting areas for applicable Special Management Bird Species. An Approved Biologist shall conduct these surveys no more than 15 days before the anticipated start of construction. Surveys shall be designed and of sufficient intensity to document nesting activity within 100 feet of planned work activities for passerine and within 500 feet of planned work activities for raptors. These surveys may be concurrently conducted with surveys for Covered Species.

VPG DES 2: Site Design Standards

The following site design standards shall apply to all Covered Development Activities affecting Valley Floor Grassland and Vernal Pools:

1. All Locations Specified Under VPG DES 1: (a through d below)
 - a. All avoided areas shall be preserved and managed consistent with the requirements in Sections 7.3 and 10.5. These areas shall also include sufficient buffers in compliance with the criteria outlined in VPG DES 3 and VPG DES 4.
 - b. Development shall be designed to minimize direct and indirect impacts to wetlands and edge effects to preserved areas.
 - c. The applicant shall incorporate measures into the project design to accomplish the following:
 - 1) Preserve and maintain sufficient unaltered watershed area to prevent significant adverse changes in water quality, and the volume and timing of inflows to preserved wetlands.
 - 2) Avoid changes in nutrient input from adjacent upland sources into preserved wetlands.
 - 3) Provide sufficient upland habitat to support associated amphibian and terrestrial fauna and vernal pool plant pollinator species.
 - 4) Accommodate linkages/corridors between individual aggregations of vernal pools in a larger vernal pool complex.
 - 5) Provide a terrestrial buffer to protect the core wetland and associated upland habitat from edge effects associated with surrounding land uses (i.e., prohibit backyards from backing up to preserves, place firebreaks on the development side of preserve/development boundaries, provide for a vegetated buffer between roads and preserve boundaries).
 - 6) Minimize the potential for spread of invasive species from the development into preserved lands.



- d. Development shall not isolate existing populations or suitable habitat areas. To maintain connectivity between adjacent reserves, a corridor shall be established linking these areas. Corridor reserves shall conform to the minimum requirements specified in VPG DES 6, Corridors.

VPG DES 2

The following site design standards shall apply to all Covered Development Activities affecting Valley Floor Grassland and Vernal Pools:

2. Contra Costa Goldfield Core Population Areas (High Value Vernal Pool Conservation Areas 1B, 1C, 1D, 1E, 1F, 1G, and 1H)
 - a. No more than 10 percent of suitable wetland habitat for Contra Costa goldfields shall be directly impacted per project.
 - b. The 10 percent of suitable habitat impacted under Condition 1 shall not contain more than 50 percent of the current or historically documented occupied habitat on the site. The extent of occupied habitat shall be determined based on at least 2 years of field surveys/mapping at the site (occupied habitat area shall be based on the total area of the hydrologically contiguous occupied wetland, not just Contra Costa goldfield cover).
 - c. Implementation of Conditions 1 and 2 shall not result in preserves less than 80 contiguous acres in size.