

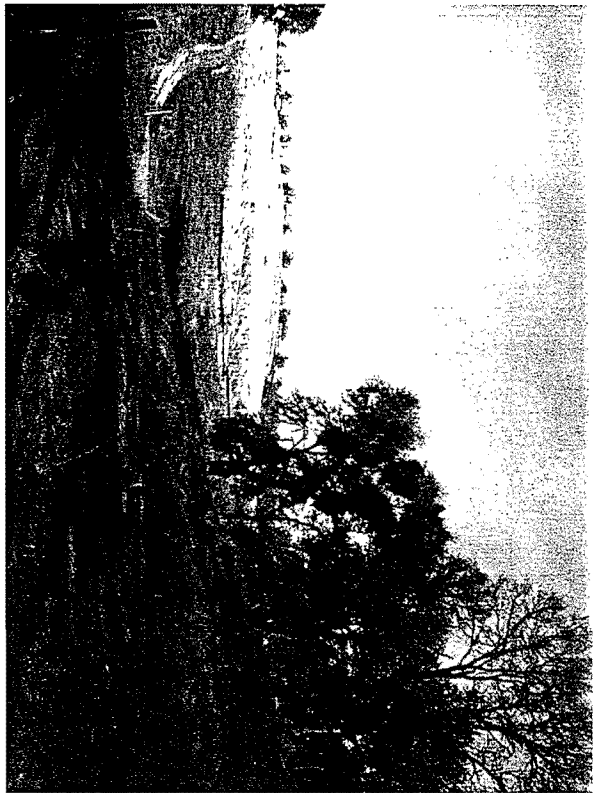
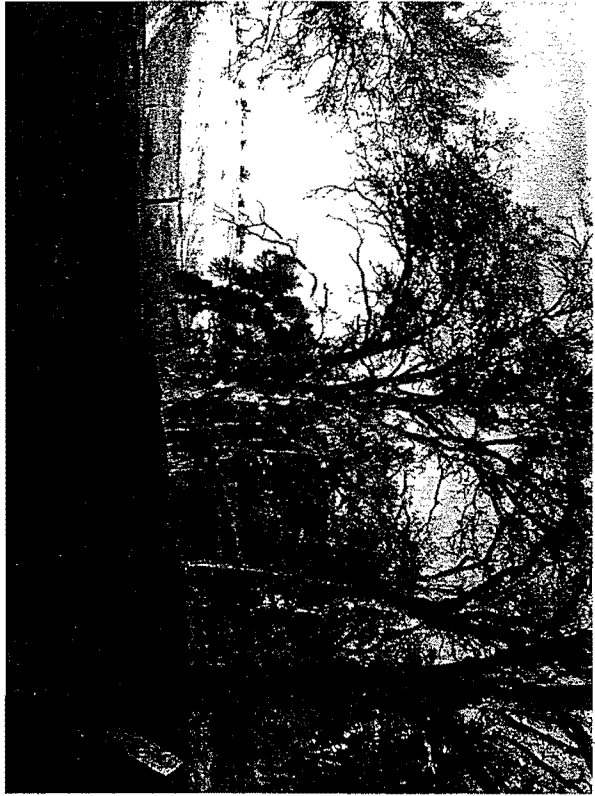
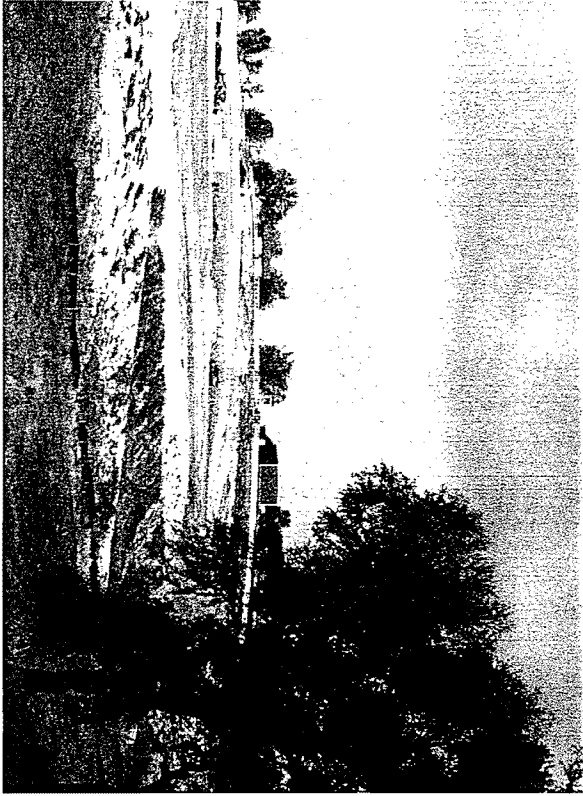
Oak Woodlands

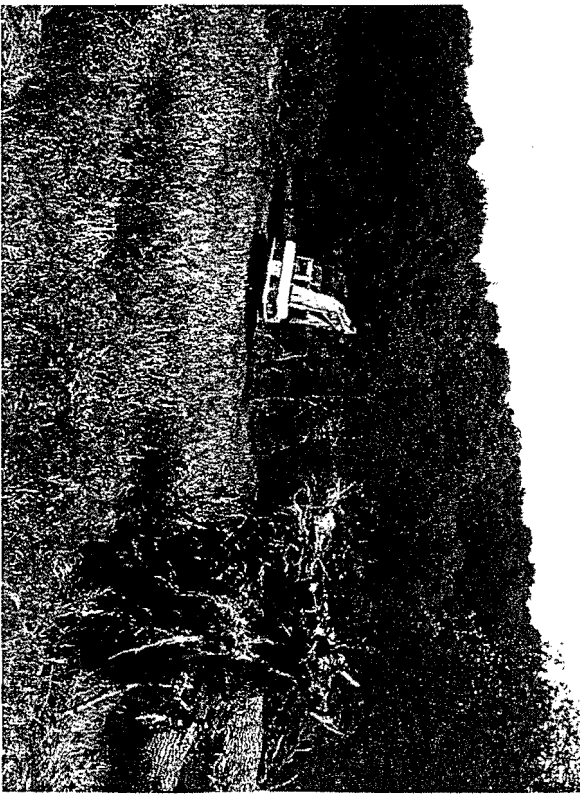
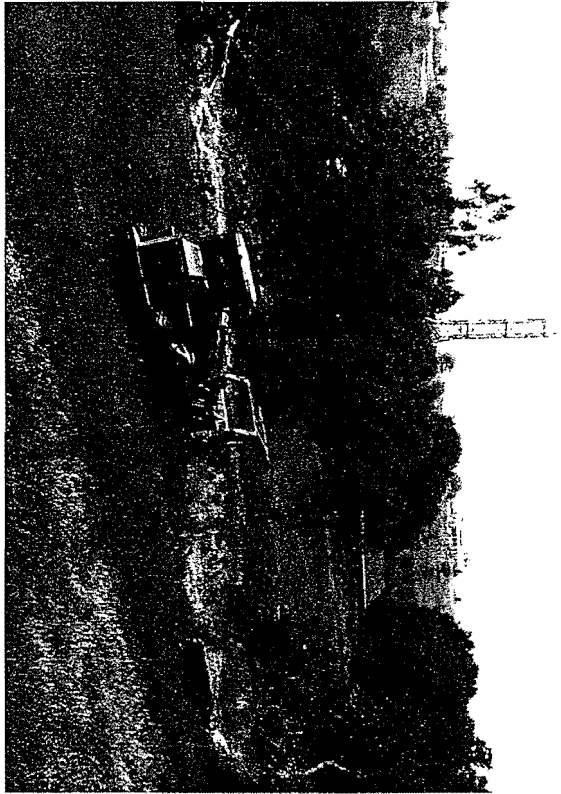
Issue: Cumulative losses of oaks, oak woodlands, and rolling hills associated with western Calaveras County; loss of scenic viewsheds and scenic corridors along highways and county roads; fragmentation of woodlands, wildlife corridors and biological habitat; losses due to cumulative impacts from development.

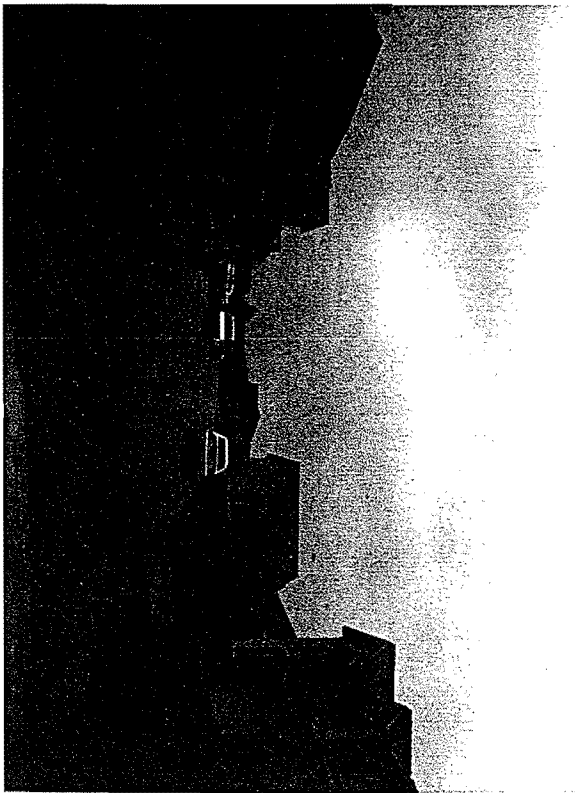
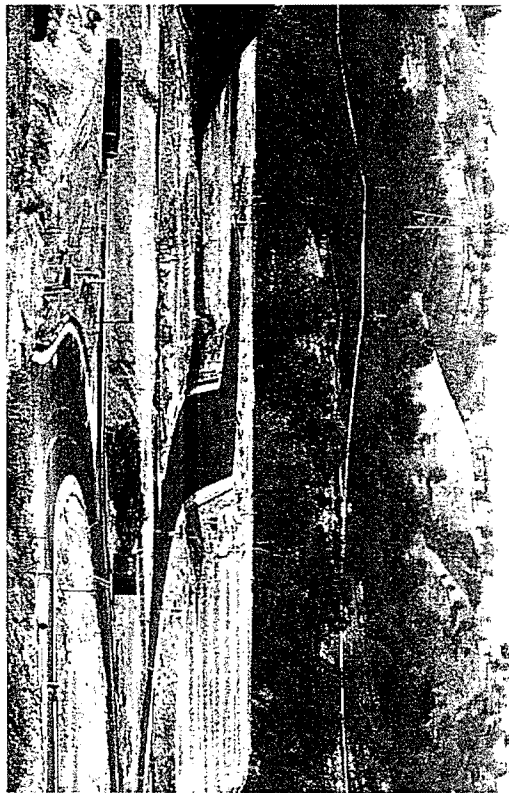
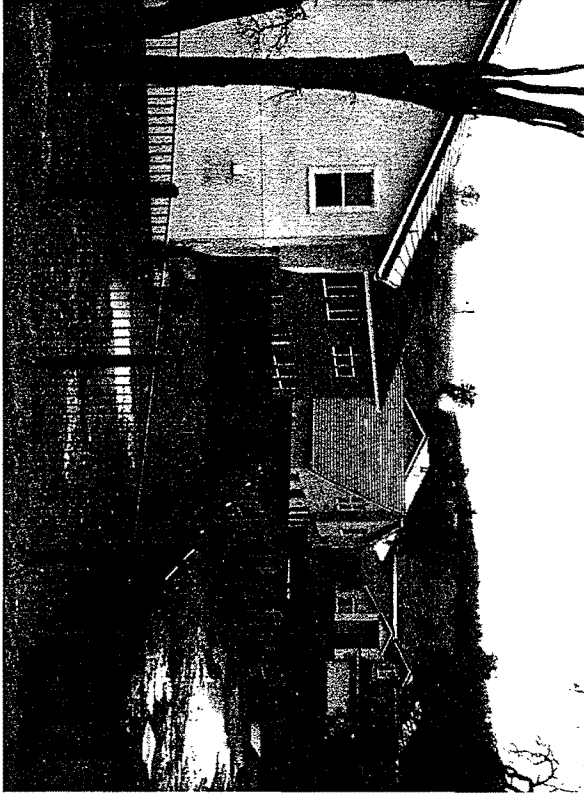
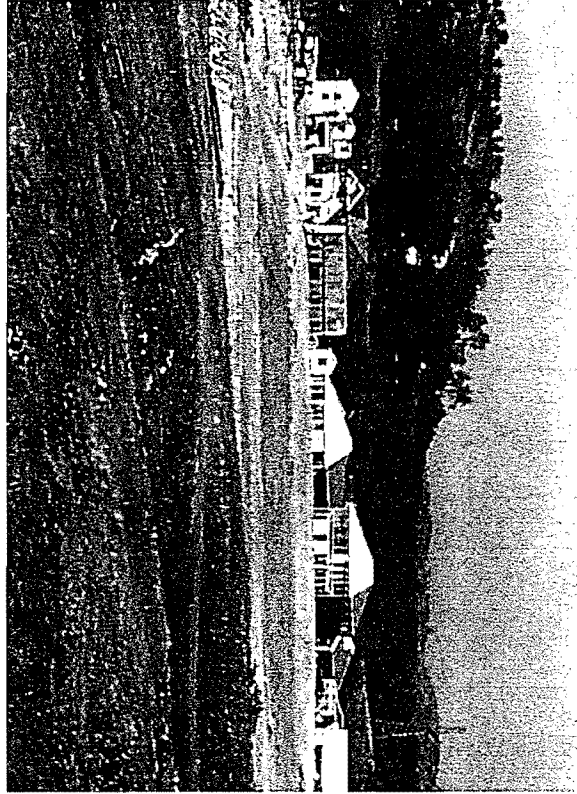
Constraints: No Oak Ordinance, no clear General Plan direction or policy to preserve open space, oaks and natural topography, no policy to protect scenic corridors or viewsheds; no Grading Ordinance or policy to prevent the practice of "mass grading."

