

~~oak woodland removal permit shall be required for these sites. replacement and monitoring plan will be incorporated for these sites. This project was analyzed under the Oak Resources Management Plan, at the request of the project applicant. Interim Interpretive Guidelines for El Dorado County General Plan Policy 7.4.4.4 (Option A) adopted November 9, 2006 and amended October 12, 2007, which were the current guidelines when this project was deemed complete.~~

REVISED CONDITIONS OF APPROVAL

17. ~~Mitigation Measure #3 (Site 3 Buffalo Hill)~~

Oak Woodland:

~~The applicant is required to comply with the Interim Interpretive Guidelines for El Dorado County General Plan Policy 7.4.4.4, which are oak canopy retention standards: The applicable requirement is to retain at least 80% of the existing canopy cover, and the project adheres to the tree canopy retention standards by retaining 88% percent of the existing canopy cover.~~

~~The Replacement Provisions of Policy 7.4.4.4 also require the project to replace woodland habitat removed at 1:1 ratio, thus the project shall replace 0.07 acres of woodland to be planted on-site or off-site at the ratio of 200 saplings or one gallon trees per acre, to the satisfaction of the Development Services Director. Replacement (and execution of related maintenance and monitoring agreements) shall be completed to the County's satisfaction prior to final grading or building inspection of the project.~~

~~Off Site Replacement of Canopy Area. The applicant may be permitted to procure an off-site planting area for the replacement trees and/or planting of acorns, preferably in close proximity and/or in connection with any oak woodland contiguous to the project site or within or adjacent to an Important Biological Corridor or Ecological Preserve as designated in the General Plan, to implement the replacement planting. The size of the off-site replacement planting area shall equal at a minimum the total area of oak canopy cover proposed to be removed. Oaks planted shall have characteristics of the receiver site. Replacement shall occur at a 1:1 ratio as defined in these Guidelines or as otherwise specified by a qualified professional approved by the County. A Conservation Easement to the satisfaction of County Counsel and the Director shall be required to ensure the long-term maintenance and preservation of any on or off-site replacement trees and/or acorns planted. The Conservation Easement shall provide for the preservation of the designated area in perpetuity and shall include such terms, conditions, and financial endowments for monitoring and management deemed necessary by the County to ensure the long-term preservation of the oak woodland within the easement area. The Conservation Easement shall be in favor of the County or a County approved conservation organization. Maintenance and monitoring shall be required for a minimum of 10 years (15 years for acorns) after planting. Any trees that do not survive during this period of time shall be replaced by the property owner; or~~

~~Off Site Conservation Easement to Protect Existing Oak Woodland In lieu of Replacement. The applicant may obtain a Conservation Easement on property off site with healthy oak woodland canopy area equivalent to 100 percent of the oak canopy area proposed to be removed. The conservation easement site should either be in close proximity and/or in connection with any oak woodland contiguous to the project site or within or adjacent to an Important Biological Corridor or Ecological Preserve as designated in the General Plan. The Conservation Easement shall provide for the preservation of the designated area in perpetuity and shall include such terms, conditions, and financial endowments for monitoring and management deemed necessary by the County to ensure the long term preservation of the oak woodland within the easement area. The Conservation Easement shall be in favor of the County or a County approved conservation organization.~~

17. Mitigation Measure #3 (Site 3 Buffalo Hill)

Oak Woodland:

Alteration of on-site individual oak trees and oak tree woodland, or the implementation of on-site work that may affect on-site oak trees, including their canopy or root systems, shall adhere to the adopted Oak Resource Management Plan (ORMP). In addition, a project specific technical report and mitigation plan addressing impacts to on-site individual oak trees and oak tree woodlands consistent with the guidelines and regulations of the adopted ORMP must be prepared and approved by the County prior to project approval. The technical report must disclose the percentage of impacted oak woodland on-site and the related mitigation plan must indicate the appropriate mitigation ratio and mitigation type, consistent with the requirements of the ORMP. This shall be completed prior to issuance of building permits.

Monitoring Requirement: The applicant shall provide a project specific technical report and mitigation plan addressing impacts to on-site oak woodlands prior to on-site work which may affect oak trees, including their canopy or root systems. The applicant shall also provide evidence of implementation of mitigation through provision to the County evidence of a deed restriction or conservation acquisition, in-lieu fee payment, on-site replacement planting and deed restriction or conservation easement; on-site replacement planting, or any combination thereof, consistent with the ORMP.

Monitoring Responsibility: Planning Services

~~18. Mitigation Measure #3 (Site 4 Outingdale)~~

~~Oak Woodland:~~

~~The applicant is required to comply with the Interim Interpretive Guidelines for El Dorado County General Plan Policy 7.4.4.4, which are oak canopy retention standards~~

requiring that 80% of the existing canopy be retained.¹ The project adheres to the tree canopy retention standards by retaining all canopy cover. In the event that tree #1539 is removed, this would be a loss of 0.02 acres of oak canopy, which would comply with General Plan Policy 7.4.4.4.

