

Exhibit A

SUMMARY OF PROPOSED CHANGES (4/27/17 – 9/12/17) TO THE FOLLOWING DRAFT DOCUMENTS ATTACHED TO LEGISTAR FILE 12-1203

General Plan Conservation and Open Space Element (Attachment 22J);

Oak Resources Management Plan (Attachment 22K);

Oak Resources Conservation Ordinance (Attachment 22L); and

Draft Environmental Impact Report, June 2016 (Attachment 22O)

<https://www.edcgov.us/Government/longrangeplanning/environmental/pages/biopolicyupdatedrafter.aspx>

Page No.	<i>Changes presented to Planning Commission on 4/27/17 (red font)</i>	<i>Changes made after Planning Commission hearing on 4/27/17 (red font highlighted in yellow) See Attachment 24E</i>	<i>Changes made after Board hearing on 7/18/17 (blue font)</i>
Proposed General Plan Conservation and Open Space Element			
144	Revise proposed General Plan Policy 7.4.1.1 to remove proposed addition of “where feasible”.		
147	Text added to Policy 7.4.2.8 section C to add specific requirements related to the content of Biological Resources Assessments prepared in compliance with this policy.		
149	New section F added to Policy 7.4.2.8 to specify requirements related to mitigation monitoring, as required by EIR Mitigation Measure BIO-1.		
159			Revise Measure CO-K to delete reference to eliminated Objective 7.4.3.

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Proposed Oak Resources Management Plan			
6	Revise Section 2.1 to specify that the exemptions from the ORMP's mitigation requirements identified in this section do not apply where a project would result in impacts to valley oak trees and valley oak woodlands, except when valley oak trees are dead, dying, and diseased.	Section 2.1 text revised to avoid repetition. Additional text added to specify that impacts to Heritage Trees must be mitigated regardless of whether they are located within or outside an oak woodland.	
7	Revise Section 2.1.6 to exclude activities that require issuance of a Conditional Use Permit from the Agricultural Activities Exemption.		
7	Revise Section 2.1.9 to specify that the exemptions for removal of dead, dying, and diseased trees continue to apply where the affected trees are valley oaks.		
8	Revise Section 2.1.10 to clarify the application of the Personal Use Exemption.		Revise Section 2.1.10 to further clarify application of the Personal Use Exemption to note the 8 tree removal limit applies to a parcel per year "or 8 trees per dwelling unit per parcel per year".
8	Revise Section 2.1.11 to specify that the Mitigation Reductions for Affordable Housing do not apply to impacts to valley oak trees and valley oak woodlands.		
10	Revise Section 2.2.2 to clarify how in-lieu fee payments may be used to offset impacts to oak woodland.		
13		Revise Section 2.3.1 (Oak Tree Permits) to specify that impacts to Heritage Trees must be mitigated regardless of whether they are located within or outside an oak woodland.	

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Proposed Oak Resources Management Plan (continued)			
14	Revise Section 2.3.2 to clarify how in-lieu fee payments may be used to offset impacts to oak trees; also add Section 2.4 description: "Replacement Planting Guidelines" and add Section 2.5 description: "Oak Resources Technical Reports".		
19, 20, and 25	Revise Sections 2.6, 3.1, and 4.1 to provide the title of another section referenced in these paragraphs.	Revise Section 3.1 on page 20, Table 5 (Oak Woodland In-Lieu Fee) to accurately reflect oak woodland in-lieu fee cost per acre amounts presented in Nexus Study (Updated 6/21/16).	
21		Revise Section 3.2, Table 6 (Individual Oak Tree In-Lieu Fee) to accurately reflect individual oak tree in-lieu fee cost per inch amount for Acquisition and Planting presented in Nexus Study (Updated 6/21/16).	
21 and 22		Revise Section 3.3 to clarify in-lieu fee inflation adjustments, and county and state reporting and finding requirements following adoption of the in-lieu fee.	Revise Section 3.3 to correct text spelling of "Bi-Annual" to "Biennial".
24		Insert Figure 2 -2 – Map of Priority Conservation Areas, Oak Woodlands, and Public Lands in El Dorado County in clean version of the ORMP on Legistar; no changes proposed.	
27 and 28	Revise Section 5.0 items 5(b) and 6(c) to clarify how in-lieu fee payments may be used to offset impacts to oak woodland and oak trees.		

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Proposed Oak Resources Management Plan (continued)			
30			Revise Heritage Tree definition to exclude live oak tree species. Individual Native Oak Tree definition modified to include live oak trees measuring 36 inches dbh and greater.
31	Revise Section 6.0 reference in definition of "Mitigation Maintenance, Monitoring and Reporting"		
Proposed Oak Resources Conservation Ordinance			
XX1			Add Section 130.39.080 (In-Lieu Fee Reductions and Appeals)
XX1			Re-number Section 130.39.080 (Enforcement) to 130.39.090
XX1			Re-number Section 130.39.090 to 130.39.100 and revise title to " <u>Mitigation Maintenance, Monitoring and Reporting</u> "
XX4	Oak Resources Technical Report definition revised to clarify reference to Section 2.5 of the ORMP.		Revise Section 130.39.030 - Heritage Tree definition modified to exclude live oak tree species; Individual Native Oak Tree definition modified to include live oak trees measuring 36 inches dbh and greater.

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Proposed Oak Resources Conservation Ordinance (continued)			
XX6	Revise Section 130.39.050 to add language clarifying oak resources impact mitigation required for any non-exempt action requiring discretionary development entitlements or approvals, or ministerial actions requiring a building permit or grading permit; also add language to stipulate that all impacts to Heritage Trees, with the exception of dead, dying or diseased trees, individual valley oak trees, and valley oak woodlands shall be subject to provisions and mitigation requirements in the ORMP, regardless of whether or not the action requires a development permit.		
XX7	Revise Section 130.39.050(F) to clarify the Agricultural Activities Exemption does not apply to activities that require issuance of a Conditional Use Permit, consistent with ORMP revisions.		
XX7	Revise Section 130.39.050(I) to specify that the Dead, Dying, or Diseased Tree Exemption does apply to valley oak trees, consistent with ORMP revisions.		
XX7	Revise Section 130.39.050(J) to specify tree removal limits of the Personal Use Exemption, consistent with ORMP revisions.		Revise Section 130.39.050(J) to clarify that the exemption also does not apply to valley oak trees; and to further clarify application of the Personal Use Exemption to note the 8 tree removal limit applies to a parcel per year "or 8 trees per dwelling unit per parcel per year".
XX8	Revise Section 130.39.050(K) to clarify that the Affordable Housing Mitigation Reduction does not apply to valley oak trees or valley oak woodlands, consistent with ORMP revisions.		Revise Section 130.39.050 (K) to clarify references to Table 2 and Table 3 in the ORMP (Affordable Housing Mitigation Reduction and Oak Woodland Mitigation Ratios, respectively).