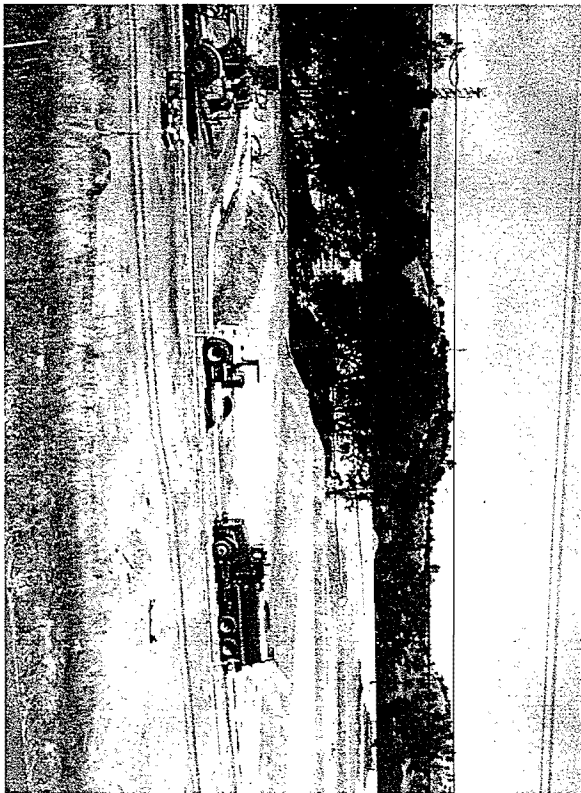
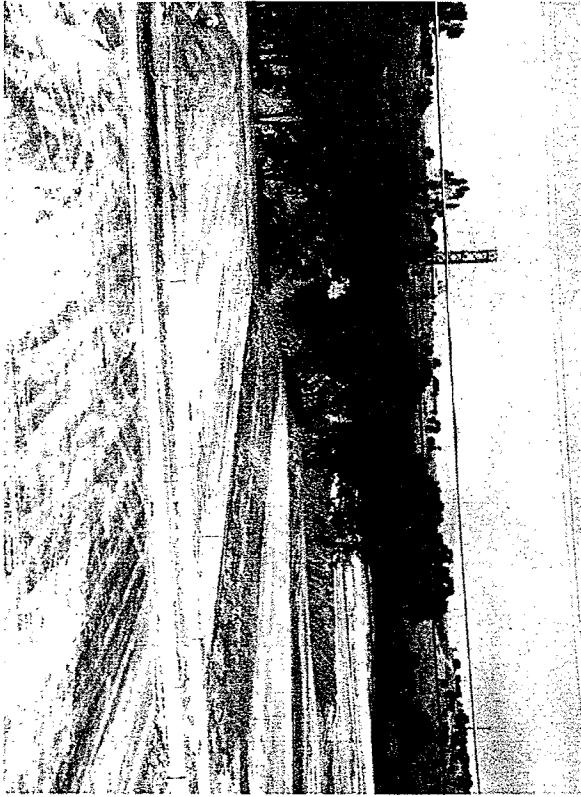
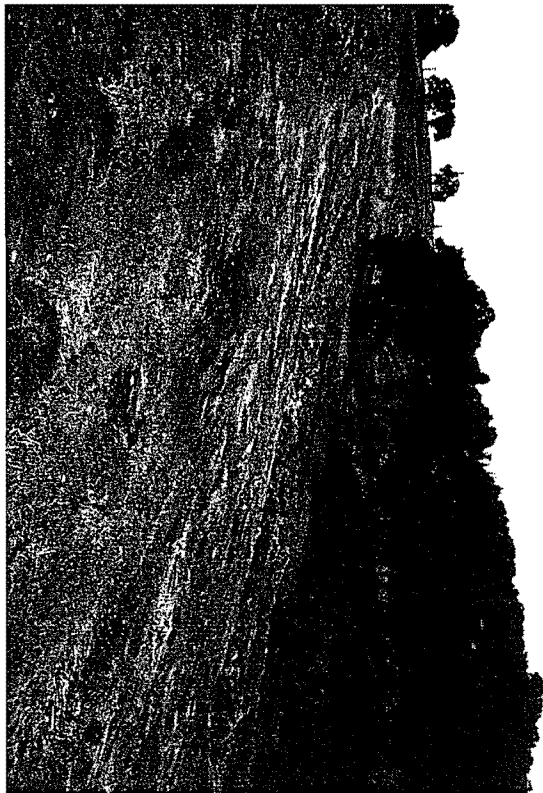
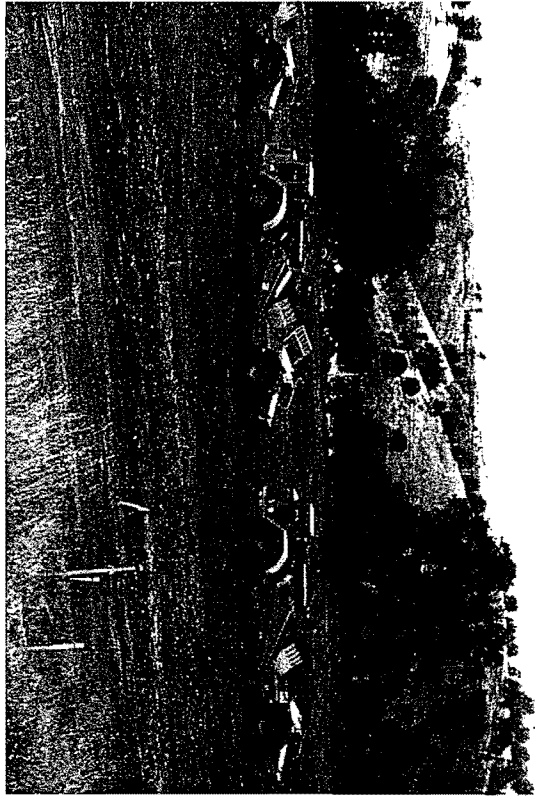
Documentation: Photos of bulldozers/grading/oaks destroyed by development. Strange Aquatics 'Cumulative Effects Analysis for Wallace Lake Estates' April 2006: pgs. 3, 7, 8, and 11 re. study area of 8,700 acres; 1000 acres developed 1998/ primarily oak woodlands; currently 4,560 acres/ 50% area developed, impacts accelerating. "These woodlands are threatened with continued fragmentation due to residential housing and related land development. Over the last seven years this area has experienced substantial growth and more projects are in the county approval process."

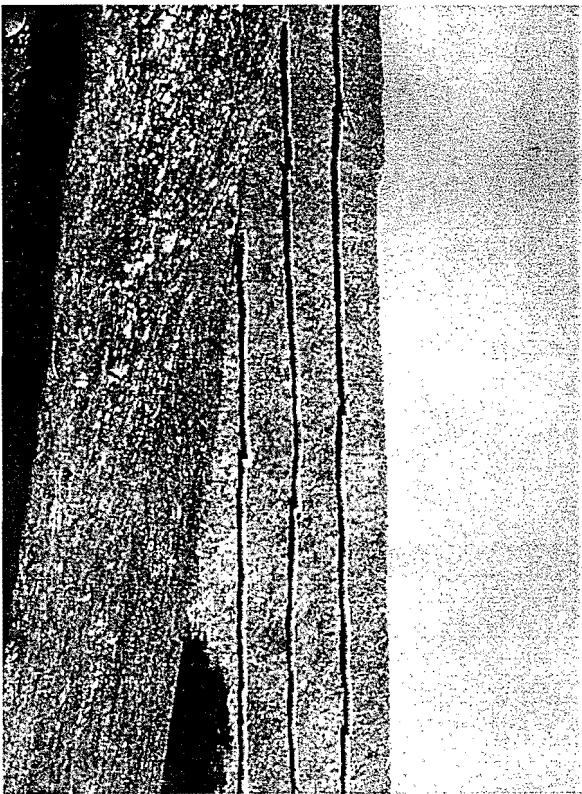
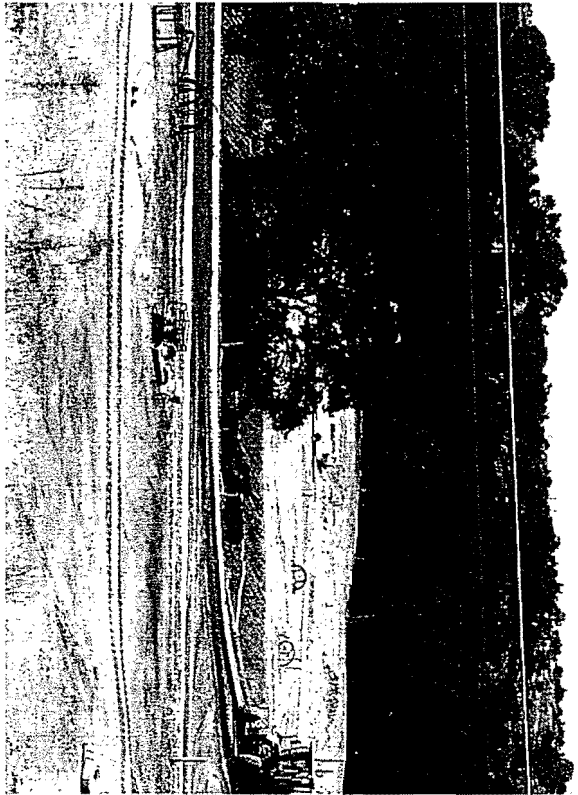
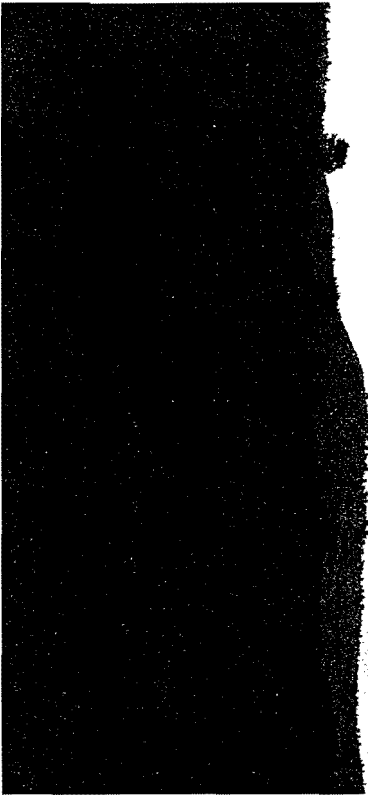
Opportunities: Set clear General Plan policies to preserve open space, heritage oaks, oak woodlands, rolling topography, and discourage mass grading; set policies to identify and protect scenic viewsheds & corridors along highways and major county roads; adopt Oak Ordinance and Grading Ordinance.











