

ATTACHMENT 5
OWMP POLICY/PROCEDURAL INTERPRETATION
MARCH 22, 2007

**ATTACHMENT 5
 Oak Woodland Management Plan
 OWMP Policy/Procedural Interpretation**

**General Plan Policy 7.4.4.4
Outside Important Oak Woodland Habitat (IOWH) and Important
 Biological Corridors (IBC)**

1. Applicant proposes either Option A or Option B.
2. Planning Services determines which Option will be accepted based on whether removal of oak woodland habitat on the project site would cause inconsistency with Policy 7.4.4.5 (oak corridor continuity) or 7.4.5.2 (landmark or heritage trees).
3. Planning Services determination is subject to review by the Planning Commission upon request of the applicant.

If Option A:	
<ul style="list-style-type: none"> • Retain to oak tree canopy retention standards. • Replace to 1:1 standard or allow for payment of mitigation fee at 1:1 ratio in lieu of replacement. Fee to be used toward implementation of the OWMP. • Use County Replacement Formula (as defined in the Interim Interpretive Guidelines for Policy 7.4.4.4 Option A). 	
<p>Discretionary Biological Resources Study and Important Habitat Mitigation Plan is needed to comply with CEQA.</p>	<p>Ministerial Comply with Interim Interpretive Guidelines for Policy 7.4.4.4 Option A.</p>

If Option B:	
<ul style="list-style-type: none"> • No retention of trees. • No replacement of trees. • Requires payment of mitigation fee at a 2:1 ratio for implementation of the OWMP. 	
<p>Discretionary Biological Resources Study and Important Habitat Mitigation Plan is needed to comply with CEQA.</p>	<p>Ministerial Comply with Interim Interpretive Guidelines for Policy 7.4.4.4 .</p>

General Plan Policy 7.4.4.4

Inside Important Oak Woodland Habitat (IOWH) or Important Biological Corridors (IBC)

1. Project should be designed to avoid IOWH and retain IOWH to the extent reasonably feasible (regardless of parcel size) per Policies 7.4.1.6 and 7.4.2.8
2. If avoidance is not reasonably feasible, as determined by the applicant and with the concurrence of Planning Services, then based on the area proposed to be disturbed for development, the following requirements will apply (per Measure CO-U):

Disturbed Area is > 10 Acres:
<ul style="list-style-type: none">• Avoid to the extent feasible• Payment of 2:1 mitigation fee based on area of oak woodland habitat removed• 1:1 Replacement of oak woodland habitat on-site• Biological Resources Study• Important Habitat Mitigation Plan

Disturbed Area is ≤ 10 Acres:
<ul style="list-style-type: none">• Avoid to the extent feasible• Payment of 2:1 mitigation fee based on area of oak woodland habitat removed• Biological Resources Study• Important Habitat Mitigation Plan

3. For ministerial or discretionary projects that are also within the IBC, additional mitigation shall be required as specified in Policy 7.4.2.9 (to be determined in future IBC implementation ordinance).
4. If the applicant does not concur with the determination of Planning Services regarding the feasibility of avoidance and retention, the project may be brought before the Planning Commission for review and determination.