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Proposed Oak Resources Conservation Ordinance (continued)			
		Revise Section 130.39.060(A) to complete the word "Tree".	Revise Section 130.39.060(A) to refer to subsection 130.52.010.
XX9			Revise Section 130.39.060(B) to add that a Code Compliance Certificate shall be filed with an application for an Oak Tree or Oak Woodland Removal Permit verifying that no Oak Resources have been impacted within two years prior to submittal of the permit application
XX9			Revise numbering in Section 130.39.060(B).
XX9			Revise Section 130.39.060(D) to reference Table 5 (Oak Woodland In-Lieu Fee) consistent with other Table references.
XX9		Revise Section 130.39.060(E) to clarify mitigation requirements for impacts to Heritage Trees, "regardless of location within or outside of an oak woodland".	Revise Section 130.39.060(E) to reference Table 6 (Individual Oak Tree In-Lieu Fee) consistent with other Table references.
XX10	Revise Section 130.39.070(C)(1)(a) to clarify use of in-lieu fee payment for conservation, consistent with ORMP revisions.		
XX10			Revise Section 130.30.070(C)(1) to correct reference to Table 3 (Oak Woodland Mitigation Ratios) in the ORMP.
XX11	Revise Section 130.39.070(C)(2)(a) to clarify use of in-lieu fee payment for conservation, consistent with ORMP revisions.		Revise Sections 130.39.070(C) (2)(a) reference to Table 6 (Individual Oak Tree In-Lieu Fee) consistent with other Table references.
XX11			Revise Sections 130.39.070(C) (2)(b) and (c) to correct references to Table 4 (Oak Tree Replacement Quantities) in the ORMP.

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Proposed Oak Resources Conservation Ordinance (continued)			
XX11			Change title of Table 1 to Table 3 for consistency with table references in the ORMP.
XX12			Change title of Table 2 to Table 4 for consistency with table references in the ORMP.
XX12			Add Section 130.39.070 (E) Code Compliance Certificate shall be submitted verifying that no Oak Resources have been impacted within two years prior to application submittal; renumber section E to F.
XX12			Add Section 130.39.070(G) to identify security deposit requirements for on-site oak tree/oak woodland replacement planting.
XX13			Add Section 130.39.080 (In-Lieu Fee Reductions and Appeals); renumber subsequent sections
XX13 and XX14			Revise Section 130.39.090 to include subsections A (Fines) and B (Other Penalties). Section 130.39.090(A) clarified to identify the ORMP chapter that addresses fines.
XX13			Add Section 130.39.090(A)(1) to define fines associated with unpermitted oak woodland removal.
XX13			Add Section 130.39.090(A)(2) to define fines associated with unpermitted individual native oak tree removal.
XX14			Add Section 130.39.090(A)(3) to define fines associated with unpermitted Heritage Tree removal.

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Proposed Oak Resources Conservation Ordinance (continued)			
XX12	Section 130.39.090(B) – Delete sentence regarding content of fee reports.		
XX14			Add Section 130.39.090(B) and text modified to clarify other penalties associated with non-permitted oak resources removal.
XX14			Revise Section 130.39.100 title to read " <u>Mitigation Maintenance</u> , Monitoring and Reporting". Text added to clarify appropriate ORMP section applicable to replacement tree maintenance, inspection, and documentation efforts.
XX14			Revise Section 130.39.100(B) to correct text spelling of "Bi-Annual" to "Biennial" and edited to clarify report preparation requirements.
Draft Environmental Impact Report			
6-58		Clarify discussion of Rural Lands under the Agricultural Activities Exemption.	
6-79 10-17		Clarify delineation of the Weber Creek Important Biological Corridor (IBC) referenced in the Draft EIR as shown on attached map	

**PROPOSED GENERAL PLAN CONSERVATION
AND OPEN SPACE ELEMENT**

Changes made after Board hearing on 7/18/17

(Track Changes in blue font)

Responsibility:	Environmental Management and Department of Transportation
Time Frame:	Develop and implement program within eight years of General Plan adoption.

MEASURE CO-K

Work cooperatively with the State Department of Fish and Game, U.S. Fish and Wildlife Service, and Bureau of Land Management to implement the gabbro soils rare plant ecological preserve and recovery program and to develop a long-term preserve strategy. Develop implementation measures to incorporate in County development standards for ministerial and discretionary projects, which may include:

- Identification of compatible land uses within preserve sites, which may include passive recreation, research and scientific study, and interpretive education; and
- Fuels management and fire protection plans to reduce fire hazards at the interface between rare plant preserve sites and residential land uses; ~~and~~.

[Policies 7.4.1.1, 7.4.1.2, and 7.4.1.3 ~~and Objective 7.4.3~~]

Responsibility:	Planning Department
Time Frame:	Ongoing implementation to continue immediately upon General Plan adoption. Development standards to be incorporated into updated Zoning Ordinance and design standards programs.

MEASURE CO-L

Develop guidelines for the preparation of biological resources technical reports. [Policy 7.4.2.8]

Responsibility:	Planning Department and Department of Transportation
Time Frame:	Develop guidelines within five years of General Plan adoption.

MEASURE CO-M

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MEASURE CO-N

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PROPOSED OAK RESOURCES MANAGEMENT PLAN

Changes made after Board hearing on 7/18/17

(Track Changes in blue font)

- The tree exhibits high failure potential with the potential to injure persons or damage property, as documented in writing by a Certified Arborist or Registered Professional Forester.

2.1.10 Personal Use Exemption

Removal of a native oak tree, other than a Heritage Tree or valley oak tree, when it is cut down on the owner’s property for the owner’s personal use, is exempted from the mitigation requirements included in this ORMP provided that no more than 8 trees are removed from a single parcel per parcel per year or 8 trees per dwelling unit per parcel per year and provided that the total diameter inches at breast height (dbh) of trees removed from a single parcel per year or per dwelling unit per year does not exceed 140 inches.