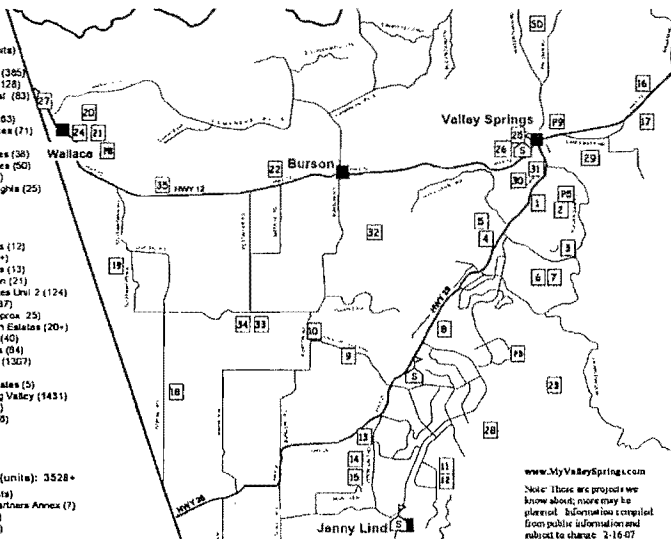


Valley Springs Area Planned Residential Developments

Updated 2-16-07

Residential Projects:
Current, Future, and
Under Review (5+ units)

1. Gold Creek Estates (300)
 2. Hogan Oaks 1 & 2 (128)
 3. New Hogan Lake East (83)
 4. Vista Place II (38)
 5. North Vista Plaza (163)
 6. Valley Springs Estates (71)
 7. Del Verde (81)
 8. Spring Ranch Estates (38)
 9. Olive Orchard Estates (50)
 10. Lucchesi Ranch (15)
 11. Calaveras River Heights (25)
 12. Eagle Ridge (8)
 13. Bohn (18)
 14. Smeu (25)
 15. Schroven (20)
 16. Valley Creek Estates (12)
 17. Calaveras West (35+)
 18. The Ridge at Tonika (13)
 19. Stampfer Subdivision (21)
 20. Waterra Lake Estates Unit 2 (124)
 21. Crestview Estates (37)
 22. Las Tres Manas (approx. 25)
 23. Lakeview Equestrian Estates (20+)
 24. Mokelumne Oaks I (40)
 25. Chalonero Estates (84)
 26. Gann White House (1327)
 27. Mendocino (6)
 28. Calaveras River Estates (5)
 29. Ponte Ranch Spring Valley (1431)
 30. Mission Ranch (220)
 31. Old Golden Oaks (80)
 32. Don Paster (50)
 33. Sierra Greens (15)
 34. Hollander (15)
 35. Shively (5)
- Subtotal (units): 3528+
- Proposed Projects (units)**
- P3. New Hogan Lake Partners Annex (7)
- P5. Hogan Oaks 3 (102)
- P6. Hogan Ranch (500)
- P8. Castle Rock (300)
- CP. See Hogan Oaks Colono Annex



www.MyValleySprings.com

Note: These are projects we
know about; more may be
planned. Information compiled
from public information and
subject to change 2-16-07



CUMULATIVE EFFECTS ANALYSIS

for the
Wallace Lake Estates Development

Calaveras County, California

April 2006

RECEIVED

APR 27 2006

CALAVERAS COUNTY
DEPT OF PLANNING

Prepared By:



P.O. Box 129
Wilseyville, California
95257

Prepared For:



10630 Mather Boulevard
Sacramento, California
95655

TABLE OF CONTENTS

<u>Section</u>	<u>Page</u>
1.0 PROJECT INFORMATION	1
1.1 Introduction	1
1.2 Background	1
2.0 METHODOLOGY	3
2.1.1 Introduction	3
2.2 Study Area for Cumulative Effects	3
2.2.1 Vegetation	3
2.2.2 Wetlands	3
2.2.3 Traffic	6
2.3 Current Use, Trends, and Impacts of Lands in Study Area	7
2.3.1 Land Use Trend Analysis Methodology	7
2.3.2 Development Trends and Habitat Impacts	7
2.3.3 Traffic Impacts	8
2.3.4 Future Development	10
3.0 SUMMARY OF EFFECTS.....	11
3.1 Discussion and Conclusion.....	11
4.0 PROPOSED MITIGATION.....	12
4.1 Mitigation Actions.....	12
4.1.1 Oak Woodlands.....	12
4.1.2 Traffic.....	12
5.0 REFERENCES.....	13

LIST OF TABLES

<u>Table</u>	<u>Page</u>
1 Traffic Count at Highway 12 and Camanche Parkway.....	6
2 Anticipated Traffic Increases due to Tres Lagos Commercial Development.....	9
3 Summary of Proposed Housing Development within Analysis Area.....	10

LIST OF FIGURES

<u>Figure</u>	<u>Page</u>
1 Project Location Map.....	2
2 Analysis Area Map.....	4
3 Vegetation Type Map.....	5

Section 1.0

PROJECT INFORMATION

1.1 INTRODUCTION

Reynen and Bardis Communities proposes to develop 124 homes on an approximate 150 acres northeast of Wallace, Calaveras County, California. The homes would encompass the north, northeast, and south sides of Wallace Lake. A vicinity map of the project area is depicted on Figure 1, Project Location Map.

The Calaveras County Planning Department must evaluate the environmental impacts of this project with reference to approval of the building application for the Wallace Lake Estates project. The purpose of this report is to provide the County with information about the potential project environmental impacts for use regarding project approval.

This report considers the potential cumulative impacts associated with the proposed housing development and proposes mitigation for those impacts.

1.2 BACKGROUND

The Wallace Lake Estates Project was originally approved by Calaveras County in 1987 as a 340 acre 289 lot subdivision including both commercial and residential zoning. Unit I of this project was recorded in 1993 to include 103 lots and included the rezoning of some commercial lots into residential.

Environmental concerns have changed since the original approval of this project, in particular, effects to Oak Woodland and Wetland Habitats. Insufficient information regarding project effects on these habitats and the organisms they support was submitted with the original permit application. Calaveras County has requested that the applicant, Reynen and Bardis Communities, submit additional information regarding potential cumulative effects to Oak Woodland and Wetland Habitats, as well as traffic impacts.

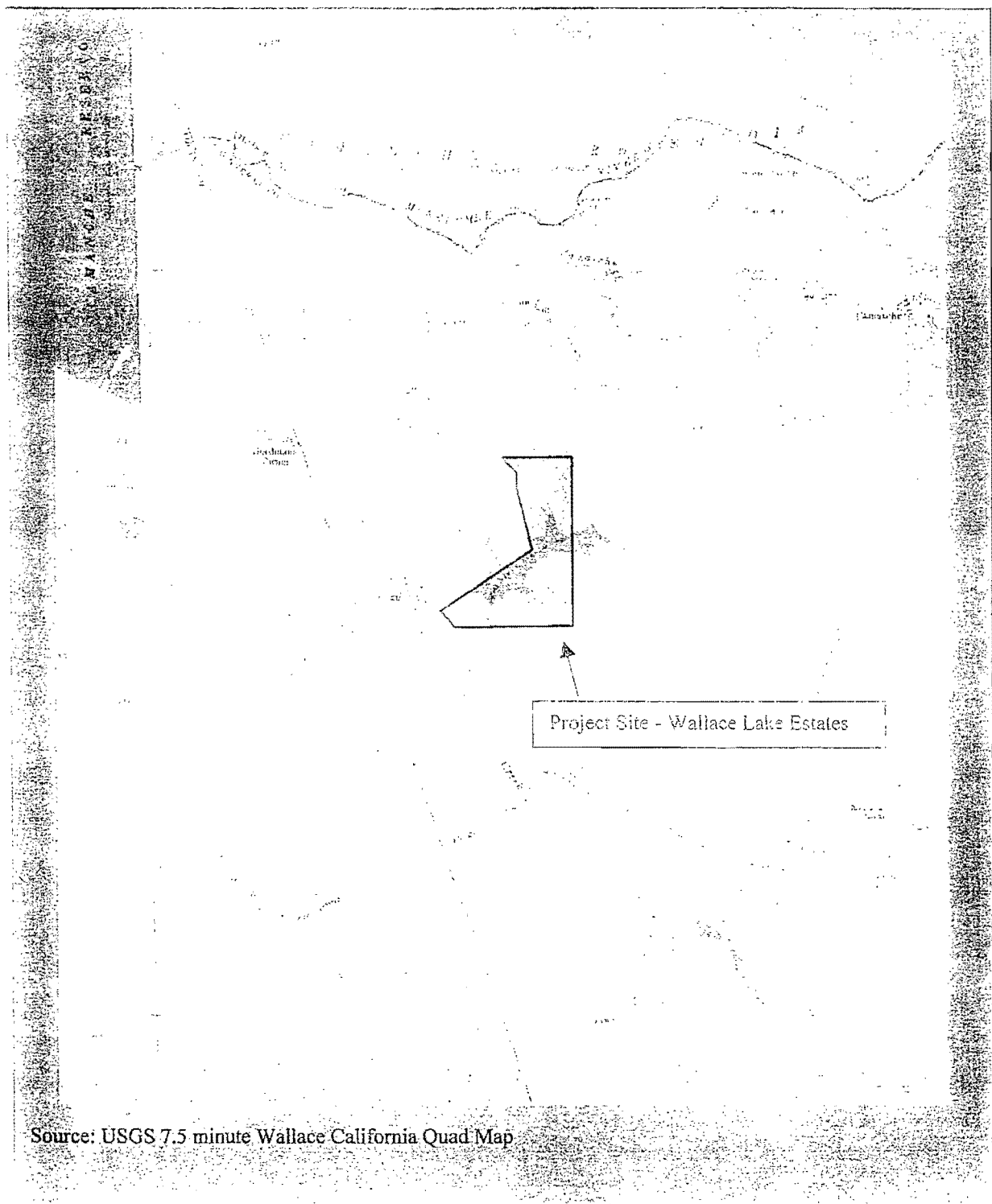


Figure 1. Project Location, Wallace Lake Estates, Calaveras County

Section 2.0

METHODOLOGY

2.1 INTRODUCTION

The Council on Environmental Quality's (CEQ) regulations (40 CFR Sections 1500-1508) implementing the procedural provisions of NEPA, as amended (42 USC Section 4321 et. seq.) define cumulative effects as:

".....the impact on the environment which results from the incremental impact of the action when added to other past, present, and reasonably foreseeable future actions regardless of what agency (Federal or non-Federal) or person undertakes such other actions (40 CFR Section 1508.7)."

