

# **Proposed Weber Creek Canyon Important Biological Corridor**

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**Planning Commission**

**September 12, 2019**

**Item 4, Legistar File 19-1277**



# Background

- **October 24, 2017 – Board of Supervisors adopted comprehensive update of biological resources policies in General Plan Conservation and Open Space Element.**
- **Policy 7.4.2.9 was one updated policy which includes new requirement for development within Weber Creek Canyon Important Biological Corridor (IBC).**
- **Policy does not define/delineate the boundaries of this IBC.**
- **July 18, 2017 – Board directed staff to return to the Board with separate item on Weber Creek Canyon IBC and to notify all property owners within proposed boundaries.**

## Policy 7.4.2.9

...In order to evaluate project-specific compatibility with the -IBC overlay, applicants for discretionary projects **(and applicants for ministerial projects within the Weber Creek Canyon IBC)** shall be required to provide to the County a biological resources technical report...

...The **site-specific biological resources technical report** will determine the presence of special-status species or habitat for such species...that may be affected by a proposed project as well as the presence of wildlife corridors particularly those used by large mammals such as mountain lion, bobcat, mule deer, American black bear, and coyote....

*(Refer to Staff Memo Attachment B for complete text of Policy 7.4.2.9)*

# Biological Resources Technical Report

Must be prepared by a qualified wildlife biologist and include:

- Map vegetation communities on project site;
- Evaluate habitat connectivity for large mammals (e.g., mountain lion, bobcat, mule deer, black bear, and coyote) across project site;
- Evaluate potential for special-status plants and animals to occur;
- Analyze direct, indirect and cumulative impacts of project on vegetation communities, plant and wildlife species, and wildlife movement;
- Recommend avoidance and minimization measures, including pre-construction surveys; and
- Recommend mitigation measures to ensure no net loss of wildlife movement function and value in the IBC.

# Biological Resources Technical Report

Cost to prepare the report will vary depending on:

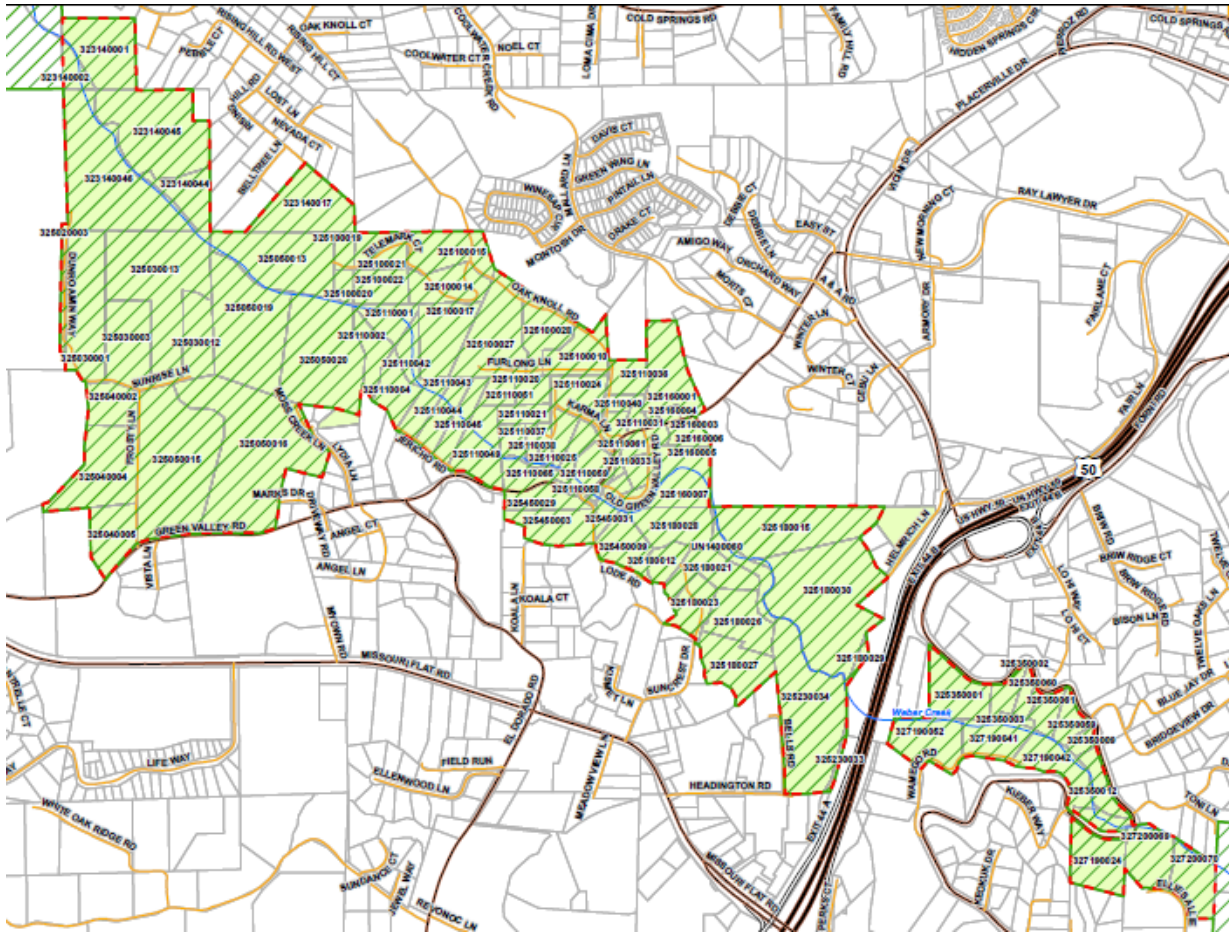
- 1.** Size of parcel or parcels included in project - parcels in Weber Creek Canyon IBC range from 0.31 acre to nearly 27 acres.
- 2.** Potential for special-status plants and animals to occur on the parcel based on vegetation communities, wetlands, or other site characteristics.
- 3.** Size and complexity of proposed project.