2.1.11 Mitigation Reductions for Affordable Housing

This ORMP also provides for reductions to oak woodland mitigation for affordable housing projects that are not exempted as defined above. Specifically, development projects that propose a minimum of 10 percent of the dwelling units as income restricted affordable units, as defined by California Health and Safety Code §50052.5, 50053, and 50093, shall be granted a reduction in the amount of oak woodland that is required to be mitigated, as set forth in Table 2. The reduction is to be applied to the mitigation ratio presented in Table 3 and shall only be applied to the residential portion(s) of the proposed project. This reduction for affordable housing projects does not apply to removal of Heritage Trees or individual valley oak trees. This reduction for affordable housing projects also does not apply to impacts to valley oak woodlands. This reduction for affordable housing projects applies to impacts to other oak woodland habitat and removal of other individual oak trees. In no case shall the mitigation requirement be less than zero.

**Table 2
Affordable Housing Mitigation Reduction**

Affordable Housing Type (Household Income Level)	Percent Oak Woodland Mitigation Reduction (for portion of project that is income restricted)
Very Low	200%
Lower	100%
Moderate	50%

Example: A project proposes 25% of the units to be affordable in the Lower income category. The oak woodland mitigation ratio may be reduced by 25%. A Moderate income project that provides all units at that income level may reduce the oak woodland mitigation ratio by 50%. A project with 20% Very Low income units would receive a 40% reduction in oak woodland mitigation ratio.

2.2 Oak Woodland Permits and Mitigation

The policy of the County is to preserve oak woodlands when feasible, through the review of all proposed development activities where woodlands are present on either public or private property, while at the same time recognizing individual rights to develop private property in a reasonable manner. As such, the County shall require mitigation for impacts to oak woodlands. The following sections outline oak woodland permit and mitigation requirements and Figure 1 outlines the permit and mitigation process.

easements, with documentation that the number of diameter inches being acquired meets those for which mitigation fees have been paid.

3.3 *Fee Adjustments, Reporting Accounting, and Findings Reviews*

~~As costs change over time, there will be a need to adjust in-lieu fees to closely match future cost increases or decreases. Appendix B details the fee adjustment approach, which is summarized below: annual inflation fee adjustment approach; however, as costs change over time, there will be a need to review and adjust the in-lieu fees to closely match future cost increases or decreases. Additionally, there are certain county and state reporting and finding requirements that the county will have to comply with after the in-lieu fee is adopted.~~

- Annual Inflation Adjustment: An annual adjustment for cost escalations influenced by changes in land values affecting acquisition, conservation easement values, as well as property tax obligations and organizational overhead costs (e.g. rent, wages, benefits, equipment, etc.) shall be applied to the Oak Woodland In-Lieu Fees. The Individual Oak Tree In-Lieu Fees shall be subject to an annual inflation fee that accounts for changes in acquisition/planting and management/monitoring costs.
- Annual Monitoring and Reporting (Oak Tree/Oak Woodland Removal Permits and Enforcement Actions) (Ordinance Code Section 130.39.090 A.)
- Biennial ~~Bi-Annual~~ Reporting (Oak Woodland Conservation Fund Fee documentation, evaluation and recommendation regarding fee adjustment, if any) (Ordinance Code Section 130.39.090 B.)
- Mitigation Fee Act annual reporting requirement (Government Code Section 66006)
- Mitigation Fee Act 5-year findings (Government Code Section 66001)
- ~~Annual Findings/Accounting: The Department of Development Services shall prepare, once each fiscal year for the Board of Supervisors, a report of any portion of the in-lieu fees remaining unexpended or uncommitted five or more years after deposit of the fees, identifying the purpose to which the fees are to be put, and demonstrating reasonable relationship between the fees and the purpose or which they were charged.~~
- ~~Other Periodic Reviews and 5-Year Updates: As the in-lieu fee program is implemented the County will be able to track actual costs related to direct acquisition, conservation easements, overhead, wages, and management and monitoring costs. Therefore, the Nexus Study will need to be updated as new information becomes available and key assumptions can be appropriately refined. Periodically, the real estate market and broader economy undergoes more dramatic changes in land, and/or construction labor costs. Beginning with the fifth fiscal year following the first deposit into the fee account or fund, and every five years thereafter, the County shall make findings pertaining to unexpended in-lieu fee account balances. The County may conduct additional periodic review at any time to determine if costs and/or fees require further adjustments.~~

lands, grass-covered lands or any land that is covered with flammable material. PRC 4291 requires 100 feet of Defensible Space (or to the property line if less than 100 feet) from every building or structure that is used for support or shelter of any use or occupancy.

Diameter at Breast Height (dbh): The measurement of the diameter of a tree in inches, specifically four (4) feet six (6) inches above natural grade on the uphill side of the tree. In the case of trees with multiple trunks, the diameter of all stems (trunks) at breast height shall be combined to calculate the diameter at breast height of the tree.

Fire Safe Plan: Defined in the El Dorado County General Plan (Policy 6.2.2.2) as a plan prepared by a Registered Professional Forester (RPF) and approved by the local Fire Protection District and/or California Department of Forestry and Fire Protection. The plan is prepared to demonstrate that development can be adequately protected from wildland fire hazard in areas of high and very high wildland fire hazard or in areas identified as “urban wildland interface communities within the vicinity of Federal lands that are a high risk for wildfire,” as listed in the Federal Register of August 17, 2001.

Habitat: The physical location or type of environment in which an organism or biological population lives or can be found.

Heritage Trees: Any live native oak tree of the genus *Quercus* (including blue oak (*Quercus douglasii*), valley oak (*Quercus lobata*), California black oak (*Quercus kelloggii*), ~~interior live oak (*Quercus wislizeni*), canyon live oak (*Quercus chrysolepis*),~~ Oregon oak (*Quercus garryana*), oracle oak (*Quercus x morehus*), or hybrids thereof) with a single main trunk measuring 36 inches dbh or greater, or with a multiple trunk with an aggregate trunk diameter measuring 36 inches or greater.

Impact: For individual native oak trees, the physical destruction, displacement or removal of a tree or portions of a tree caused by poisoning, cutting, burning, relocation for transplanting, bulldozing or other mechanical, chemical, or physical means. For oak woodlands, tree and land clearing associated with land development, including, but not limited to, grading, clearing, or otherwise modifying land for roads, driveways, building pads, landscaping, utility easements, fire-safe clearance and other development activities.

In-lieu Fee: Cash payments that may be paid into the County’s Oak Woodland Conservation Fund by an owner or developer as a substitute for deed restriction or conservation easement or replacement planting. In-lieu fee amounts for individual native oak trees, Heritage Trees, and oak woodlands are presented in this ORMP and may be adjusted by the County over time to reflect changes in land values, labor costs, and nursery stock costs.