For the purpose of these analyses, the CEQ definition has been applied to cumulative effects. The resources discussed below are those that can be reasonably identified as potentially affected by the cumulative effects of the proposed action.

This cumulative effects analysis identifies three environmental effects that are reasonably likely to occur as a result of the project under consideration, as well as those environmental effects that would occur without the proposed project. These include alterations of wetlands, traffic density and patterns, and alteration of oak woodlands. Environmental effects that are not clearly linked to the proposed projects are not included in this analysis.

2.2 STUDY AREA FOR CUMULATIVE EFFECTS

The area of consideration for the analysis (study area) includes those lands bordered by Camanche Parkway to the north, Burson Road to the east, Southworth Road to the south, and Southworth Road and State Highway 12 (Hwy 12) to the west (Figure 2). This area, which contains the proposed Wallace Lake Estates project, was chosen for this analysis for the following reasons: 1) oak woodland connectivity with the proposed project, 2) similar housing development patterns occurring or proposed, and 3) clarity in analysis area boundary. The area east of Burson Road to Valley Springs and Jenny Lind was excluded from this analysis due to the chamise-chaparral plant community dominant in this area, as well as the high-density (≤ 1 acre parcels) development widely occurring in the area. Roadways, as opposed to vegetation type boundaries, were utilized to determine the analysis area because they provide easily identified boundaries. This analysis area covers approximately 13.6 square miles, or 8,700 acres.

2.2.1 VEGETATION

Vegetation types occurring within the analysis area are Interior Live Oak Woodland, Blue Oak Woodland, Oak Savanna, Foothill Pine-Oak Woodland, Chamise Chaparral, Non-Native Grassland, and Interior Live Oak Forest (Calflora 2006). Vegetation types within the analysis area are depicted in Figure 3. Small patches of native grasslands, wetlands, and barren areas are interspersed among the woodlands. The area south of Hwy 12 between Southworth Road and Burson Road is largely comprised of Interior Live Oak Woodland and Blue Oak Woodland. A small Interior Live Oak Forest, which exhibits seral stages of Oak Woodland with a closed canopy, exists east of Southworth Road on the northern edge of Bear Creek. The area north of Hwy 12 between Camanche Parkway and Burson Road is comprised of Foothill Pine-Oak Woodland, Blue Oak Woodland and Chamise Chaparral.

2.2.2 WETLANDS

The analysis area contains two perennial creeks, seasonal wetlands and streams, created wetlands, and many seeps. Camanche Creek flows from Camanche Reservoir through the northern section of the analysis area. Aerial photos from 2005 indicate that Camanche Creek is largely unaltered from its historical course and remains unimpacted from housing development. Blue Creek, which flows through

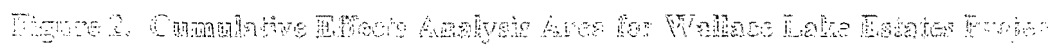




Figure 3: Vegetation Types within the Study Area, (Source California 2006).

2.2.3 TRAFFIC

Wallace Lake Estates development proposes to provide access via South Camanche Parkway. Existing traffic volumes at the intersection of Highway 12 and South Camanche Parkway are summarized in Table 1. The majority of traffic volume currently experienced at this intersection is from commuter cars turning westbound onto Highway 12 in the early morning hours and returning from eastbound Highway 12 onto Camanche Parkway in the early evening hours.

Table 1. Traffic Count at Highway 12 and Camanche Parkway, Calaveras County

DATE	TIME	VEHICLE TYPE	WB	EB	RFW	LFE	RC	LC
1/29/2005 Saturday	1000-1200	CC	461	376	24	51	68	24
		CT	9	16	1	0	4	0
		TT	14	14	3	2	1	0
	1600-2000	CC	375	396	25	57	47	22
		CT	9	13	1	4	4	1
		TT	4	4	0	0	1	0
02/02/2005 Wednesday	0600-0800	CC	508	185	13	24	99	10
		CT	6	4	0	4	0	0
		TT	8	23	0	4	1	2
	1600-2000	CC	334	613	19	104	29	35
		CT	12	17	2	1	2	1
		TT	10	5	1	6	3	5

SOURCE: Daniel Kramer, Certified Professional Engineer, Neil O. Anderson and Associates

Note: No traffic observed to be backed up during turning on to or off of Camanche Parkway

LEGEND:	WB = West Bound Traffic, Highway 12
	EB = East Bound Traffic, Highway 12
	RFW = Right from West Bound Highway 12
	LFE = Left from East Bound Highway 12
	RC = Right from Camanche Parkway onto Highway 12
	LC = Left from Camanche Parkway onto Highway 12
	CC = Commuter Car
	CT = Car w/Trailer
	TT = Truck w/Trailer

2.3 *CURRENT USE, TRENDS, AND IMPACTS OF LAND USE IN THE STUDY AREA*

Impacts to oak woodlands and wetlands within the analysis area have occurred from commercial development, housing development, grazing, agriculture, timber harvest, and mining. Impacts to oak woodlands and wetlands continue to occur from commercial and residential development, grazing, agriculture, and firewood harvest. This analysis targets the effects to oak woodlands and wetlands from housing development, which likely poses the greatest threat to these habitats in Calaveras County. Roadways within this area of Calaveras County are increasingly impacted from traffic as the population grows in the surrounding area.

2.3.1 *LAND USE TREND ANALYSIS METHODOLOGY*

Note that all acreage calculations in this analysis are approximations and should not be utilized as absolute values, but only as relative numbers. Calaveras County Geographic Information System data were utilized via the Internet to make these calculations. Information was also gathered from the Calaveras County Planning Department pertinent to specific parcels and future development. Calaveras County defines a developed parcel as one with a structure of greater than \$10,000. For consistency, this definition was utilized in this analysis.

Developed and undeveloped parcels were compared over the past 28 years (1977 to 2005). Aerial photos from 1977 provided by the Calaveras County assessor's office were reviewed to determine the level of development within the study area. This information was compared to 2004 aerials that represent the most recent aerial photos available to the public. Aerial photos from 1998 were also compared to 2004 photos as an intermediate stage of development. The Calaveras County parcel information database was utilized to gather the most recent development information.

Because of the difficulty in discerning the level of oak tree removal or degree of oak woodland impact from various land management activities, an assumption was made that a developed parcel has impacted oak trees at some level and thus has impacted oak woodlands. Conversely, it was assumed that the oak woodlands on undeveloped parcels are unimpacted.

2.3.2 *DEVELOPMENT TRENDS AND HABITAT IMPACTS*

Review of aerial photos from 1977 indicates that small areas centered around the towns of Wallace and Burson incurred commercial and single home development. Large areas to the north and south of Highway 12 near Burson were cleared with relatively few large oak trees remaining. Large numbers of oak trees were also cleared from areas along Bear Creek east of Southworth Road. Oak woodlands within the analysis area largely remained undeveloped in 1977 and vast areas of contiguous woodlands persisted. Because these old aerial photographs are not orthorectified, area measurements are not accurate. For this reason, we did not attempt to quantify the developed areas in 1977, but instead present general information to demonstrate the trend in oak woodland impact and related habitat fragmentation.

The 1998 aerial photos show approximately 1,000 acres of land, within the analysis area had been developed, primarily in Blue Oak and Live Oak Woodlands. Historically, large undeveloped parcels had been subdivided into 5-acre parcels in many areas. It is difficult to assess the effect these developments have had on individual oak trees. However, it is reasonable to assume that direct and indirect effects on oak woodlands by residential home development in the study area has played a substantial role in the loss of oak woodland habitat over the years. Furthermore, it appears as though these impacts are accelerating.

Review of Calaveras County aerial photos from 1994 and the County Planning Department records indicate that approximately 4,560 acres of land within the analysis area are currently developed. This increase is

greater than fourfold within the last seven years and reflects the fact that this area of the county is 50% developed (*i.e.* 50% of all potential 5-acre parcels are developed). The trend of larger land holdings being split into five-acre parcels is continuing, largely in the area south of Hwy 12 where Blue Oak and Live Oak Woodlands persist.

Comparison of the 1977 and 2004 aerial photographs indicate that all of the larger created wetlands present today, except Wallace Lake, were in existence in 1977. The topography surrounding these wetlands indicates that a natural drainage and wetland area was likely diked or dammed to create these larger wetlands. The "natural" wetlands occurring prior to artificial enhancement activities would have been smaller and more seasonal in nature. Due to the impoundment of these small drainages, the total acreage of wetlands within the analysis area has likely increased from historical levels.

Smaller wetlands in this area of Calaveras County have not been inventoried. Using aerial photographs, it is difficult to discern seasonal wetlands such as vernal pools, seeps, and small creeks. 1993 USGS topographic maps of the analysis area indicate many small drainages and a few "natural" seasonal wetlands. These small drainages and wetlands, which are concentrated in the mid-region of the analysis area both north and south of Highway 12, appear largely unimpacted upon review of 1994 aerial photographs. Indirect impacts to wetlands from altered drainage patterns due to housing development in the vicinity have likely occurred. A thorough review of the Army Corps of Engineers Regulatory Permit Applications records would clarify if wetland impacts have occurred within the analysis area.

2.3.3 TRAFFIC IMPACTS

Locally, traffic at the intersection of Highway 12 and Camanche Parkway will increase due to the Wallace Lake Estates development and the proposed Tres Lagos commercial development. The proposed Tres Lagos commercial development located west of the proposed Wallace Lake development will increase traffic volumes as shown in Table 2.

Table 2. Anticipated Traffic Increases due to Tres Lagos Commercial Development

Date	Time	Vehicle Type	WB	EB	RFW	LFE	RC	LC
1/29/2005 Saturday	1000-1200	CC	0	0	4	2	2	4
		CT	0	0	0	0	0	0
		TT	0	0	0	0	0	0
	1600-2000	CC	0	0	4	2	2	4
		CT	0	0	0	0	0	0
		TT	0	0	0	0	0	0
02/02/2005 Wednesday	0600-0800	CC	0	0	15	5	5	15
		CT	0	0	0	0	0	0
		TT	0	0	0	0	0	0
	1600-2000	CC	0	0	15	5	5	15
		CT	0	0	0	1	0	0
		TT	0	0	0	6	0	0

SOURCE: Daniel Kramer, Certified Professional Engineer, Neil O. Anderson and Associates

LEGEND: WB = West Bound Traffic, Highway 12
 EB = East Bound Traffic, Highway 12
 RFW = Right from West Bound Highway 12
 LFE = Left from East Bound Highway 12
 RC = Right from Camanche Parkway onto Highway 12
 LC = Left from Camanche Parkway onto Highway 12
 CC = Commuter Car
 CT = Car w/Trailer
 TT = Truck w/Trailer

The Wallace Lake Estates project is estimated to generate 1,267 average daily trips (letter from Micheal Kenney, Rick Engineering Company, to Ms. Lynn O'Connor at CalTrans, dated December 16, 2005). The following summarizes the peak hour generation:

	Inbound	Outbound	Total
AM Peak Hour	24	72	96
PM Peak Hour	82	48	130
Saturday Peak Hour	65	56	121

These peak hour volumes were distributed to the Highway 12 and Camanche Parkway intersection based on existing traffic volumes and local traffic patterns. It was assumed that 95% of the project traffic would utilize the Highway 12 and Camanche Parkway intersection.

The 2001 Calaveras County Regional Transportation Plan Update estimated current (2001) and future (2022) average daily trips (ADT) for several roadways within the analysis area; 1) Highway 12 west of Valley Springs would increase from 5,300 ADT to 8,900 ADT, a 68 percent increase, 2) ADT on Burson

Road would decline from 2,140 to 2,100, and 3) Pettinger Road ADT would increase by 32% from 910 to 1,200. This traffic increase may contribute to degraded road conditions requiring increased maintenance, safety issues and increased travel time due to overcrowded roadways, and further the need for mass transit in the area.