Cost can range from approx. \$1,800 to \$8,550

- Lower cost - small parcel with minimal potential for special-status species occurrence and limited wildlife movement connectivity.
- Higher cost - complex project with extensive ground disturbance on 20-plus-acre parcel with potential for foothill yellow frog occurrence and substantial wildlife movement.



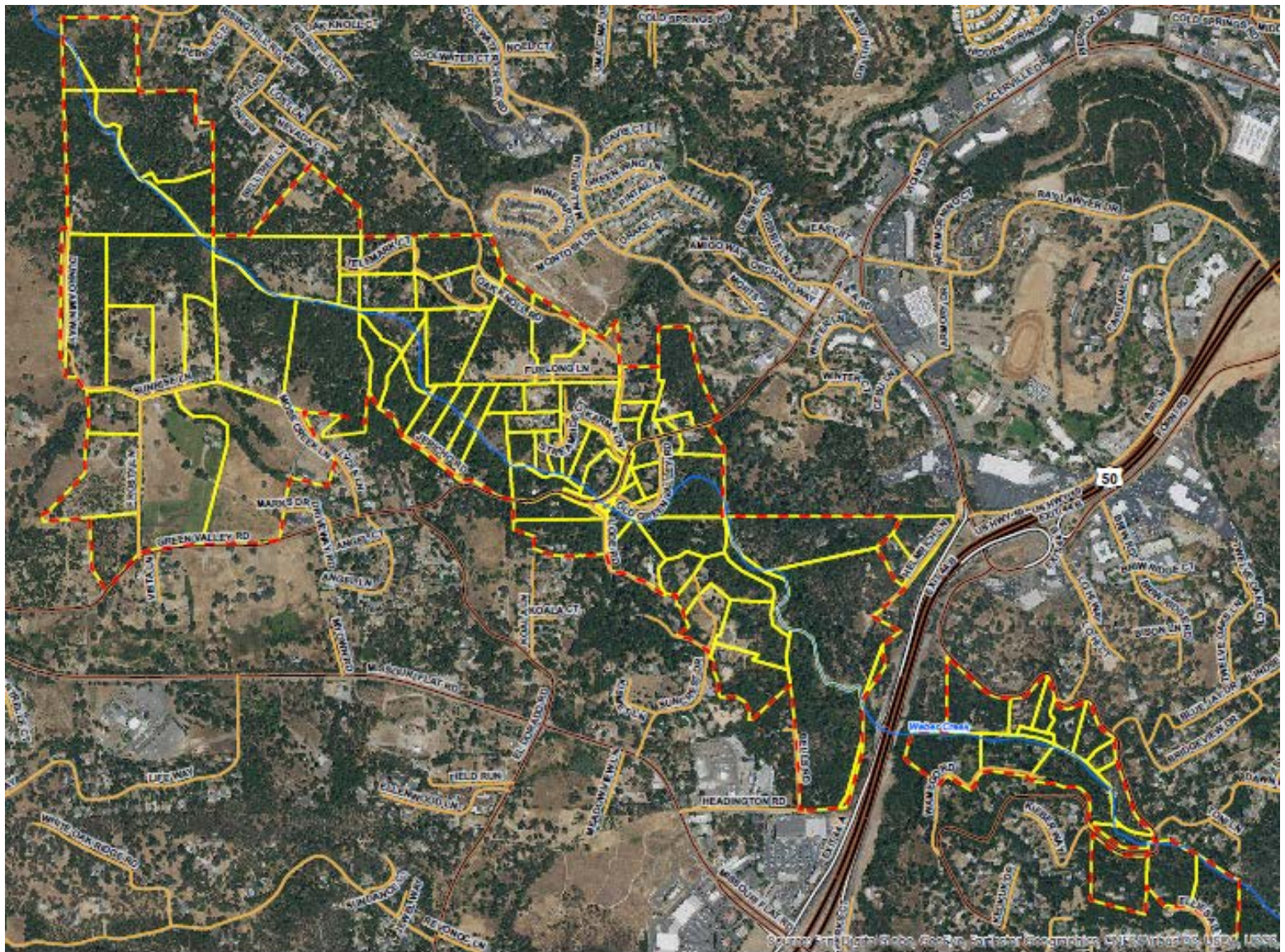
# Proposed Weber Creek Canyon IBC



- 92 parcels identified within the proposed boundaries (approx. 491 acres)
- 77 (or 84%) are currently developed
- 15 parcels are vacant or undeveloped

*The map is Exhibit A of “B - Staff Memo Attachment A-Resolution” in Legistar File 19-1277; the parcels are listed on Exhibit B*








# Public Notification of this Hearing

- Letters dated August 14, 2019 mailed to all 92 property owners
- Mailing included public notice for Planning Commission public hearing on 9/12/19, map of the proposed Weber Creek Canyon IBC, and staff contact info for questions
- 12 property owners called or emailed with questions



**PLANNING AND BUILDING DEPARTMENT**  
**PLANNING SERVICES DIVISION**  
<http://www.edcgov.us/DevServices/>

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<b>PLACERVILLE OFFICE:</b> 2850 Fairlane Court, Placerville, CA 95667 <b>BUILDING</b> (530) 621-5315 / (530) 622-1708 Fax <a href="mailto:planning@edcgov.us">planning@edcgov.us</a> <b>PLANNING</b> (530) 621-5355 / (530) 642-0508 Fax <a href="mailto:planning@edcgov.us">planning@edcgov.us</a>	<b>LAKE TAHOE OFFICE:</b> 524 B Emerald Bay Rd South Lake Tahoe, CA 96150 (530) 573-3330 (530) 542-9082 Fax