Individual Native Oak Trees: Any live native oak tree of the genus *Quercus* (including blue oak (*Quercus douglasii*), valley oak (*Quercus lobata*), California black oak (*Quercus kelloggii*), interior live oak (*Quercus wislizeni*), canyon live oak (*Quercus chrysolepis*), Oregon oak (*Quercus garryana*), oracle oak (*Quercus x morehus*), or hybrids thereof) with a single main trunk measuring greater than 6 ~~but less than 36~~ inches dbh, or with a multiple trunk with an aggregate trunk diameter measuring greater than 10 ~~but less than 36~~ inches dbh, and is not a Heritage Tree.

PROPOSED OAK RESOURCES CONSERVATION ORDINANCE

Changes presented to Planning Commission on 4/27/17

(Track Changes in red font)

Changes made after Planning Commission on 4/27/17

(Track Changes in red font highlighted in yellow)

Changes made after Board hearing on 7/18/17

(Track Changes in blue font)

CHAPTER 130.35 – PARKING AND LOADING

- 130.35.010 Content
- 130.35.020 Definitions
- 130.35.030 Off-street Parking and Loading Requirements

CHAPTER 130.36 – SIGNS RESERVED

SEE EXISTING TITLE 130, CHAPTER 130.16 FOR UPDATED SIGN CODE ADOPTED 7/28/2015.

CHAPTER 130.37 – NOISE STANDARDS

- 130.37.010 Content
- 130.37.020 Exemptions
- 130.37.030 Applicability
- 130.37.040 Definitions
- 130.37.050 Acoustic Analysis Requirements
- 130.37.060 Noise Standards
- 130.37.070 Noise Reduction Measures
- 130.37.080 Noise Level Measurements

CHAPTER 130.38 – AIRPORT SAFETY (-AA) DISTRICT

SEE EXISTING TITLE 130, CHAPTER 130.38 FOR UPDATED AIRPORT SAFETY (-AA) DISTRICT CODE ADOPTED 12/16/2014.

CHAPTER 130.39 – OAK RESOURCES CONSERVATION

- 130.39.010 Content
- 130.39.020 Applicability
- 130.39.030 Definitions
- 130.39.040 Prohibition
- 130.39.050 Exemptions and Mitigation Reductions
- 130.39.060 Oak Tree and Oak Woodland Removal Permits – Ministerial Development Projects
- 130.39.070 Oak Tree and Oak Woodland Removal Permits – Discretionary Development Projects
- [130.39.080](#) [In-Lieu Fee Reductions and Appeals](#)
- ~~130.39.080090~~ Enforcement
- ~~130.39.090100~~ [Mitigation Maintenance, Monitoring and Reporting](#)

CHAPTER 130.39 – OAK RESOURCES CONSERVATION

130.39.010 Content

This section establishes standards for implementing the County’s Oak Resources Management Plan (ORMP) in compliance with General Plan Policy 7.4.4.4 and Implementation Measure C0-P (mitigation requirements for impacts to oak resources). This Chapter shall be referred to as the Oak Resources Conservation Ordinance (“Ordinance”).

130.39.020 Applicability

With the exception of exempt activities listed in Section 130.39.050 below (Exemptions and Mitigation Reductions), the requirements of this Ordinance shall apply to both ministerial and discretionary development resulting in impacts to Oak Resources as defined in this Chapter. This Chapter shall apply to all privately-owned lands within the unincorporated area of the County at or below the elevation of 4,000 feet above sea level where Oak Resources are present.

- A. Effect of Ordinance Changes on Projects or Plans in Progress.** The enactment of this Chapter or amendments hereto may have the effect of imposing different standards on development or new uses from that which previously applied. In these cases, the County shall apply the standards found in Section 130.10.040.C (Effect of Zoning Ordinance Changes on Projects in Progress), Section 130.10.040.D (Exception for Area Covered by Specific Plan) and Section 130.10.040.E (Private Agreements), as applicable.

130.39.030 Definitions

For the purposes of this Ordinance, the following terms and phrases shall have the meanings respectively ascribed to them by this Section:

Agricultural Cultivation/Operations: As defined by General Plan Policy 8.2.2.1.

Arborist: A person certified by the International Society of Arboriculture (ISA) that provides professional advice regarding trees in the County.

CAL FIRE: California Department of Forestry and Fire Protection.

Commercial Firewood Cutting: Fuel wood production where a party cuts firewood for sale or profit.

Conservation Easement: An easement granting a right or interest in real property that is appropriate to retaining land or water areas predominately in their natural, scenic, open, or wooded condition; retaining such areas as suitable habitat for fish, plants, or wildlife; or maintaining existing land uses.

For Conservation Easement dedication (on-site) or acquisition (off-site) as mitigation for Oak Woodlands impacts, a Conservation Easement to the satisfaction of County Counsel and the Development Services Director shall be required to ensure the long term maintenance and preservation of Oak Woodlands. 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 Woodlands within the easement area. The Conservation Easement shall be in favor of the County or a County-approved conservation organization.

Deed Restriction: Private agreements that restrict the use of the real estate and are listed in the deed. Restrictions travel with the deed, and cannot generally be removed by new owners.

Defensible Space: The area within the perimeter of a parcel, development, neighborhood or community where basic wildland fire protection practices and measures are implemented, in order to defend against encroaching wildfires or provide for people to escape structure fires.

Defensible space is required by any person who owns, leases, controls, operates or maintains a building or structure in or adjoining any mountainous area, forest-covered lands, brush-covered lands, grass-covered lands or any land that is covered with flammable material. PRC 4291 requires 100 feet of Defensible Space (or to the property line if less than 100 feet) from every building or structure that is used for support or shelter of any use or occupancy.

Developed Parcel:

1. A parcel zoned for a single-family residence and subdivided down to its ultimate size consistent with the zone, with or without on-site improvements, but with completed subdivision improvements;
2. A parcel zoned for multifamily, commercial, industrial or research and development use for which all discretionary entitlements, as well as design review approval under Chapter 130.27 (Combining Zones – Design Review), have been approved and are effective. "Developed parcel" shall not mean any parcel which otherwise meets the requirements of this paragraph, but for which another discretionary entitlement, or a modification to an existing entitlement is being requested. Such parcels shall be treated as undeveloped parcels under this chapter.

Diameter at Breast Height (dbh): The measurement of the diameter of a tree in inches, specifically four (4) feet six (6) inches above natural grade on the uphill side of the tree. In the case of trees with multiple trunks, the diameter of all stems (trunks) at breast height shall be combined to calculate the diameter at breast height of the tree.

Fire Safe Plan: Defined in the El Dorado County General Plan (Policy 6.2.2.2) as a plan prepared by a Registered Professional Forester (RPF) and approved by the local Fire Protection District and/or California Department of Forestry and Fire Protection. The plan is prepared to demonstrate that development can be adequately protected from wildland fire hazard in areas of high and very high wildland fire hazard or in areas identified as "urban wildland interface

communities within the vicinity of Federal lands that are a high risk for wildfire,” as listed in the Federal Register of August 17, 2001.