The Replacement Provisions of Policy 7.4.4.4 also require the project to replace any woodland habitat that is removed at 1:1 ratio. Should the project result in loss of any woodland habitat, replacement woodland would be planted on-site or off-site at a ratio of 200 saplings or one gallon trees per acre density (four trees or saplings), to the satisfaction of the Development Services Director. Replacement (and execution of related maintenance and monitoring agreements) shall be completed to the County's satisfaction prior to final grading or building inspection of the project.

18. Mitigation Measure #3 (Site 4 Outingdale)

Oak Woodland:

Alteration of on-site individual oak trees and oak tree woodland, or the implementation of on-site work that may affect on-site oak trees, including their canopy or root systems, shall adhere to the adopted Oak Resource Management Plan (ORMP). In addition, a project specific technical report and mitigation plan addressing impacts to on-site individual oak trees and oak tree woodlands consistent with the guidelines and regulations of the adopted ORMP must be prepared and approved by the County prior to project approval. The technical report must disclose the percentage of impacted oak woodland on-site and the related mitigation plan must indicate the appropriate mitigation ratio and mitigation type, consistent with the requirements of the ORMP. This shall be completed prior to issuance of building permit.

Monitoring Requirement: The applicant shall provide a project specific technical report and mitigation plan addressing impacts to on-site oak woodlands prior to on-site work which may affect oak trees, including their canopy or root systems. The applicant shall also provide evidence of implementation of mitigation through provision to the County evidence of a deed restriction or conservation acquisition, in-lieu fee payment, on-site replacement planting and deed restriction or conservation easement; on-site replacement planting, or any combination thereof, consistent with the ORMP.

Monitoring Responsibility: Planning Services

19. Mitigation Measure #3 (Site 5 Somerset)

Oak Woodland:

¹ The guidelines are available at:

<https://www.edcgov.us/government/planning/oakwoodlands/documents/OakGuidelinesRevised.pdf>. See also the Draft Oak Resources Management Plan being considered by the Board of Supervisors available at: <https://www.edcgov.us/Government/longrangeplanning/environmental/Pages/biopolicyupdate.aspx>. The El Dorado Board of Supervisors is expected to consider the adoption of this updated policy in the last quarter of 2017.

~~The applicant is required to comply with the Interim Interpretive Guidelines for El Dorado County General Plan Policy 7.4.4.4, which are oak canopy retention standards:² The applicable requirement is to retain at least 85% of the existing canopy cover, and the project adheres to the tree canopy retention standards by retaining 98% percent of the existing canopy cover.~~

~~The Replacement Provisions of Policy 7.4.4.4 also require the project to replace woodland habitat removed at 1:1 ratio, thus the project shall replace oak tree (0.02 acres of woodland) to be planted on-site or off-site, at the ratio of 200 saplings or one gallon trees per acre (four trees or saplings), to the satisfaction of the Development Services Director. Replacement (and execution of related maintenance and monitoring agreements) shall be completed to the County's satisfaction prior to final grading or building inspection of the project.~~

19. Mitigation Measure #3 (Site 5 Somerset)

Oak Woodland:

Alteration of on-site individual oak trees and oak tree woodland, or the implementation of on-site work that may affect on-site oak trees, including their canopy or root systems, shall adhere to the adopted Oak Resource Management Plan (ORMP). In addition, a project specific technical report and mitigation plan addressing impacts to on-site individual oak trees and oak tree woodlands consistent with the guidelines and regulations of the adopted ORMP must be prepared and approved by the County prior to project approval. The technical report must disclose the percentage of impacted oak woodland on-site and the related mitigation plan must indicate the appropriate mitigation ratio and mitigation type, consistent with the requirements of the ORMP. This shall be completed prior to issuance of building permits.

Monitoring Requirement: The applicant shall provide a project specific technical report and mitigation plan addressing impacts to on-site oak woodlands prior to on-site work which may affect oak trees, including their canopy or root systems. The applicant shall also provide evidence of implementation of mitigation through provision to the County evidence of a deed restriction or conservation acquisition, in-lieu fee payment, on-site replacement planting and deed restriction or conservation easement; on-site replacement planting, or any combination thereof, consistent with the ORMP.

Monitoring Responsibility: Planning Services

² The guidelines are available at:

<https://www.edcgov.us/government/planning/oakwoodlands/documents/OakGuidelinesRevised.pdf>. See also the Draft Oak Resources Management Plan being considered by the Board of Supervisors available at: <https://www.edcgov.us/Government/longrangeplanning/environmental/Pages/biopolicyupdate.aspx>. The El Dorado Board of Supervisors is expected to consider the adoption of this updated policy in the last quarter of 2017.

NEW CONDITION OF APPROVAL

Any routine maintenance that requires running the generator or automatic recycling of the generator shall be performed between the hours of 9:00 a.m to 5:00 p.m Monday through Friday.

\\dfs0\DS-Shared\DISCRETIONARY\S\2017\S17-0004\S17-0004 Staff Memo 12-13-17.doc