

encompass a footprint of approximately 5,300 square feet. A temporary trailer has been located on site until the permanent home has been constructed.

Impact on Sensitive or Important Oak Habitat:

The applicant submitted a biological resources report (“Biological Resource Study,” dated May 16, 2007), prepared by Annie Barron Walker, Consulting Botanist. The report evaluated the impacts of the project on the Important Biological Corridor/Wildlife Movement/Migration Corridor, Oak Corridor Continuity, Landmark or Heritage Trees, and Sensitive or Important Oak Habitat. The report concluded that no impact to sensitive habitats, special-status species would result. The report also identified no impact would occur to oak corridor continuity. An intermittent stream crosses the property over 300 feet south of the proposed residence. The report concludes that no impacts would occur as a result of the proposed construction. The oak woodlands on site are not critical to the maintenance of sensitive or important botanical species, according to the report. Finally, the report concludes that the minimal impacts of the proposed removals should not adversely affect the continuity of the IBC.

Tree Canopy Replacement:

Pursuant to the Interim Guidelines for Policy 7.4.4.4, the permit is subject to tree canopy replacement requirements. The biological resources report identified 19 blue oak trees (consisting of 3,957 square feet of canopy) which will be removed or severely impacted by development and subject to replacement. Pursuant to the replacement formula prescribed in the Interim Guidelines, a total of 18 trees will be required for replacement planting (based on a replacement standard of 200 trees per acre.). Two areas have been identified by the botanist as suitable for replanting. Prior to final occupancy, the applicant will be required to enter into a oak tree replacement and mitigation monitoring agreement with the County.

CONCLUSIONS:

It is staff’s opinion that the applicant has demonstrated that the proposed development is located to minimize impacts on oak trees. Staff concludes that the requirements of the Interim Guidelines and General Plan Policy 7.4.2.9 have been met.

RECOMMENDATION: Staff recommends that the Planning Commission find that the proposed residential development and oak tree replanting and maintenance plan is consistent with the intent of General Plan Policy 7.4.2.9, based on the above discussion

EXHIBITS:

- Exhibit A: Location
- Exhibit B: Assessor’s Parcel Map
- Exhibit C: Site Plan with oak replacement area
- Exhibit D: IBC Overlay, regional
- Exhibit E: IBC Overlay, local