Heritage Trees: Any live native oak tree of the genus *Quercus* (including blue oak (*Quercus douglasii*), valley oak (*Quercus lobata*), California black oak (*Quercus kelloggii*), ~~interior live oak (*Quercus wislizeni*), canyon live oak (*Quercus chrysolepis*),~~ Oregon oak (*Quercus garryana*), oracle oak (*Quercus x morehus*), or hybrids thereof) with a single main trunk measuring 36 inches dbh or greater, or with a multiple trunk with an aggregate trunk diameter measuring 36 inches or greater.

Impact: For Individual Native Oak Trees, the physical destruction, displacement or removal of a tree or portions of a tree caused by poisoning, cutting, burning, relocation for transplanting, bulldozing or other mechanical, chemical, or physical means. For oak woodlands, tree and land clearing associated with land development, including, but not limited to, grading, clearing, or otherwise modifying land for roads, driveways, building pads, landscaping, utility easements, fire-safe clearance and other development activities.

In-lieu Fee: Cash payments that may be paid into the County’s Oak Woodland Conservation Fund by an owner or developer as a substitute for a Deed Restriction, Conservation Easement or replacement planting. In-lieu fee amounts for Individual Native Oak Trees, Heritage Trees, and Oak Woodlands as presented in the ORMP may be adjusted by the County over time to reflect changes in land values, labor costs, and nursery stock costs.

Individual Native Oak Tree(s): Any live native oak tree of the genus *Quercus* (including blue oak (*Quercus douglasii*), valley oak (*Quercus lobata*), California black oak (*Quercus kelloggii*), interior live oak (*Quercus wislizeni*), canyon live oak (*Quercus chrysolepis*), Oregon oak (*Quercus garryana*), oracle oak (*Quercus x morehus*), or hybrids thereof) with a single main trunk measuring greater than 6 ~~but less than 36~~ inches dbh, or with a multiple trunk with an aggregate trunk diameter measuring greater than 10 ~~but less than 36~~ inches dbh, and is not a Heritage Tree.

Oak Resources: Collectively, Oak Woodlands, Individual Native Oak Trees, and Heritage Trees.

Oak Resources Technical Report: A stand-alone report prepared by a Qualified Professional containing information, documents and formatting as specified in Section 2.5 (Oak Resources Technical Reports) of the ORMP (~~Oak Resources Technical Reports~~).

Oak Tree Removal Permit: A permit issued by the County allowing removal of individual native oak trees not located within an oak woodland. An oak resources technical report shall accompany any tree removal permit application submitted to the County. Conditions of approval may be imposed on the permit. If a tree removal permit application is denied, the County shall provide written notification, including the reasons for denial, to the applicant. Oak tree removal permit processing and approval will be conducted concurrently with the environmental review process for discretionary projects or concurrent with other permit review and processing for ministerial projects (e.g., building permits).

Oak Woodland Conservation Fund: A fund set up by the County to receive in-lieu fees (Oak Woodland In-Lieu Fee and Individual Tree In-Lieu Fee) which shall be used to fund the acquisition of land and/or Oak Woodlands Conservation Easements from willing sellers, native oak tree planting projects, and ongoing conservation area monitoring and management activities, including but not limited to fuels treatment, weed control, periodic surveys, and reporting.

Oak Woodland(s): An oak stand with a greater than 10 percent canopy cover or that may have historically supported greater than 10 percent canopy cover (California Fish and Game Code Section 1361).

Oak Woodland Removal Permit: A permit issued by the County allowing removal of oak trees that are a component of an oak woodland. An oak resources technical report shall accompany any oak woodland removal permit application submitted to the County. Conditions of approval may be imposed on the permit. If an oak woodland removal permit application is denied, the County shall provide written notification, including the reasons for denial, to the applicant. Oak woodland removal permit processing and approval will be conducted concurrently with the environmental review process for discretionary projects or concurrent with other permit review and processing for ministerial projects (e.g., building permits).

Qualified Professional: An arborist certified by the International Society of Arboriculture (ISA), a qualified wildlife biologist, or a Registered Professional Forester (RPF).

Qualified Wildlife Biologist: A professional with a BA or BS or advanced degree in biological sciences or other degree specializing in the natural sciences; professional or academic experience as a biological field investigator, with a background in field sampling design and field methods; taxonomic experience and knowledge of plant and animal ecology; familiarity with plants and animals of the area, including the species of concern; and familiarity with the appropriate county, state, and federal policies and protocols related to special status species and biological surveys.

Registered Professional Forester (RPF): A Registered Professional Forester (RPF) is a person licensed by the State of California to perform professional services that require the application of forestry principles and techniques to the management of forested landscapes. RPFs have an understanding of forest growth, development, and regeneration; soils, geology, and hydrology; wildlife and fisheries biology and other forest resources. RPFs are also trained in fire management and, if involved in timber harvesting operations, have expertise in both forest road design and application of the various methods used to harvest.

130.39.040 - Prohibition

With the exception of exempt activities listed in Section 130.39.050 (Exemptions and Mitigation Reductions), no person shall remove, or otherwise cause an impact to Oak Resources located wholly or partially within the unincorporated areas of the County unless the requirements of this chapter are fully met and a permit has been obtained.

130.39.050 Exemptions and Mitigation Reductions

Oak resources impact mitigation is required for any non-exempt action requiring discretionary development entitlements or approvals from El Dorado County, or ministerial actions requiring a building permit or grading permit issued by El Dorado County. With the exception of dead, dying, and diseased trees, as discussed in Section 130.39.050.I (Dead, Dying, or Diseased Trees) below, all impacts to Heritage Trees, individual valley oak trees, and valley oak woodlands shall be subject to the provisions and mitigation requirements contained in the ORMP, regardless of whether or not the action requires a development permit. With the above noted exceptions, the provisions of this Chapter do not apply to the following activities, uses, and structures, except where provisions of a memorandum of understanding between the County and another governmental agency provide for County regulatory authority or otherwise provided by law:

- A. Existing Single-Family Parcels.** Projects or actions occurring on parcels of 1 acre or less allowing a single-family residence by right, and that cannot be further subdivided without a General Plan Amendment or Zone change are exempted from the mitigation requirements included in this Chapter.
- B. Fire Safe Activities.** Actions taken pursuant to an approved Fire Safe Plan for existing structures, or a Community Wildfire Protection Plan, or in accordance with Defensible Space maintenance requirements for existing structures as identified in California Public Resources Code (PRC) Section 4291 are exempted from the mitigation requirements included in this Chapter. Oak resources impacts for initial Defensible Space establishment for new development are not exempt from the mitigation requirements included in this Chapter.