2.3.4 FUTURE DEVELOPMENT

In addition to the present level of development in the analysis area, a number of new developments have been proposed. Table 3 summarizes the proposed projects on record with the county at this time within the analysis area. A combined 1295.1 acres are proposed for development.

Table 3 Summary of Proposed Development within the Analysis Area

Project Name	Acres	Project Description	Dwelling Units	Vegetation type
Tres Lagos	41	Commercial development	41	Blue Oak Woodland
Wallace Lake Estates II	126	Residential development	124	Blue Oak Woodland
Mokelumne Oaks I	71	Residential development	71 (20?)	Blue Oak Woodland
Mokelumne Oaks II	74.6	Residential development	75 (7 x)	Blue Oak Woodland
NA <i>Tract 1000?</i>	205	Residential development	37	Blue Oak Woodland
5816 Highway 12	83.5	4 single family homes	4	Chamise Chaparral
NA	61	2 single family homes	2	Foothill Pine-Oak Woodland
NA	124	NA	NA	Foothill Pine-Oak Woodland
4725 Pettinger Road	126.5	2 single family homes	2	Interior Live Oak Woodland
5567 Amos Lane	20	2 single family homes	2	Blue Oak Woodland
NA	10	Residential development	12	Blue Oak Woodland
5988 Pettinger Road 5921 Raindance Road	342	5-acre parcels with single homes	60	Blue Oak Woodland Interior Live Oak Woodland
8570 Southworth Road	20	5-acre parcels with single homes	4	Interior Live Oak Woodland
9630 Whalen Road	10	5-acre parcels with single homes	2	Blue Oak Woodland
10228 Southworth Road	10.8	5-acre parcels with single homes	2	Blue Oak Woodland

NA = Not available

Section 3.0

SUMMARY OF EFFECTS

3.1 DISCUSSION AND CONCLUSION

The study area is largely comprised of Blue Oak and Interior Live Oak Woodlands. These woodlands are threatened with continued fragmentation due to residential housing and related land development. Over the last seven years this area has experienced substantial growth and more projects are in the county approval process. Wallace Lake Estates (WLE) comprises 10% of the total acreage of proposed housing development within the study area. The majority of the proposed projects are medium-density (5-acre lots). WLE is a high-density development (less than 1-acre lots). High-density housing can fragment oak woodland habitat unless necessary protective measures are adopted. Measures to protect oak woodlands could include project design planning to avoid oak tree impacts, protection of woodlands and wildlife corridors with contiguous open space, and wildlife habitat protection and restoration.

Blue Oak Woodland habitat that exists at WLE is part of a contiguous swath of woodland habitat that extends from the southern shore of Lake Camanche to woodlands south of the proposed development. This swath may provide important migration or movement habitat for wildlife. Such habitat features are present in limited locations within much of the study boundaries. Many of the identified proposed developments within the study area occur in habitat areas that are currently highly fragmented.

Due to the presence of quality Blue Oak Woodlands within the proposed development. Additional proposed residential developments in the analysis area, and habitat characteristics of adjacent lands, WLE may have a significant cumulative effect on Oak Woodlands in northwestern Calaveras County unless development activities for the project are designed and developed to protect and conserve oak woodlands and related wildlife habitat.

WLE is designed to avoid effects to all significant wetlands within the project boundaries and therefore will not contribute to cumulative effects to wetlands within the analysis area.

WLE will increase traffic on Highway 12 and Camanche Parkway. The significance of this increase relative to cumulative effects is difficult to assess due to the absence of traffic pattern analysis from other proposed housing developments within the analysis area. By 2022, Highway 12 west of Valley Springs is predicted to experience a 3,600 increase in average daily trips (ADT)(Calaveras County Council of Governments, 2001). Wallace Lake Estates will contribute 1,267 ADT on westbound Highway 12, which represents 35% of the total predicted increase. Traffic impacts to westbound Highway 12 from the Wallace Lake Estates development may be considered significant unless appropriate mitigation actions are incorporated into the project.

SECTION 4.0

PROPOSED MITIGATION

4.1 MITIGATION ACTIONS

The following items should be included as part of the project implementation as to mitigate for the potential cumulative effects of the Wallace Lake Estates Development on Oak Woodlands and Traffic on Highway 12.

4.1.1 OAK WOODLANDS

- Avoid impacts to large heritage oaks (≥ 24 inches dbh) and significant stands of oaks to the greatest degree possible.
- Incorporate building envelopes into the project to minimize the development footprint impact to individual oak trees and oak woodlands as a whole.
- Designate open space areas to include important wildlife habitat that function as wildlife corridors to – provide movement for wildlife through the project to important habitat areas north and south of the project site.
- Establish significant sized non-impact buffers adjacent to open space and wildlife corridor areas to minimize human impacts to important wildlife habitats.
- Set reasonable and easily achieved targets for oak tree replacement. Prioritize collection of acorn stock for tree replacement from mature on-site trees identified for removal (if applicable) or from trees that will remain on the project area.
- Plant replacement saplings in ecologically appropriate locations, determined by an appropriate oak woodland ecologist or someone similar, and monitored for 7 years to ensure success. Each tree will be provided the necessary protective measures. If after 7 years, less than 70% of the replacement trees are not thriving, additional saplings will be planting to meet the 70%, 7-year success criteria.
- Success monitoring of oak replants should be conducted each year by a qualified individual and an annual report submitted to the appropriate Calaveras County office.
- A swath of oak woodland habitat should be designated as open space and protected to maintain woodland connectivity and wildlife corridors between Camanche Reservoir to the north and the large undeveloped oak woodland to the southeast.
- Oak tree protection information should be developed and provided to each homeowner. This information will include how to protect and maintain oak trees in residential landscapes as well as.
- Project shall adopt and follow the CDFG Oak Preservation Guidelines for Protection of Oak Trees during Construction Activities.
- Project should adopt the development or creation of wildlife habitat features within the open space or non-buildable buffer areas sufficient to offset impacts to wildlife habitat as a result of development activities.

4.1.2 TRAFFIC

- As per Caltrans recommendations (letter dated March 2, 2006, from Tom Dumas, Office of Intermodal Planning at Caltrans to Mr. John Andersen, Calaveras County Planning Department), the lefthand turn lane from Highway 12 to Camanche Parkway should be increased to 440 feet.
- Caltrans also recommended in the above cited letter that the County consider creating a Benefit Basin for the area which includes (WLE). This Benefit Basin would help determine a fair share contribution rate for each commercial/ residential unit to pay for improvements to the Highway 12 – Camanche Parkway intersection. Caltrans suggested that a “Park and Ride” be considered for inclusion into the Basin’s projects to mitigate impact to the transportation system.

SECTION 5.0

REFERENCES

Calaveras County Council of Governments, Calaveras County Regional Transportation Plan Update, 2001.

Calaveras County Parcel Information Database, 2005. Source - Calaveras County Planning Department.

Calflora, 2006. Source -

<http://www.cnplx.info/nplx/mapview?style=sqi&s=3.0&cx=120.887&cy=38.153&f=43&pf=com&pfDistinct=t&gcd=71140,71410,42200,37200,71150,11100,81330,11200>

Joyce Techel

From: "Joyce Techel" <jaytee@caltel.com>
Sent: Thursday, April 19, 2007 11:28 PM
Subject: Fw: Clearing of oak sites without any permits from the County

FYI-JT

----- Original Message -----

Sent: Wednesday, April 18, 2007 11:25 AM
Subject: Clearing of oak sites without any permits from the County

From John Buckley, executive director
Central Sierra Environmental Resource Center (CSERC)
Box 396
Twain Harte, CA 95383

April 18, 2007

To Stephanie Moreno and Bob Sellman
Calaveras County Community Development Department

Dear Stephanie and Bob:

I recently visited the parcel bordering Greenhorn Creek and saw for myself the widespread cutting of oaks that was done by the property owner(s).

On April 13th, a paid advertisement was run in the Union Democrat. That ad was taken out by J.Shoop/Clay and Hal Dillashaw of Angels Camp. In the ad (which was an open letter to the editor) the property owners defended their right to do the clearing of oak trees and "to profit from the ownership of land..."

Among a number of points they raised, they noted that ***"no plans for development or annexation of the site have ever been submitted to the City of Angels Camp, as the property is not currently within the City limits."*** This means that their property is located within the jurisdiction of Calaveras County. Accordingly, this appears to be a case where a property owner has wiped out oaks and other habitat without there first being any CEQA analysis tied to County review.

The property owners noted in the ad: ***"There are no restrictions as to if, or how many trees, an individual owner can remove from their private property."*** This is unfortunately accurate because Calaveras County has nothing enforceable as an Oak policy, only a voluntary Oak Ordinance. Thus, until the County moves forward and adopts an enforceable Oak Ordinance, there is no clear County regulation to prevent property owners from denuding their land or wiping out extensive areas of oak woodland.

The ad further noted that the the property owners believe: ***"Whether development happens on these parcels in 2 years or 50 years, it is inevitable that the property will someday be within the City limits."*** This would indicate that the property owners are anticipating development of their property and are clearing the site with development in mind.

5/30/2007

As you know, CEQA requires that connected actions be not only considered, but also mitigated, if those actions cause a potentially significant negative impact on the environment. In this case and in other cases, when an important natural resource (such as oak woodland habitat) is removed prior to the filing of an application for development, the County has the responsibility to consider the legal connections between the clearing of habitat/oak woodland and any proposed development... and to require appropriate mitigation for the connection actions.

At the current time, Tuolumne County is moving forward with an Oak Mitigation Program that is now being scheduled for final consideration and approval by planning commissioners and county supervisors. The current language of that Oak Mitigation Program, (which was unanimously approved by a Board of Supervisors Planning Committee of planners, commissioners, supervisors, agricultural representatives, and business representatives), includes very clear consequences for property owners who attempt to do an end run around State oak mitigation requirements or County oak woodland protection policies. That language spells out that **when Premature Removal of Oak Trees occurs within 5 years prior to the submittal of an application for a discretionary entitlement for a land development project, that the County may withhold and defer approval of any application for development of that property for up to 5 years, and fines may be applied as high as three times the current market value of the replacement trees required to mitigate the impact of the premature removal of the oak trees.**

Thus, when someone attempts to wipe out oaks before filing an application that may lead to requirements to protect some of those oaks, there will now be very clear consequences.

Incidentally, Tuolumne County's entire Oak Mitigation Program very carefully exempts agricultural land and agricultural activities, and exempts any commercial removal of black oaks which is handled by CDF. Only lands tied to discretionary entitlements (subdivisions and development projects) must comply with the oak protection program.

If Calaveras County does not provide regulatory consequences for "anticipatory removal" of oaks where property owners plan, but have not yet applied for, development projects, it is certain that some property owners will continue to attempt to avoid CEQA analysis of their oak woodland and any mitigation requirements tied to impacts that development would cause for that oak woodland.

On behalf of our Center and many concerned residents of Calaveras County, I am urging the Community Development Department and the Board of Supervisors to develop and adopt an enforceable Oak Protection Policy that provides clear, enforceable consequences for anticipatory removal of oaks prior to development.

I will be providing this e-mail letter as a hard copy/letter as well. I urge your attention to this matter. I also urge you to visit the site of this latest controversy to see personally the soil, watershed, and biological impacts of such extensive clearing.

Respectfully,

John Buckley, executive director

No virus found in this incoming message.
Checked by AVG Free Edition.

5/30/2007

Tree cutting has Greenhorn resident riled

Published: April 5, 2007

By KATY BRANDENBURG

The Union Democrat

Some Greenhorn Creek subdivision residents fear that trees being cut on 20 nearby wooded acres could mean more development for the already densely populated area.