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**NOTICE OF PUBLIC HEARING**

The County of El Dorado Planning Commission will hold a public hearing in the Building C Hearing Room, 2850 Fairlane Court, Placerville, CA 95667 on September 12, 2019, at 8:30 a.m., to consider the following submitted by EL DORADO COUNTY: 1) Boundaries of the proposed Weber Creek Canyon Important Biological Corridor (IBC); and 2) Proposed amendment to the Zoning Map to delineate the parcels located in the Weber Creek Canyon IBC (as listed below) and to add the Weber Creek Canyon IBC to the IBC Overlay. (County Planner: Michael Nihan, 530-621-6583) (Previously Certified Biological Resources Policy Update and Oak Resources Management Plan Environmental Impact Report, Certified on October 24, 2017 by the Board of Supervisors; SCH #2015072031)

El Dorado County General Plan Policy 7.4.2.9 identifies the Weber Creek Canyon IBC and provides specific requirements for development; however, it currently does not specify the boundaries. The IBC overlay applies to lands identified as having high wildlife habitat values because of extent, habitat function, connectivity, and other factors. Policy 7.4.2.9 includes a requirement for both discretionary and ministerial development projects within the Weber Creek Canyon IBC to submit to the County a biological resources technical report which will be used to determine if properties currently support wildlife movement and if mitigation is necessary to ensure there is no net loss of wildlife movement function and value for special-status species.