In addition, fuel modification activities outside of Defensible Space areas that are associated with fuel breaks, corridors, or easements intended to slow or stop wildfire spread, ensure the safety of emergency fire equipment and personnel, allow evacuation of civilians, provide a point of attack or defense for firefighters during a wildland fire, and/or prevent the movement of a wildfire from a structure to the vegetated landscape, where no grading permit or building permit is applicable, are exempted from the mitigation requirements included in this Chapter.

- C. Utility Line Maintenance.** Actions taken to maintain safe operation of existing utility facilities in compliance with state regulations (PRC 4292-4293 and California Public Utilities Commission (CPUC) General Order 95) are exempted from the mitigation requirements included in this ORMP. Actions associated with development of new utility facilities, including transmission or utility lines, are not exempt.
- D. County Road Projects.** Road widening and realignment projects necessary to increase capacity, protect public health, and improve safe movement of people and goods in existing public rights-of-way (as well as acquired rights-of-way necessary to complete the project) where the new alignment is dependent on an existing alignment are exempted from the mitigation requirements included in this ORMP. New proposed roads within the County Circulation Element and internal circulation roads within new or proposed development are not exempt.

- E. Affordable Housing.** Affordable housing projects for lower income households, as defined pursuant to Section 50079.5 of the California Health and Safety Code, that are located within an urbanized area, or within a sphere of influence as defined pursuant to California Government Code §56076 are exempted from the mitigation requirements included in this Chapter.
- F. Agricultural Activities.** With the exception of uses/activities that require issuance of a Conditional Use Permit, and when such uses/activities are otherwise consistent with other provisions of County Code Title 130 (Zoning Ordinance), the following types of agricultural activities are exempted from the mitigation requirements included in this Chapter :
1. Agricultural activities conducted for the purposes of producing or processing plant and animal products or the preparation of land for this purpose;
 2. Agricultural Cultivation/Operations, whether for personal or commercial purposes (excluding commercial firewood operations);
 3. Activities occurring on lands in Williamson Act Contracts or under Farmland Security Zone Programs.
- G. Emergency Operations.** Actions taken during emergency firefighting operations or responses to natural disasters (e.g., floods, landslides, avalanches, etc.) and associated post-fire or post-disaster remediation activities are exempted from the mitigation requirements included in this Chapter.
- H. Timber Harvest Plan.** Tree removal permitted under a Timber Harvest Plan approved by CAL FIRE is exempted from the mitigation requirements included in this Chapter.
- I. Dead, Dying, or Diseased Trees.** Individual native oak tree removal (including individual valley oak trees and valley oak trees within valley oak woodlands) is exempted from the mitigation requirements included in this Chapter when:
1. The tree is dead, dying, or diseased, as documented in writing by a Certified Arborist or Registered Professional Forester; and/or
 2. The tree exhibits high failure potential with the potential to injure persons or damage property, as documented in writing by a Certified Arborist or Registered Professional Forester.
- J. Exemption for Personal Use.** Removal of a native oak tree, other than a Heritage Tree or valley oak tree, when it is cut down on the owner's property for the owner's personal use, is exempted from the mitigation requirements included in this Chapter provided that no more than 8 trees are removed from a single parcel per parcel per year or 8 trees per dwelling unit per parcel per year and provided that the total diameter inches at breast height (dbh) of trees removed from a single parcel per year or per dwelling unit per year does not exceed 140 inches.
- K. Mitigation Reductions for Affordable Housing.** Non-exempt affordable housing projects may qualify for partial oak woodland mitigation credit. Specifically, development projects that propose a minimum of 10 percent of the dwelling units as income restricted affordable units, as defined by California Health and Safety Code

§50052.5, 50053, and 50093, shall be granted a reduction in the amount of oak woodland that is required to be mitigated, as set forth in Table 2 ([Affordable Housing Mitigation Reduction](#)) in the ORMP. The reduction is to be applied to the mitigation ratio presented in Table 3 ([Oak Woodland Mitigation Ratios](#)) in the ORMP and shall only be applied to the residential portion(s) of the proposed project. This reduction for affordable housing projects ~~does applies to oak woodland and individual native oak tree impacts and but~~ not apply to removal of Heritage Trees or individual valley oak trees. ~~This reduction for affordable housing projects also does not apply to impacts to valley oak woodlands. This reduction for affordable housing projects applies to impacts to other oak woodland habitat and removal of other individual oak trees impacts.~~ In no case shall the mitigation requirement be less than zero.

**Table 2 ([ORMP](#))
Affordable Housing Mitigation Reduction**

Affordable Housing Type (Household Income Level)	Percent Oak Woodland Mitigation Reduction (for portion of project that is income restricted)
Very Low	200%
Lower	100%
Moderate	50%

Example: A project proposes 25% of the units to be affordable in the Lower income category. The oak woodland mitigation ratio may be reduced by 25%. A Moderate income project that provides all units at that income level may reduce the oak woodland mitigation ratio by 50%. A project with 20% Very Low income units would receive a 40% reduction in oak woodland mitigation ratio.

130.39.060 Oak Tree and Oak Woodland Removal Permits – Ministerial Development Projects.

An Oak Tree and/or Oak Woodland Removal Permit shall be required for all non-exempt ministerial (e.g. building permit-related) development activities with impacts to Oak Resources on a Developed Parcel as defined in this Chapter. Oak Tree and Oak Woodland Removal Permits shall contain the following minimum information as specified below:

- A. Administrative Permit.** For purposes of this Chapter, Oak **T**ree and Oak Woodland Removal Permits shall be processed as an Administrative Permit pursuant to [Chapter Section 130.52.010](#) (~~Permit Requirements, Procedures, Decisions and Appeals~~[Administrative Permit, Relief, or Waiver](#)).
- B. General Permit Requirements.** Application for an Oak Tree or Oak Woodland Removal Permit shall be made by filing a completed application form with the Director. The form shall require the following minimum information:

1. A Code Compliance Certificate, on a form approved by the Director, verifying that no Oak Resources have been impacted within two years prior to submittal of permit application;
2. An Oak Resources Technical Report as defined in this Chapter;
32. Condition of the Oak Resource(s) subject to Impact;
43. Site/Plot plan of affected parcel(s) as required by Administrative Permit requirements;
54. Reason and objective for Impact;
65. Any other information as determined by the Director to be necessary or convenient to evaluate the request.