"Some of those oaks are old and some are young, but it doesn't make any difference, they're just whacking them," said neighbor Chuck Von Latta. "They're clearing everything. It looks like Vietnam or something."

The four 5-acre parcels border the west side of Greenhorn Creek. Among owners are Clay Dillashaw, owner of Dillashaw Construction, and Jay Shoop, a mortgage broker. The other two listed owners are Ronald Davis and Jeff Walker.

Before it was divided in 2004, Dillashaw Investments owned the land and petitioned Angels Camp to annex it into the city. The owners wanted city water and sewer service for the 55 to 60 homes they planned to build on it, according to Robert Sawyer, Greenhorn Creek resident and executive director of the Central Sierra Resource Conservation Development Council, a nonprofit conservation group.

The City Council denied the plan for the homes, but the land is in the city's sphere of influence and may be included in the revised city General Plan, now in progress. The annexation request is still pending, Sawyer said.

Sawyer in March wrote to the Angels Camp Planning Department, expressing neighbors' concerns if the land's zoning is changed from residential estate to special planning, which would allow mixed use development.

"This proposed change concerns us, as it would have a negative impact on our neighborhood and on our quality of life," the letter states.

Jay Shoop's wife, Shauna, said they are getting the land ready to do something, but declined to say what.

Dillashaw also denied that the owners are asking to change the land's zoning.

"We don't have any definite plans," Dillashaw said. "I think the neighbors might be starting rumors because they don't like that I'm cutting down trees. They want me to pay taxes on the land, but not do anything with it."

A zoning change is not necessary for certain types of building, Shauna Shoop said, and annexation into the city is still a possibility.

"Unfortunately, the neighbors will just have to wait," she said.

In Calaveras County, no ordinance exists preventing a private land owner from cutting down trees on his or her property, as long as no development plans are pending.

If a development plan has been submitted, however, that the county decides will be impacting an oak woodland, the plans are then subject to the California Environmental Quality Act and review process.

CEQA requires the developer to take mitigation measures — either set aside some of the oaks with a conservation easement, plant new trees, or contribute money to the state Oak Woodlands Conservation Fund.

The law also requires counties to pass ordinances addressing oak conservation, but with leeway to make the ordinances stricter or more lenient. Sacramento County's ordinance, for example, states that landowners may not cut down any oaks exceeding a certain diameter.

Tuolumne County is in the process of drafting an ordinance that would prevent developers from getting around the conservation laws by clearing the land before submitting plans. If approved, the ordinance would prohibit developers from applying for construction plans for at least five years if they have already cleared the land, said Tom Hofstra, an ecologist with the Central Sierra Environmental Resource Center.

Calaveras County has not yet begun creating its state-required oak ordinance, but it might appear sometime next year as part of the General Plan update, said Supervisor Tom Tryon.

However, Planning Director Bob Sellman said the department has ways of holding developers accountable for oaks subject to state conservation law even if they have been destroyed in advance — deliberately or not.

"If we receive applications (for development) and the land has been cleared of oaks before the application has been filed, we have aerial photographs we can compare it to and attempt to mitigate what was lost," Sellman said.

GIS maps made from aerial photographs serve as records of all the county's forested lands, and are part of the package of documents used when processing building plans and permits.

In the Greenhorn Creek case, neighbors can only wait and see what city and county planning departments decide, while in the meantime trees continue to fall.

"I wish somebody could stop them, with a temporary injunction or something," Von Latta said. "Once you cut them down, you can't put them back up, that's what's scary."

PLAN OFFERS CALAVERAS OAKS NO NEW PROTECTIONS

By *Dana M. Nichols*
January 24, 2007
Record Staff Writer

SAN ANDREAS - Calaveras County's more than 150,000 acres of oak woodlands would gain no new enforceable protections under an oak management plan that won sometimes grudging informal approval Tuesday from the Calaveras County Board of Supervisors.

But the plan, when it comes back for formal approval, would allow ranchers and other private-property owners to receive state grants to protect oaks.

Calaveras County Agricultural Commissioner Mary Mutz recommended during a workshop that supervisors approve the "voluntary" Oak Woodland Management Plan.

Such plans are born of state laws requiring counties to make at least some effort to preserve oak woodlands. State laws require developers to pay to make up for destroying oaks, but that money can't be spent in Calaveras County until the county has an oak management plan.

Biologist Terry Strange and former Calaveras County Council of Governments planner Brittany Odermann drafted a plan to do so, but an advisory board made up of ranching and agricultural interests stripped out any enforceable protections for oaks and made it a voluntary effort.

Mutz and others involved with creating the plan said they simply didn't think it would be possible to win approval for a plan that offered legal protection for oaks. Also, they said such legal protection might come later when an oak ordinance being drafted by the county's Community Development Agency is brought before the board.

In response, a number of people spoke at Tuesday's workshop to say they not only support legal protection for oaks but would like to have residents, environmentalists and plant experts involved in devising such protection.

"I think the plan is inadequate, and I think it's incomplete," said Bob Dean, who was speaking only for himself although he is also a director of Calaveras County Water District.

Supervisor Merita Callaway said she wishes the plan had included standards for protecting oaks from development, even if they were voluntary.

But rancher Robert Garamendi, who attended the oak advisory committee meetings even though he was not on that body, said such ideas "start crossing the boundary from a voluntary program to a regulatory program."

Ultimately, four out of five supervisors said they would support the proposed voluntary plan. Supervisor Tom Tryon dissented, saying he doesn't consider it voluntary since the money private-property owners could receive in the form of grants would be extracted through the power of law from developments that remove oaks.

Contact reporter Dana M. Nichols at (209) 754-9534 or dnichols@recordnet.com.

Preserving their roots

Calaveras County works to protect dwindling oak trees

Dana M. Nichols
Record Staff Writer
Published Monday, Nov 14, 2005

SAN ANDREAS — Trees from acorns that sprouted before the Gold Rush now tower over the landscape, grown to mighty oaks whose twisting limbs cast long shadows over the rolling grasslands.

Calaveras County ranks first in California for the proportion of its lands with native oaks. More than 300,000 acres — roughly half the county — are considered oak woodlands by University of California Extension forest experts.

But oak woodlands in Calaveras, like the rest of California, are in decline as they are replaced by roads, housing subdivisions and vineyards. Now, county officials are responding to those threats by drafting a plan for oak conservation and an ordinance to set standards for development in oak woods.



Biologist Tom Hofstra says that Calaveras County must take some of the money paid for developing areas and use it to preserve other oak woodland areas

Credit: CALIXTRO ROMIAS/The Record

"It will make it clearer, we hope, for the developers so they know the direction the county is going as far as requirements for conservation and mitigation," said Shaelyn Strattan, the Calaveras County planner assigned to draft the proposed ordinance.

Both measures are expected to go to county supervisors next year. Strattan said the measures also will allow landowners to get state money for selling oak conservation easements.

Currently, the county isn't eligible for any of the \$10 million per year in oak conservation grants given by the state's Wildlife Conservation board. Even worse, money that developers in the county pay into the state's oak conservation bank gets spent elsewhere because Calaveras doesn't yet have such a plan.

California's Oak Woodlands Conservation Plan started in 2001. Other counties, including El Dorado, San Joaquin, Marin and Santa Barbara, already have habitat plans, oak conservation plans or ordinances that protect oaks.

Yet, Calaveras County's oak woodlands are among the state's richest in both size and their ability to support large populations of birds, squirrels, amphibians and predators, biologists and oak conservation advocates said. So, they are pleased to see Calaveras begin efforts to protect its trees.

"It's great that they are doing that," said Janet Cobb, president of the California Oak Foundation. "I applaud them. They are kind of late in the game, but they are getting there."

California still has about 10 million acres of oak woodlands, or two thirds of what existed before the Gold Rush, according to the Wildlife Conservation Board.

Calaveras officials declined to offer details on what might be included in local oak protection plans. But a proposed subdivision near Wallace offers an example of the lengths to which local builders could go to protect oaks and compensate for those that are lost, said biologist Terry Strange, a watershed coordinator for the Upper Mokelumne River.

Strange worked as a consultant for the Wallace Lake Estates Unit II developer. He surveyed the more than 2,000 oaks on the 95.5-acre site, including 612 that will be eliminated when 124

homes are built there.

The development was mapped to preserve most of the site's heritage oaks, those with diameters of 2 feet or greater. Also, the subdivision map designates specific spots -- which biologists call building envelopes -- where each house will be built to avoid further damage to oaks.

Oaks removed will be used to make habitat for birds, toads and snakes. Finally, the developer will spend the next seven years growing oak seedlings, planting three for each small oak removed and five for each heritage oak destroyed.

All the seedlings will come from acorns gathered on the site. "So the offspring are genetically programmed for success on that site," Strange said.

Tom Hofstra, a biologist with the Central Sierra Environmental Resource Center, said planting seedlings won't be enough to protect wildlife from taking a hit.

"A seedling does not provide the habitat quality of the trees that will be removed," Hofstra said.



Tom Hofstra, a biologist with the Central Sierra Environmental Resource Center, stands near a blue oak tree in foothills near Wallace, where a housing development will cause a large portion of the trees to be removed

Credit: CALIXTRO ROMIAS/The Record

Still, Hofstra praised the developer's decision to designate building envelopes. Without them, concrete driveways will crush the roots of ancient trees and excess summer water from home landscaping will cause them to rot.

Ultimately, Hofstra said, Calaveras County must use money paid for developing some areas to preserve large chunks of oak woodland in other areas.

"These large tracts of oak trees are getting fragmented," he said. A single 1,000 acre forest is more productive than four 250 acre forests, especially for predators like coyotes, bobcats and foxes, he said.

"They need large territories to support their food sources," Hofstra said.

Contact reporter Dana M. Nichols at 209 754-9534 or dnichols@recordnet.com

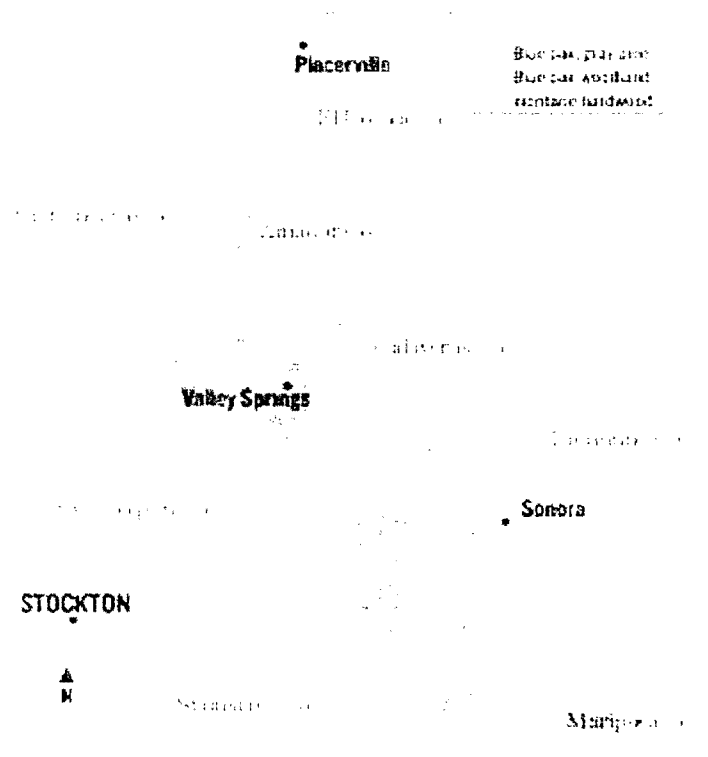
Learn More

The Upper Mokelumne Watershed Council will host a public meeting on conservation of oaks in Amador and Calaveras counties at 6:30 p.m. Dec. 15 in the Amador Senior Center, 229 New York Ranch Road, Jackson. Information: (209) 257-1851 ext. 105. You may also visit these Web sites:

- California's statewide Oak Woodlands Conservation Program: www.wcb.ca.gov/Pages/oak_woodland_program.htm
- The California Oak Foundation: <http://www.californiaoaks.org/>

Mother Lode oak forests

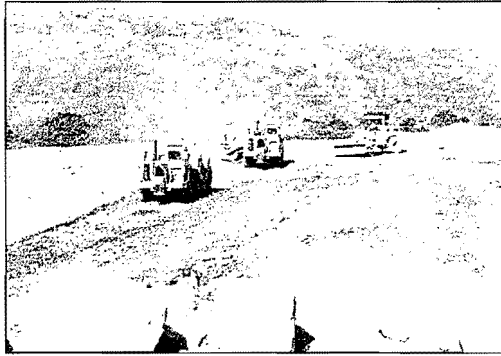
Oak forests cover about half of Calaveras County, a higher proportion than for any other county in California



Source: California Department of Forestry

Map by The Map of

Will the new General Plan protect agriculture, oak woodlands, and Calaveras County's scenic, rural values?



