

El Dorado County General Plan Biological Policies

September 29, 2015



Background and Hearings

Hearing Date	Discussion
July 28, 2014	Review History/Background and Policy Options memos
Sept 2, 2014	Follow-up discussion of oak resources
Oct 7, 2014	Direction to proceed with Policy Option 3, the Mitigation/Conservation approach
Nov 21 and Dec 7, 2014	Additional discussion of Oak Woodland Management Plan (OWMP) and in-lieu fee
Jan – Mar, 2015	Established policy update timeline and key decision points, direction provided on Decision Point 1-10
May 18, 2015	Initial presentation of proposed draft policies and draft Oak Resources Management Plan (ORMP)
June 22, 2015	Presentation of revised draft policies and draft ORMP and initial presentation of draft Oak Resources In-Lieu Fees Nexus Study
August 13, 2015	EIR Scoping Meeting



Purpose of Hearing

- Summarize key comments made regarding EIR during NOP comment period
- Review proposed revisions to draft ORMP and draft Oak Resources In-Lieu Fee Nexus Study
- Outline potential project alternatives for EIR



Key NOP Comments

- Growth and Development Projections for El Dorado County
- General Plan Update
- Impacts to Biological Resources
- Aesthetics



Draft ORMP

- Definition of “Oak Woodland”
 - An oak stand with greater than 10% canopy cover (California Fish and Game Code)
- Clarifications/Updates to Draft ORMP Exemptions
 - Numbering of exemptions
 - Fire safe activities
 - Ministerial activities
 - Dead/dying/diseased trees
- Clarification - fees when Conservation Easement independently acquired



Draft ORMP (cont.)

- Oak Woodland Retention Requirements
 - Retention not required under current General Plan (Options A and B of Policy 7.4.4.4)
 - 1996 General Plan – retain or replace standard
 - Mitigation Measure 5.12-1(f) in 2004 General Plan EIR – mitigate based on all on-site woodlands
 - Draft ORMP - consistent with current policy, no retention requirement, variable mitigation ratios to incentivize retention
 - Retention requirement – potential taking issues



Draft ORMP (cont.)

- Individual Tree Replacement Sizes
 - Evaluation of different-sized container trees
 - Successful establishment of various sizes/acorns, consideration for taprooting species
 - Use of smaller sizes/acorns in revegetation/restoration projects
 - Potential for flexibility in inch-for-inch replacement requirement
 - Effect on in-lieu fee
 - Consideration of different replacement tree sizes may be analyzed as an EIR alternative



Draft ORMP (cont.)

Summary of Potential Replacement Tree Sizes				
Container Size	Typical Trunk Diameter (in.)	Age	Per-Inch Ratio	Median Unit Cost
Acorn	n/a	0-6 months	3.0	n/a
1-gallon/TreePot 4*	0.50	6 months-1 year	2.0	\$7.98
5-gallon	0.75	2-3 years	1.5	\$23.48
15-gallon	1.0	3+ years	1.0	\$60.00

Summary of Potential Inch-for-Inch In-Lieu Fees						
Container Size	Median Unit Cost	<u>Planting Cost</u>	Management and Monitoring per Tree (7 Years)	Number of Trees Required Per Inch	Administration (5%)	Potential Per-Inch Mitigation Fee (rounded)
Acorn	\$0	\$7.98	\$56.70	3	\$3.23	\$68.00
1-gallon/TreePot 4	\$7.98	\$7.98	\$56.70	2	\$7.27	\$153.00
5-gallon	\$23.48	\$23.48	\$56.70	1.5	\$7.77	\$163.00
15-gallon	\$60.00	\$60.00	\$56.70	1	\$8.84	\$186.00



Draft ORMP (cont.)

- Individual Tree Replacement Approach
 - Potential tree-for-inch replacement approach
 - Other requirements remain unchanged based on documented successful establishment of smaller-sized container trees
 - Similar result - 1 tree planted per inch removed
 - Potential revision to draft ORMP

Summary of Potential Tree-for-Inch In-Lieu Fees					
Container Size	Median Unit Cost	<u>Planting Cost</u>	Management and Monitoring (7 Years)	Administration (5%)	Potential Per-Inch Mitigation Fee (rounded)
Acorn	\$0	\$7.98	\$56.70	\$3.23	\$68.00
1-gallon/TreePot 4	\$7.98	\$7.98	\$56.70	\$3.63	\$76.00
5-gallon	\$23.48	\$23.48	\$56.70	\$5.18	\$109.00
15-gallon	\$60.00	\$60.00	\$56.70	\$8.84	\$186.00

Draft In-Lieu Fee Nexus Study

- Recommend appeals section be removed, added to ORMP
- Nexus Study will be updated based on Board direction regarding replacement tree requirements, as necessary
- Revised Draft Nexus Study circulated with Draft EIR



Draft EIR Alternatives

- CEQA Requirements
 - Reasonable range
 - Reduce or avoid the proposed project's significant impacts
 - Feasibly attain most of the basic project objectives
- Potential Equal-Weight Analysis



Draft EIR Alternatives

- Potential Alternatives
 - No Project
 - Tree Replacement Standards
 - Retention Standards
 - Conservation Standards
 - Habitat Fragmentation/Wildlife Movement
 - Special Status Species



Board Direction

- ORMP Clarifications
 - Exemptions in numbered sections
 - Fire-safe exemption
 - Ministerial activities
 - Dead/dying/diseased trees
 - Fees when conservation easement independently acquired
- Modification to Oak Resources In-Lieu Fee Nexus Study
- Potential Project Alternatives for Draft EIR



Staff Recommendation

- Approve proposed revisions to the ORMP as provided for in Section 4.0 of Attachment 17A
- Approve proposed revisions to the Draft El Dorado County Oak Resources In-Lieu Fees Nexus Study as provided in Sections 5.0 of Attachment 17A
- Review potential project alternatives that could be evaluated in the Environmental Impact Report as provided in Section 6.0 of Attachment 17A and determine if:
 - a) Other alternatives should be considered;
 - b) Specific retention standards and tree replacement standards should be included; and
 - c) Any project alternatives that should be considered at an equal level of detail as the proposed project.