C. Oak Tree and Oak Woodland Removal Permits – Permit Processing

1. The director shall issue an Oak Tree or Oak Woodland Removal Permit pursuant to Administrative Permit processing requirements.
2. The property owner shall be required to mitigate Oak Resources impacts as shown in Section 130.39.060.D (Mitigation-Oak Woodland Removal) and/or Section 130.39.060.E (Mitigation – Individual Native Oak Tree/Heritage Tree Removal) below:

D. Mitigation – Oak Woodland Removal. If identified Oak Woodlands will be impacted as part of the permit, the applicant shall mitigate for loss of Oak Woodlands by In-lieu Fee payment to the Oak Woodland Conservation Fund. Fee payment shall be based on the percent of on-site Oak Woodlands impacted by the development as shown in Table 5 (Oak Woodland In-Lieu Fee) in the ORMP (~~Oak Woodland In-Lieu Fee~~).

Ministerial development projects where alternate mitigation is requested, such as replacement planting or Oak Woodlands conservation (either on-site or off-site) will require a Minor Use Permit pursuant to Section 130.52.020 (Minor Use Permits) and/or other permit(s) as required for review of the project by the County Code of Ordinances. Such requests shall be processed as a discretionary development project as specified in Section 130.39.070 (Oak Tree and Oak Woodland Removal Permits – Discretionary Development Projects). Replacement planting shall be consistent with Section 2.4 (Replacement Planting Guidelines) of the ORMP.

E. Mitigation – Individual Native Oak Tree/Heritage Tree Removal. If Individual Native Oak Trees, including Heritage Trees, **regardless of location within or outside of an oak woodland,** will be impacted as part of the permit, the applicant shall mitigate for loss of individual tree(s) by In-lieu Fee payment to the Oak Woodland Conservation Fund. In Lieu Fee payment for individual oak tree removal shall be as shown ~~in~~ Table 6 (Individual Oak Tree In-Lieu Fee) ~~in~~ the ORMP.

Ministerial development projects where alternate mitigation is requested, such as replacement planting (either on-site or off-site), will require a Minor Use Permit pursuant to Section 130.52.020 (Minor Use Permits) and/or other permit(s) as required for review of the project by the County Code of Ordinances. Such requests shall be processed as a discretionary development project as specified in Section 130.39.070 (Oak Tree and Oak

Woodland Removal Permits – Discretionary Development Projects). Replacement planting shall be consistent with Section 2.4 (Replacement Planting Guidelines) of the ORMP.

130.39.070 Oak Tree and Oak Woodland Removal Permits – Discretionary Development Projects.

- A. Oak Tree and Oak Woodland Removal Permits.** An Oak Tree and/or Oak Woodland Removal Permit shall be a component of all discretionary projects with impacts to Oak Resources as defined in this Chapter.
- B. Commercial Firewood.** For purposes of this Section, Commercial Firewood Cutting operations shall be considered discretionary and subject to a Minor Use Permit pursuant to Section 130.52.020 (Minor Use Permits). In addition to the specific findings required for Minor Use Permits, a Minor Use Permit for Commercial Firewood Cutting operations shall also consider the following:
1. Whether the removal of the tree(s) would have a significant negative environmental impact;
 2. Whether the proposed removal would not result in clear-cutting, but would result in thinning or stand improvement;
 3. Whether replanting would be necessary to ensure adequate regeneration;
 4. Whether the removal would create the potential for soil erosion;
 5. Whether any other limitations or conditions should be imposed in accordance with sound tree management practices; and
 6. What the extent of the resulting oak woodland coverage would be.
- C. Mitigation Requirement.** Impacts to oak resources on a property subject to a discretionary approval shall be addressed in the discretionary application review process and shall be incorporated as conditions of project approval.
1. **Mitigation – Oak Woodlands Removal.** If identified Oak Woodlands will be impacted as part of the permit, the applicant shall mitigate for loss of oak woodlands. Mitigation shall occur at the ratio identified in Table 34 (Oak Woodland Mitigation Ratios) using one or more of the following options as specified in the ORMP:
 - a. In-lieu Fee payment based on the percent of on-site Oak Woodland impacted by the development as shown in Table 5 (Oak Woodland In-Lieu Fee) in the ORMP to be either used by the County to acquire off-site deed restrictions and/or conservation easements or to be given by the County to a land conservation organization to acquire off-site deed restrictions and/or conservation easements;
 - b. Off-site Deed Restriction or Conservation Easement acquisition for purposes of off-site oak woodland conservation consistent with Chapter 4.0 (Priority Conservation Areas) of the ORMP;

- c. Replacement planting within an area on-site for up to 50 percent of the total Oak Woodland mitigation requirement consistent with Section 2.4 (Replacement Planting Guidelines) of the ORMP. This area shall be subject to a Deed Restriction or Conservation Easement;
 - d. Replacement planting within an area off-site for up to 50 percent of the total Oak Woodland mitigation requirement. Off-site replacement planting areas shall be consistent with Section 2.4 (Replacement Planting Guidelines) and Chapter 4.0 (Priority Conservation Areas) of the ORMP. This area shall be subject to a Deed Restriction or Conservation Easement;
 - e. A combination of options a through d above.
2. **Mitigation – Individual Native Oak Tree/Heritage Tree Removal.** If Individual Native Oak Trees, including Heritage Trees, will be impacted as part of the permit, the applicant shall mitigate for loss of individual tree(s) by one or more of the following options as specified in the ORMP:
- a. In-lieu Fee payment for individual oak tree removal to be either used by the County to plant oak trees or to be given by the County to a land conservation organization to plant oak trees as shown in Table 6 (Individual Oak Tree In-Lieu Fee) in the ORMP;
 - b. Replacement planting on-site consistent with Section 2.4 (Replacement Planting Guidelines) of the ORMP within an area subject to a Deed Restriction or Conservation Easement and utilizing the replacement tree sizes and quantities shown in Table 42 (Oak Tree Replacement Quantities) in the ORMP. On-site replacement planting shall be consistent with Section 2.4 (Replacement Planting Guidelines) of the ORMP;
 - c. Replacement planting off-site within an area subject to a Conservation Easement or acquisition in fee title by a land conservation organization utilizing the replanting sizes and quantities specified in Table 42 (Oak Tree Replacement Quantities) in the ORMP. Off-site replacement planting shall be consistent with Section 2.4 (Replacement Planting Guidelines) of the ORMP; or
 - d. A combination of options a through c above.