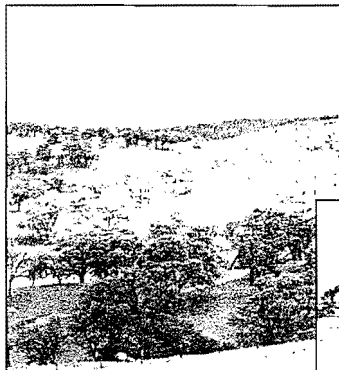
Calaveras County is at a crossroad as the new General Plan process begins.

For many years, new development has sprawled outward from urban areas, consuming open space and oak woodland. Thousands of new lots have been created, with many depending entirely on individual wells and septic systems — both of which can fail over time.

The County's current planning policies have provided little protection for streams and seasonal drainages. Hilltops have been leveled. Hill-sides have been cleared and bulldozed — often causing erosion and the loss of heritage oaks. Increasing traffic from expanding development now affects most County residents.

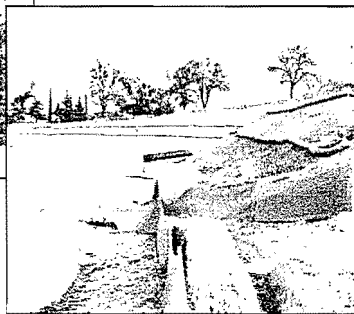
Under the current General Plan, the vast majority of new development proposals have gained approval over the past decade — even though already-existing vacant lots in Calaveras County more than meet all the State's projected housing demand in the County for many years into the future.

In the midst of such a land development boom, perhaps it is not surprising that County decision-makers and planners have not kept track of all they've approved. When CSERC staff testified at hearings and asked for answers about how much agricultural land, oak habitat, and open space have already been lost to development in recent years, County officials admitted they haven't kept those records. That is an important point. When you don't fully understand what you've already allowed, it is even harder to make difficult decisions on what else to approve in terms of new subdivisions or commercial development.



The new General Plan process needs to clearly spell out how much growth and development is already going to take place in Calaveras County.

With thousands of lots already approved or sitting vacant, those parcels will result in tens of thousands of new residents coming into the County in the near future. That will bring profits to some, but it will also add to congestion, traffic, pollution, and higher levels of crime. Any new development projects that gain approval from this point on will add that much more to the problems of sprawl, congestion, and the loss of rural values.



Oaks are one prime example of rural values that are now falling before the bulldozers. The only County oak protection measures now in place are strictly voluntary. There are no clear, effective County policies to require developers to protect oaks when they design their projects. Current open space and wildlife policies are also weak or ineffective.



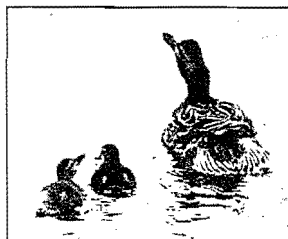
New General Plan policies need to protect water, wildlife, and the rural values of the County.

Without major changes in planning policies, Calaveras County could end up looking like San Jose or Stockton. Just in the Copperopolis basin alone, current policies could allow more than 40,000 residents.

Concerned local citizen groups have formed to press for improved, balanced General Plan policies that will manage the pace of development, protect agriculture, and preserve many of the scenic and open space values that give Calaveras County its rural quality.

You can make a difference!

Get informed, get engaged, and let County officials know what you and your family want for the future of the County.



This educational ad is provided by the **Central Sierra Environmental Resource Center (CSERC)**. To donate in support of CSERC's broad range of respectful, science-based environmental efforts, contact us at: CSERC, Box 396, Twain Harte, CA 95383 or e-mail: johnnb@cserc.org or call (209) 586-7440 or visit our website — www.cserc.org

PLACER**Protections in place:**

	Oak Tree Retention/ Replacement Requirements	Oak Protection During Construction	Heritage Tree Protection	Riparian Vegetation Protections	Oak Canopy Retention Requirements	Oak Woodland Conservation Program
General Plan Language	Rural Design Guidelines require preservation of native trees and groves through replacement and dedication as open space	None	The Natural Resources Element requires protection of landmark trees and groves and younger regeneration	The Natural Resources Element requires replacement of damaged habitat or payment of a mitigation fee. Creek setback areas should be designated as easements or resource conservation zones	The Rural Design Guidelines encourage retention of trees through dedications as open space and lot design.	The Natural Resources Element calls for conservation of large areas of non-fragmented oak woodlands and a countywide inventory of stands >/ 40 acres. Biotic resources evaluations are required for discretionary development.
Specific Ordinance	The Tree Ordinance requires a permit for (>6") removal and inch for inch replacement on-site, off-site, or payment to a tree fund. Maintenance and irrigation is required for 3 years.	The Tree Ordinance and Rural Design Guidelines require protection of trees with fences, signs, and special root protection measures	The Tree Ordinance defines landmark trees as designated as outstanding specimens or of historical or cultural value	The Tree Ordinance requires discretionary project within 50'-100' of streams to obtain a tree permit and include appropriate mitigations. The Zoning Ordinance requires set backs 50-100' from streams	The Tree Ordinance requires commercial operators to have a permit, a timber operator's license, and attend CDF training. Only thinning may be done.	Placer Legacy calls for large-scale acquisition of oak woodlands in the foothills using conservation easements, fee title acquisition, resident education, conservation activities, and county policy and ordinances. The Oak Woodland Management Plan delineates oak woodland communities, conservation objectives, and conservation and restoration policies.
Voluntary Guidelines	None	None	None	None	None	None

Documents reviewed:

X Open Space Element
X Conservation Element
X Land Use Element
X Zoning Ordinance
X Subdivision Ordinance
X Grading and Erosion Ordinance

Date of Review: October 2003

X Roads/Sidewalk Tree Ordinance
X Tree Removal Ordinance
 Voluntary Guidelines
X Other County Codes: Rural Design Guidelines 1997, Placer County Legacy Open Space and Agricultural Conservation Program Implementation Report 2000, Oak Woodland Management Plan 2003, Draft West County Woodland Mitigation Policy 2003.

Summary of Oak Protection Policies:

Natural Resources Element, 1994	<p>OAK WOODLAND: The County shall ensure conservation of large, continuous expanses of native vegetation by requiring new development preserve natural woodlands to the maximum extent possible. Large areas of non-fragmented blue oak woodlands should be identified through a countywide inventory of the location of oak woodland stands of 40 acres or larger. Approval of discretionary development shall require a biotic resources evaluation (6.C). The County shall require sensitive habitat buffers 50-100' from streams and sensitive habitats including old growth woodlands.</p> <p>LANDMARK TREES: The County shall ensure that landmark trees and major groves of native trees are preserved and protected along with younger vegetation with suitable space for growth and reproduction (6D).</p> <p>RIPARIAN CORRIDORS: Development projects encroaching into a creek corridor must avoid the disturbance of riparian vegetation, replace or restore affected habitat or pay a mitigation fee for restoration elsewhere. Public and private development should preserve creek corridors and creek setback areas through easements or dedications with allowed uses and maintenance responsibilities clearly defined and conditioned. Creek corridors should be maintained in a natural state with no tree removal. The County should consider establishing a resource conservation zone (RCZ) overlay district for application to creek corridors, wetlands, and areas rich in wildlife or of a fragile ecological nature.</p> <p>SCENIC HIGHWAYS: The County shall protect and enhance scenic corridors through design review, grading and tree removal standards, open space easements, and land conservation contracts (1.L.3).</p> <p>OPEN SPACE: The County shall use protected riparian corridors and woodland areas as passive parks as required at the level of 5 acres for every 1,000 residents. (6E). New development must preserve streamside vegetation, significant stands of vegetation, and wildlife corridors.</p>
Tree Preservation Ordinance,	<p>TREE REMOVAL: Tree removal (> 6" dbh) requires a permit except when trees are dying, damaged or dangerous, part of a fuel reduction program, interfere with a public utility, part of active agricultural uses, on agricultural land under the Williamson Act, or on single-family residential lots that cannot be further subdivided. Applications must include species,</p>

July 2000, 12.16	<p>location, dbh, height, dripline radius, condition (excellent to poor) of every tree not removed. Inch for inch replacement may be required using minimum 15- gallon size trees. At least 50% of replacement trees must be of a similar native tree. Replacement trees may be planted on-site or elsewhere, or the current market value paid to a tree preservation fund. Maintenance agreements including irrigation are required as well as a compliance deposit. 5-gallon trees that die within three years must be replaced. 75% of smaller trees must be alive after 3 years. Trees removed without approval will lead to denial of applications for up to 5 years.</p> <p>TREE PROTECTION: Protected or preserved trees may not be damaged during construction. Retained trees within 50' of any development activity must be protected by a 4' tall brightly colored fence with 2' by 2' signs installed in 4 locations (discretionary projects). A \$10,000 deposit (except single family residences) may be required to insure preservation. Retaining walls must be completed within 72 hours and exposed roots must be protected from moisture loss in the meantime. Aeration systems, oak tree walls, drains, special paving and cabling systems may be required with certification letters from the arborist. Trenching must avoid encroachment into roots. A penalty of \$50 per scar is required.</p> <p>HERITAGE OAKS: Landmark trees are designated by the Board of Supervisors to be of historical or cultural value, an outstanding specimen, an unusual species and /or of significant community benefit).</p> <p>RIPARIAN VEGETATION: Discretionary project activities within riparian zones (50'-100' from streams) also require a tree permit and appropriate mitigations.</p> <p>FIREWOOD HARVESTING: Commerical operators must have a tree permit to take > 2 cords a year in the western side of the county, hold a Class A or B timber operator's license, and attend training by CDF on proper forest management techniques. Proposed removal may not result in clear-cutting but thinning or stand improvement.</p>
Subdivision Ordinance, Article 16	The Subdivision Ordinance requires an environment impact report as a condition of approval concerning environmental capacity of the lands including vegetation characteristics and planned grading, planting, revegetation, landscaping. Conditions may include restrictions on improvements that require clearing brush and trees.
Zoning Ordinance, 1998	<p>WILDLIFE HABITAT: Environmentally sensitive areas including woodlands and riparian corridors should be designated as open space in planned developments and linked with adjacent habitat areas whenever possible.</p> <p>RIPARIAN CORRIDORS: All proposed structures must be set back 100' from permanent streams and 50' from intermittent streams. Discretionary land use permit projects may be required to provide greater or lesser setbacks.</p>
Rural Design Guidelines, 1997	OAK WOODLAND: Conservation of the natural vegetation should be an overriding consideration in the design of any project. The retention of trees should be encouraged for aesthetic, economic, and environmental reasons. Planned Developments are allowable only where they protect a grove of oak trees. Any protected areas should be held under common ownership of the homeowners association or deeded to the county or a suitable non-profit trust and not as

