DEVELOPMENT SERVICES DEPARTMENT

County of EL DORADO

http://www.co.el-dorado.ca.us/devservices

PLANNING SERVICES



PLACERVILLE OFFICE:

2850 FAIRLANE COURT
PLACERVILLE, CA. 95667
(530) 621-5355
(530) 642-0508 Fax
Counter Hours: 8:00 AM to 4:00 PM
planning@co.el-dorado.ca.us

LAKE TAHOE OFFICE:

3368 LAKE TAHOE BLVD., SUITE 302 SOUTH LAKE TAHOE, CA 96150 (530) 573-3330 (530) 542-9082 Fax Counter Hours: 8:00 AM to 4:00 PM tahoebuild@co.el-dorado.ca.us

EL DORADO HILLS OFFICE:

4950 HILLSDALE CIRCLE, SUITE 100 EL DORADO HILLS, CA 95762 (916) 941-4967 and (530) 621-5582 (916) 941-0269 Fax Counter Hours: 8:00 AM to 4:00 PM planning@co.el-dorado.ca.us

MEMORANDUM

DATE: April 16, 2007 Agenda of: April 26, 2007

TO: Planning Commission Item #: 13.

FROM: Steven Hust, Principal Planner

SUBJECT: Oak Woodland Management Plan - Revised Resource Map and Fee Assessment

Background:

On March 22, 2007, the Planning Commission last reviewed a project status report concerning the preparation of the Oak Woodland Management Plan. Discussion topics included:

- Confirm that the Option B mitigation fee component of Policy 7.4.4.4 will be implemented on a woodland habitat basis versus an oak tree or oak canopy basis;
- Consider alternative geographic areas/study area boundaries below 4000 feet;
- Consider removing Community Regions and Rural Centers as priority areas for oak woodland conservation;
- Clearly identify environmentally sensitive corridors (updating the IBC);
- Define and focus conservation efforts on key habitat areas; and
- Clearly define goals of the OWMP.

Goals for the March 22, 2007, Workshop were listed in the staff report to emphasize the need to continue to work through the outline of issues identified on February 22. Particular issues included:

- Provide further input on mapping issues;
- Review and comment on the recommendations of the Technical Advisory Committee (TAC) in Attachment 4;
- Review and comment on Attachment 5 which is staff's proposal to clarify mitigation requirements using three filters:

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- 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 lowend 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, CNDDB, 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.

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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