**Table 31 (ORMP)
Oak Woodland Mitigation Ratios**

Percent of Oak Woodland Impact	Oak Woodland Mitigation Ratio
0-50%	1:1
50.1-75%	1.5:1
75.1-100%	2:1

**Table 42 (ORMP)
Oak Tree Replacement Quantities**

Replacement Tree Size	Number of Trees Required Per Inch of Trunk Diameter Removed
Acorn	3
1-gallon/TreePot 4	2
5-gallon	1.5
15-gallon	1

D. Oak Resources Technical Report. An Oak Resources Technical Report shall accompany any discretionary development project and include all pertinent information, documents and recommended mitigation as specified in the ORMP. Oak Resources shall not be removed from such property until the discretionary review process is completed and a permit has been issued.

E. Code Compliance Certificate. A Code Compliance Certificate, on a form approved by the Director, shall be submitted verifying that no Oak Resources have been impacted within two years prior to application submittal.

EE. Security Deposit for On-Site Oak Tree/Oak Woodland Retention. If Oak Resources are identified for on-site retention as part of a discretionary project, a bond or other security instrument in an amount not less than ten thousand dollars shall be required as a condition of issuance of the discretionary permit and/or authorization to protect any Individual Native Oak Trees and/or Oak Woodlands identified for preservation during the construction period. The form and amount of the security instrument shall be specified by the permit issuing body and approved by County Counsel. No grading or other on-site work shall be permitted until the security is posted.

G. Security Deposit for On-Site Oak Tree/Oak Woodland Replacement Planting. If oak tree replacement planting is proposed for a discretionary project, the applicant shall post a bond or other security instrument in an amount equal to the current value of required replacement tree(s) and/or acorns, plus the cost of maintenance and monitoring, as determined by a Qualified Professional. The security instrument shall be for a term of either seven years from the date of issuance of an oak tree/oak woodland removal permit, or from the date of the last replacement tree(s) planted as mitigation for the project, whichever is greater. The form and amount of the security instrument shall be specified by the permit issuing body and approved by County Counsel. No grading or other on-site work shall be permitted until the security is posted.

130.39.080 In-Lieu Fee Reductions and Appeals

A. In-Lieu Fee Reductions and Appeals. Reduction and/or appeals of In-Lieu Fees may be granted by the Director under any one of the following scenarios:

1. The requirements of this chapter have been incorrectly applied; and/or
2. That application of the requirements of this chapter is unlawful under and/or conflict with federal, state, or local law and/or regulation including constituting an unlawful taking of property without just compensation.

B. Application for Reduction and/or Appeals of In-Lieu Fees. Application must be made no later than the date of application for building, grading and/or other ministerial development permit(s) with Impacts to Oak Resources. Application shall be on a form provided by the County, and shall include payment of fees as established in the ORMP. The burden of establishing by satisfactory factual proof the applicability and elements of this Section shall be on the Applicant. The Applicant must submit full information in support of their submittal as requested by the Director. Failure to raise each and every issue that is contested in the application and provide appropriate support evidence will be grounds to deny the application and will also preclude the Applicant from raising such issues in court. Failure to timely submit such an application shall constitute a failure to exhaust administrative remedies that shall preclude such person from challenging In-Lieu Fees in court. The Director may require at the expense of the applicant, review of the submitted materials by a third party.

C. Written Determination. The County shall mail the applicant a final, written determination on the application for a reduction and/or appeal. The applicant may appeal the Department's decision to the Director. The Director's decision shall be final and not administratively appealable.

130.39.080090 Enforcement

A. Fines. ~~As established in the ORMP Sections 2.2.1 (Oak Woodland Removal Permits) and 2.3.1 (Oak Tree Removal Permits),~~ fines shall be issued to any person, firm, or corporation~~property owner~~ that is not exempt from the standards included in the ORMP who impacts an Oak Resource without first obtaining an Oak Tree and/or Oak Woodland Removal Permit.

- 1. Unpermitted Removal of Oak Woodland.** For unpermitted removal of oak woodland, fines may be issued in an amount up to three times the current oak woodland in-lieu fee amount, based on the area of oak woodland removed.
- 2. Unpermitted Removal of Individual Native Oak Trees.** For unpermitted removal of individual native oak trees, fines may be issued in an amount up to three times the current market value of replacement trees, including the estimated cost of replacement, and/or the cost of replacement of up to three times the number of required replacement trees.

3. Unpermitted Heritage Tree Removal. For unpermitted removal of any Heritage Tree, fines may be issued in an amount up to nine times the current market value of replacement trees, including the estimated cost of replacement, and/or the cost of replacement of up to 9 times the number of required replacement trees.

B. Other Penalties. In addition to fines, if an ~~Oak woodland~~Resource is impacted without an Oak Woodland and/or Oak Tree Removal Permit, ~~in addition to issuing fines and penalties,~~ any and all applications for development of that property shall be deemed incomplete unless and until the property owner enters into a settlement agreement with the County or all code enforcement and/or criminal proceedings are complete and all penalties, fines and sentences are paid or fulfilled.

~~If individual native oak trees or Heritage Trees are impacted without an Oak Tree Removal Permit, in addition to issuing fines and penalties, any and all applications for development of that property shall be deemed incomplete unless and until the property owner enters into a settlement agreement with the County or all code enforcement and/or criminal proceedings are complete and all penalties, fines and sentences are paid or fulfilled.~~

130.39.090100 Mitigation Maintenance, Monitoring and Reporting

Required care, inspection and documentation of replacement oak trees, including acorns, when planted as mitigation for loss of oak woodlands, loss of individual native oak tree(s) or Heritage Tree(s) shall be consistent with all applicable provisions of the ORMP Section 6.0 (Definitions - Mitigation Maintenance, Monitoring and Reporting), including annual monitoring and replacement of any dead trees for a period of 7 years from the date of planting.

A. Annual Monitoring and Reporting – Oak Tree/Oak Woodland Removal Permits and Enforcement Actions. The County shall monitor all Oak Tree and Oak Woodland Removal Permits and any enforcement actions on an annual basis. The County shall provide the results of this monitoring to the Board of Supervisors in the form of an annual report. The report shall include the quantity of permits issued and estimated inches/acres approved for removal during the reporting year.

B. ~~Bi-Annual~~Biennial Reporting - Oak Woodland Conservation Fund Fees. The County shall monitor all In-lieu Fees deposited into the Oak Woodland Conservation Fund and provide a report ~~documenting~~ ~~of~~ fees collected and recommend fee adjustment(s), as appropriate, to the Planning Commission and Board of Supervisors every other March, as specified in Appendix A of the ORMP. ~~In addition to the monitoring and reporting requirements specified in the ORMP, fee reports shall provide information consistent with Government Code Section 66001.~~