	easements within individual residential lots. Buildable portions of lots should be designed to incorporate trees into overall project for long term preservation with residences on the edges of wooded areas.
Placer County Legacy Open Space and Agricultural Conservation Program	OAK WOODLAND: Directed, large-scale acquisition of large areas of relatively intact oak woodlands in the northern, less developed parts of the county's foothill region is recommended to maintain east-west habitat connectivity. The county should preserve, through conservation easements, fee title acquisition, and agency land trades, large areas of blue oak and interior live oak woodland in the upper Bear River and/or Coon Creek watersheds, blue oak and interior live oak woodland habitat along the Bear River, and old growth black oak woodland in Foresthill and the West Slope of the Sierra. The nearly ½ of existing oak woodlands in the southern part of the foothill region zoned rural residential should be protected through resident education, local conservation activities, continued application of county policy on discretionary land use entitlements, and county ordinances. This includes large oak woodland patches along Folsom Lake.
Oak Woodland Management Plan*	The Oak Woodland Management Plan delineates the oak woodland communities in the county, their location, their value to residents and wildlife, and conservation objectives for each. Goals include maintaining habitat characteristics by (1) supporting active outreach programs in vineyards, agricultural fields, and housing developments (a), retention of connected oak patches within managed landscapes (b), retention of herbaceous, grass or scrub understory (c), maintenance of oaks around residences and other landscaped areas (d), retention of patches of chaparral, riparian or grassland habitats adjacent to retained oaks (e), and seeking opportunities to work with landowners (f). Sites should be prioritized for oak woodland protection (2) when they have intact oak regeneration and decay processes (a), represent a diversity of oak woodland types (b), according to surrounding land use (c), are adjacent to intact chaparral, grassland, pine or and riparian habitats (d), according to landscape variables (patch size, shape, connectivity) (e), according to management options (f), and based on conservation threats and protection opportunities (g). Oak woodland sites should be prioritized for restoration (4) according to their proximity to existing high quality sites (a), likely success of regeneration and transplanted oak viability (b) and to benefit healthy bird populations (5). Land management policies should protect, enhance or recreate natural oak woodland processes and characteristics (6) by maintaining diverse age structure of oak trees (a), protecting seedling and saplings (b), retaining decaying or dead oak trees, limbs, snags and mistletoe (c), retaining large oak trees whenever possible (d), thinning of oak woodlands instead of complete oak removal in rangelands (e), and managing or influencing management at the landscape level (f). A monitoring program should be established to evaluate the success of the Oak Woodland Management Plan (7) and to monitor edge effects in oak woodland habitats (a), compare areas heavily affected by SODS with those that are not (b), effectiveness of progressive grazing regimes for increasing regeneration (c), and study the effectiveness of prescribed fire in reducing non-native annual grasses and facilitating oak regeneration (d).

**This was adopted by BOS resolution in October 2003*

Contact Information:

Planning Department
11414 B Avenue, Dewitt Center
Auburn, CA
Phone: (530) 886-3000

Web site: <http://www.placer.ca.gov/>

County Contacts:

- ☐ No contacts
- ☐ Policies provided by county staff
- ☐ Policies discussed with county staff
- ☒ Policy inventory reviewed by county staff

ELDORADO

Protections in place*:

	Oak Tree Retention/ Replacement Provisions	Oak Protection During Construction	Heritage Tree Protection	Riparian Vegetation Protections	Oak Canopy Retention	Oak Woodland Conservation Program
General Plan Language	Open Space Element requires mitigation monitoring of proposed replacement trees.	The Design Manual protects oaks >8" from irrigation, trenching, or grading.	Open Space Element requires protection of heritage trees prior to issuance of a grading permit	Open Space Element calls for setbacks from streams in the Zoning Ordinance	Open Space Element requires retention of 60-90% of existing oak canopy (with 10% canopy). Oak corridors with the same tree density must be maintained.	None
Specific Ordinance	The Zoning Ordinance requires applicants for design review, special use permits, and planned developments submit tree preservation plans	The Subdivision Ordinance requires a tree preservation plan for tentative maps.	Hillside Guidelines call for retention of significant native and heritage trees into landscape plans.	Draft zoning ordinance establishes 50-100' setbacks from perennial streams.	Tree Preservation Plans must achieve the desired canopy closure within 30 years based on IHRMP growth projections	None
Voluntary Guidelines (Guidelines incorporated into county policy)	None	Discretionary projects should implement BMPs from the Design Manual and County Roadside Tree Ordinance.	Discretionary projects should retain landmark and heritage trees	None	Discretionary projects should follow canopy retention guidelines and require woodlands conservation plans	For ministerial projects, the County provides building and grading permit applicants with <i>Living Among the Oaks</i>

* Updating of the General Plan is in progress. A Draft EIR and 4 General Plan Alternative policy documents were released in May, 2003. Two of these alternatives contain additional policies and implementation measures relating to oak woodlands.

Documents reviewed:**Date of Review:** August 2002

☒ Open Space Element
☒ Conservation Element
☒ Land Use Element
☒ Zoning Ordinance
☒ Subdivision Ordinance

☒ Grading and Erosion Ordinance
☒ Roads/Sidewalk Tree Ordinance
☐ Tree Removal Ordinance
☐ Voluntary Guidelines
☐ Other County Codes:

Summary of Oak Protection Policies:

Land Use Element, 1996	TREE RETENTION: The Land Use Element establishes the goal of retention of distinct topographical features and conservation of native vegetation of (2.31). Methods of protection include tree protection provisions in the Grading Erosion and Sediment Control Ordinance (2.3.1.1), discouraging disturbance of slopes 40% to minimize the visual impacts of grading and vegetation removal (2.2.3), and requirements for commonly owned or publicly dedicated open space lands of at least 30% of the total site in planned developments. In addition, Ecological Preserve overlays are to be established to preserve areas for rare or endangered plant and animal species and or critical wildlife habitat and/or natural communities of high quality or of Statewide importance and/or Stream Environment Zones (SEZ) in the Tahoe Basin.
Open Space Element, 1996	OAK CANOPY RETENTION: Tree canopy coverage standards are applied to discretionary permit review in oak woodland habitats. Parcels with canopy cover of at least 10% are subject to retention or replacement standards. At least 60% of existing canopy must be retained up to 90% when existing canopy cover is less than 20% (7.4.4.4). Where existing individual or a group of oak trees are lost within a stand, a corridor of oak trees shall be retained that maintains continuity between all portions of the stand. The retained corridor shall have a tree density equal to the density of the stand (7.4.4.5). HERITAGE OAKS: Native trees including oaks and landmark and heritage trees should be protected (7.4.5) by requiring a tree survey, preservation, and replacement plan is required prior to issuance of a grading permit for discretionary permits on all high density residential, multifamily residential, commercial and industrial projects. WILDLIFE HABITAT: The Open Space Element calls for identification and protection, where feasible of critical fish and wildlife habitat (7.4.2). The County should protect the resources from degradation by requiring clustered development on suitable portions of the project site. Forest and woodland resources are to be protected (7.4.4) through review of discretionary projects and requirements for protection, planting, restoration, and regeneration of native trees in new developments and within existing communities (7.4.4.2) and development clustering to retain the largest contiguous areas possible in wildland (undeveloped) status (7.4.4.3). To ensure that proposed replacement trees survive, a mitigation monitoring plan is incorporated. RIPARIAN VEGETATION: Setbacks from all rivers, streams, and lakes should be included in the Zoning Ordinance for all ministerial and discretionary development projects (7.4.2.5).

Highway Trees, 12.12	HIGHWAY TREES: This ordinance establishes the authority of the Agricultural Commissioner over all trees planted along county highways. Planted trees must be on a master tree list approved by the board of supervisors. Certain species are prohibited. Any attempt to cut, trim, prune, spray, brace, plant, move, remove, or replace any tree along the highway requires a permit from Public Works. Actions to break, injure, deface, mutilate, burn, kill or destroy any tree or attach any wire, rope, sign, paint or other device are illegal without a permit.
Subdivision Ordinance Chapter 16	TREE RETENTION: This ordinance establishes requirements for major subdivisions (5 or more lots) and minor subdivisions (4 or less lots). Subdivisions likely to injure fish and wildlife or their habitat should be denied. A tree preservation plan is required for tentative maps including identification of the tree canopy, all trees with dbh >/ 20" within building envelope areas, trees or driplines within any proposed road, and any provisions for tree preservation.
Zoning Ordinance, Draft 1999	RIPARIAN VEGETATION: The draft zoning ordinance establishes building setbacks from perennial streams of 50-100' TREE RETENTION: Trees lost due to damage during construction, disease, or lack of maintenance during the first 3 years after the completion of construction must be replaced. A bond must be submitted to the county to ensure replacement.
Grading, Erosion, And Sediment Control 3983	The grading ordinance establishes the requirement for a grading permit except for minor projects where > 10,000 square feet of vegetation on slopes >10%. Agricultural, public, emergency and grading allowed under other permits is exempted. Wherever possible, natural features, including vegetation, oak trees, terrain, watercourses, wetlands and similar resources should be preserved. Limits of grading must be clearly defined and marked to prevent damage by construction equipment. Oak trees protection standards are described in the Design and Improvement Standards Manual.
Design And Improvement Standards Manual	Oaks are with dbh >/8" are protected. Changing irrigation, trenching, grading, paving, parking, storing equipment or materials, or grade changes are all prohibited within the drip line of any oak tree. Construction within 50' of an oak requires placement of a 6' tall temporary fence. Underground utilities installed within the temporary fence must be hand dug so not to cut any roots over 2". Roots 2" or larger must be cut cleanly cut with pruning equipment. Only dead or weakened branches may be removed by a licensed arborist. Oak tree foliage must be hosed off weekly during construction.
Tree Preservation Plans	Applicants for tentative subdivision maps, project design review, special use permits, planned developments must submit tree preservation plans. The tree plan must identify tree canopy and types and all trees with dbh >/ 20" within building envelope areas, trees or driplines within any proposed road, driveway, leachfield, or cut or fill slope. The total number of trees >8" dbh that will be removed due to construction and any provisions for tree preservation, transplanting or replacement should be included. Parcels with canopy >/10% are subject to canopy retention or replacement standards and a mitigation monitoring plan. Standards include planting native oak seed to achieve the desired canopy closure within 30 years. Growth projections developed by the IHRMP provide a basis for planting to achieve closure (table included).
Hillside Guidelines	These guidelines are offered to reduce impacts from development on El Dorado County hillsides. Subdivision layouts, site design, and road construction should consider all existing features including vegetation. Road width should be narrowed or divided to save a stand of trees. Landscaping should prioritize natives. Significant native and heritage trees should be retained and incorporated into landscape plans. Hillsides should be revegetated with native trees, especially oaks.

Oak Woodland Guidelines	Discretionary projects should follow canopy and stand continuity retention guidelines, prepare a Woodland Conservation Plan, retain landmark and heritage trees, and implement BMPs from the Design and Improvement Standards Manual and County Roadside Tree Ordinance. For ministerial projects in these areas, the County should provide building and grading permit applicants with copies of <i>Living Among the Oaks</i> and the <i>State Fire Safe Guidelines</i> and encourage them to follow the <i>State Fire Safe Guidelines</i> to prune and retain oak trees.
-------------------------------	--

Contact Information:

El Dorado County Planning Department
2850 Fairlane Court, Placerville, CA 95667
Phone: (530) 621-5355
Fax: (530) 642-0508

Web site: <http://www.co.el-dorado.ca.us/>

County Contacts:

- ☐ No contacts
- ☐ Policies provided by county staff
- ☐ Policies discussed with county staff
- ☒ Policy inventory reviewed by county staff