



1. Policy/procedural requirements applicable to projects located within important habitat vs. outside important habitat;
  2. Projects located in urban (Community Regions and Rural Centers) vs. rural areas (Rural regions);
  3. Clarity and ease of implementation.
- Review and comment on the mitigation fee scenarios (possibly include a preferred scenario as an Attachment 8);
  - Identify any other issues that your Commission believes may involve amendments/interpretations to General Plan policy.

(The March 22, 2007 Planning Commission staff report is attached for reference.)

The Planning Commission provided direction to prepare a study area map alternative that would feature priority oak woodland habitat, special status species, wetland/riparian/aquatic resources and large expanses of native vegetation located within the IBC areas. The alternative study area map also needed to include critical habitat areas for the California red-legged frog and the Ecological Preserves overlay. In addition, the Planning Commission requested that fee calculations include an alternative based upon land acquisitions for conservation easements only, with 100 percent of the conservation easement area allocated to rural areas, subject to the low-end of the range concerning management assumptions.

### **Discussion:**

Development Services worked with EN2 Resources/Pacific Municipal Consultants and available members of the Oak Woodland Management Plan Technical Advisory Committee (OWMP TAC) to prepare the requested alternative study area map (Attachment 1). The data sources used to produce this map are the California Fire and Resource Assessment Program (FRAP), California Natural Diversity Data Base, and El Dorado County General Plan. The map features the IBC area including approximately 65,802 acres of which 24,488 acres is Priority Oak Woodland Conservation Area (PCA), and 1,454 acres is PCA with riparian habitat. Within the IBC boundaries aquatic, riparian, wetland, CNDDDB, and large expanses of native vegetation are also mapped. State and federal ownership is illustrated along with EP and CRLF critical habitat areas although these areas do not overlap significantly with the IBC area. The same is true of Important Habitat for Migratory Deer Herds.

The alternative study area map builds off of mapped information concerning the full range of natural resources defined as “important habitat” by Policy 7.4.2.8 – INRMP. The illustration is partial given that the resultant area is limited to the boundaries of IBC, CRLF Critical Habitat, and Ecological Preserves. The alternative study area map is potentially technically inconsistent with the impact analysis included in the General Plan EIR given that it is not consistent with the mapped impact area evaluated in the General Plan EIR, only partially addresses impacts to oak woodland habitats intended to be conserved by approved mitigation measures, and oak woodlands are not associated with the soils and dominant vegetation characteristics related to rescue soils of the Pine Hill Preserve/Ecological Preserve area.

The Planning Commission requested that the Option B Fee be calculated based upon three assumptions: 1) The acquisition area would be 100 percent rural, 2) Land area would be acquired by purchase of conservation easements only, and 3) Management would be provided at the low range. EN2 Resources and Pacific Municipal Consultants calculated the Option B Fee based upon the stated assumptions, and the resultant fee is \$8,500 per acre. Attachment 2 includes a table that provides the cost breakdown for the fee alternative requested by the Planning Commission.

**Next Steps:**

Development Services staff will be providing the Board of Supervisors with a status report on the OWMP and the mitigation fee during May 2007. After receiving input from the Board, the consultant team is expected to be directed to work on completing a public review draft of the OWMP and mitigation fee study/ordinance during May/June. The input received from the Board and your Commission will be addressed in the public review draft of the OWMP. This draft should be available for public review/comment during the summer.

**Recommendations:**

1. Discuss the information provided and offer input to staff and the consultant team.
2. Receive public comment.
3. Continue this matter off-calendar pending review and input from the Board of Supervisors.
4. Receive a brief staff/consultant team presentation.

**ATTACHMENTS:**

Attachment 1 – Alternative Study Area Map – Priority Oak Woodland and INRMP Important Habitats within IBC, Ecological Preserves and CRLF Critical Habitat

Attachment 2 – Summary Mitigation Fee

Attachment 3 – March 22, 2007 Planning Commission Workshop Staff Report