The proposed Weber Creek Canyon Important Biological Corridor consists of 92 parcels, Assessor Parcel Numbers:

323-140-001; 323-140-002; 323-140-017; 323-100-015; 323-100-021; 323-100-019; 323-020-003; 323-030-001; 323-030-013; 323-050-013; 323-100-014; 323-100-022; 323-100-020; 323-030-012; 323-100-017; 323-030-003; 323-110-001; 323-110-042; 323-110-002; 323-100-010; 323-160-001; 323-110-004; 323-110-036; 323-110-045; 323-110-044; 323-110-043; 323-110-024; 323-110-020; 323-050-016; 323-040-002; 323-050-015; 323-110-040; 323-110-031; 323-110-021; 323-110-025; 323-160-004; 323-160-003; 323-160-006; 323-110-039; 323-110-038; 323-110-037; 323-160-005; 323-040-004; 323-160-007; 323-110-033; 323-450-009; 323-040-005; 323-180-015; 323-180-012; 323-180-021; 323-180-023; 323-350-001; 323-350-002; 323-350-060; 323-350-061; 323-350-059; 323-350-003; 327-190-052; 327-190-041; 323-350-009; 327-190-042; 323-350-012; 327-200-069; 327-200-070; 323-450-003; 323-180-026; 323-180-027; 323-180-028; 323-140-045; 323-140-046; 323-140-044; 323-110-049; 323-050-019; 323-050-020; 323-110-051; 323-100-027; 323-100-028; 323-230-034; 327-190-024; 323-450-029; 323-110-053; 323-110-055; 323-230-033; 323-110-057; 323-110-059; 323-180-030; 323-180-029; 323-110-061; 323-110-063; 323-110-065; 323-450-031; 323-110-058

Staff Reports are available two weeks prior at <https://eldorado.legistar.com/Calendar.aspx>

The above referenced Environmental Impact Report and associated documents may be reviewed and/or obtained in the County of El Dorado Planning and Building Department, 2850 Fairlane Court, Placerville, CA 95667, during normal business hours or online at: <https://edcgov.us/Government/longrangeplanning/environmental/Pages/biopolicyupdate.aspx>.

All persons interested are invited to attend and be heard or to write their comments to the Planning Commission. If you challenge the application in court, you may be limited to raising only those items you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Commission at, or prior to, the public hearing. Any written correspondence should be directed to the County of El Dorado Planning and Building Department, 2850 Fairlane Court, Placerville, CA 95667 or via e-mail: [planning@edcgov.us](mailto:planning@edcgov.us).

To ensure delivery to the Commission prior to the hearing, written information from the public is encouraged to be submitted by Thursday the week prior to the meeting. Planning Services cannot guarantee that any FAX or mail received the day of the Commission meeting will be delivered to the Commission prior to any action.

COUNTY OF EL DORADO PLANNING COMMISSION  
TIFFANY SCHMID, Executive Secretary  
August 16, 2019



# Biological Resources Policy Update Project Webpage

<https://www.edcgov.us/Government/longrangeplanning/environmental/Pages/biopolicyupdate.aspx>

## General Plan Biological Resources Policy Update

The General Plan Biological Resources Policy Update Project consists of the adoption of a General Plan Amendment to the biological resources policies, objectives and implementation measures in the General Plan Conservation and Open Space Element; Adopting an Oak Resources Management Plan (update of the 2008 Oak Woodland Management Plan); Establishing an In-Lieu Mitigation Fee to mitigate impacts to Oak Woodland Areas and Individual Oak Trees; adopting an Oak Resources Conservation Ordinance; and certifying the Environmental Impact Report (EIR).

[ORMP/Ordinance Fact Sheet](#)

[Frequently Asked Questions](#)

[Oak Tree Species Photos](#)

[Oak Resources Management Plan](#)

[Oak Resources Conservation Ordinance](#) (sections bookmarked for easier reference)

[In-Lieu Mitigation Fee](#)

[Oak Resources Removal Process Flow Chart](#)

[Oak Resources Technical Report Checklist](#)

[Oak Resources Code Compliance Certificate](#)



# **Planning Commission Recommendation to the Board**

- 1) Adopt Resolution (Attachment A) approving boundaries of Weber Creek Canyon IBC (as shown on Resolution Exhibit A); and**
- 2) Approve amending Zoning Map to delineate the parcels located in Weber Creek Canyon IBC (as listed on Resolution Exhibit B) and to add Weber Creek Canyon IBC to the IBC Overlay; and**
- 3) Determine that pursuant to CEQA Guidelines Section 15168, there is no substantial evidence requiring preparation of subsequent Negative Declaration or Addendum to the Program EIR for the General Plan Biological Resources Policy Update, Oak Resources Management Plan, and Oak Resources Conservation Ordinance per Resolution 127-2017 adopted by the Board on October 24, 2017 (Attachment C).**