

- Oak Woodland Management Plan - Overview of Public Review Draft

September 25, 2007



Presented By

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Purpose of Presentation

- Brief Board of Supervisors on the Public Review Draft OWMP
 - Describe the OWMP Preparation Process
 - Explain the Oak Woodland Mapping
 - Review the Initial Option B Fee
 - Identify Next Steps for Completing the OWMP



OWMP PREPARATION

OWMP PREPARATION

Background

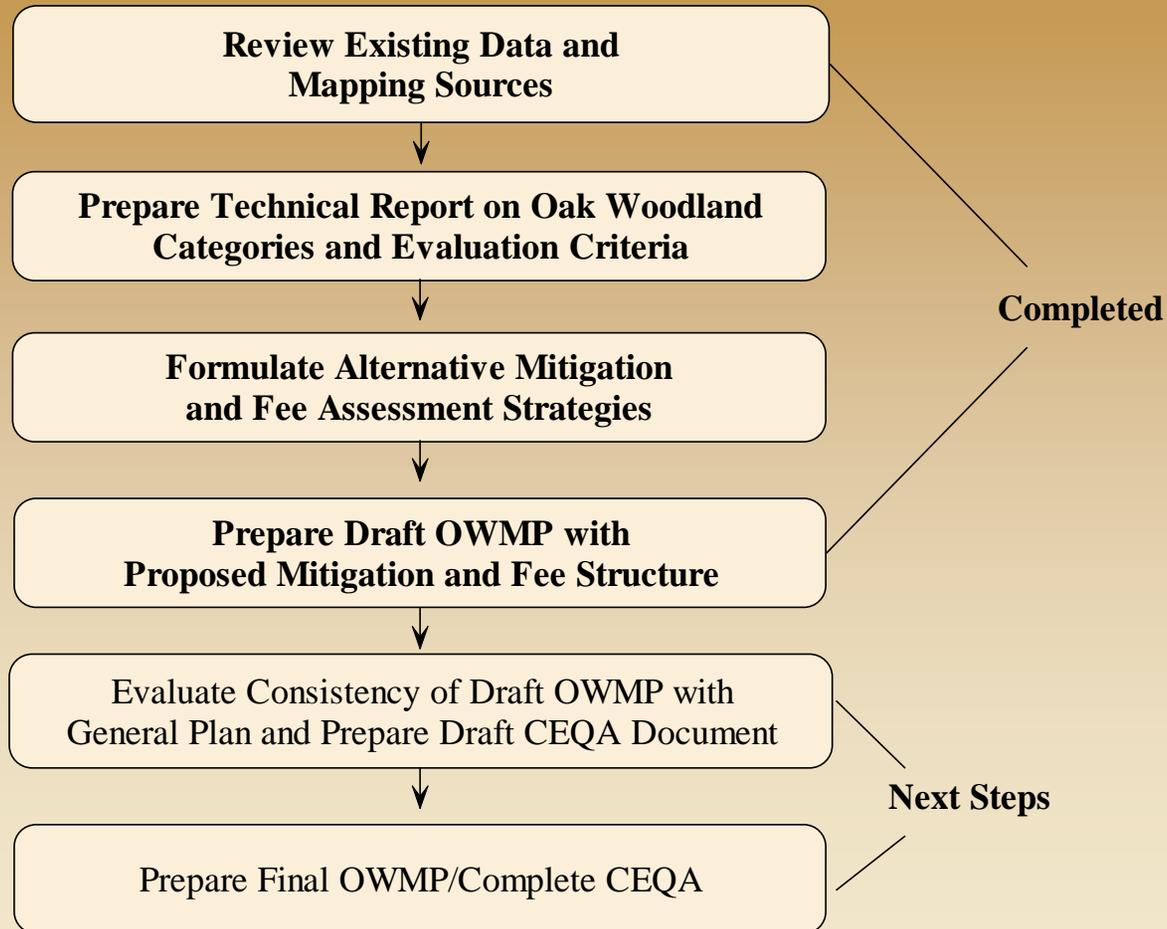
- Interim Guidelines for General Plan Policy 7.4.4.4 (Protection of Oak Woodlands) Limit Mitigation to Option A (Canopy Retention and Replacement)
- General Plan Litigation Settlement Agreement Specifies that the County Can Implement Policy 7.4.4.4 Option B Mitigation (Contribution to Conservation Fund) Only After County Adopts the Oak Woodland Portion of the Integrated Natural Resources Management Plan (INRMP) (Policy 7.4.2.8)
- OWMP Is the Initial Oak Woodland Portion of the INRMP

OWMP Preparation (Cont.)

Purposes

- To Fulfill General Plan Implementation Measure CO-P (Specific Content Requirements)
- To Develop the Policy 7.4.4.4 Option B Fee Method for Oak Woodland Mitigation
- To Complete the Plan as the Initial Oak Woodland Portion of the INRMP (Policy 7.4.2.8) and in a Manner that is Consistent with the CA Oak Woodland Conservation Act

OWMP Preparation (Cont.)





OAK WOODLAND MAPPING

Oak Woodland Mapping

Oak Woodland Defined

- Oak Stand with Greater Than 10 Percent Canopy Cover or that May Have Historically Supported Greater Than 10 Percent Canopy Cover (Oak Woodland Conservation Act, Fish and Game Code Section 1361)
- 5 Oak Woodland California Wildlife Habitat Relationship (CWHR) Types: Valley Oak, Blue Oak, Blue Oak-Foothill Pine, Montane Hardwood, and Montane Hardwood-Conifer



Oak Woodland Mapping (Cont.)

OWMP Mapping

- Priority Conservation Areas
- Oak Woodland Corridors



Oak Woodland Mapping (Cont.)

Priority Conservation Area Criteria

- Valley Oak Woodland (Designated as “Sensitive Habitat” per General Plan EIR)
- Large Expanses (500 Acres or Larger) of Oak Woodlands per Policy 7.4.2.8
- Developed and Undeveloped Larger Parcels (Generally 40 Acres and Larger Where There Is Limited Existing and Potential Fragmentation)



Oak Woodland Mapping (Cont.)

Priority Conservation Area Filters

- Community Regions/Rural Centers Excluded
- Industrial and Commercial Lands Excluded
- Low Density Residential Excluded

Oak Woodland Mapping (Cont.)

Oak Woodland Corridor Criteria

- At Least 2 Corridors for Connectivity to Each Priority Conservation Area (PCA)
- Remnants of Large Expanses of Oak Woodland Habitat Not Used for PCAs
- Other INRMP Criteria (Policy 7.4.2.8) as Represented by Perennial Stream Zones



Oak Woodland Mapping (Cont.)

Oak Woodland Corridor Filters

- Exclude Private Lands Where Public/Open Space Lands Are Available and Suitable

- For North-South Crossings of Highway 50:
 - Follow Largest Parcels Along Perennial Streams
 - Minimum 10-Acre Parcels Wherever Possible, Although Some 5-Acre Parcels Were Unavoidable

Oak Woodland Mapping (Cont.)

Layers of OWMP Mapping

- All Five CWHR Oak Woodland Types
- Community Regions/Rural Centers, State/ Federal Lands, and Perennial Streams
- Priority Conservation Areas (PCAs)
- Oak Woodland Corridors (OWCs)
- Composite Map – Figure S-1 of Draft OWMP

All CWHR Oak Woodland Types

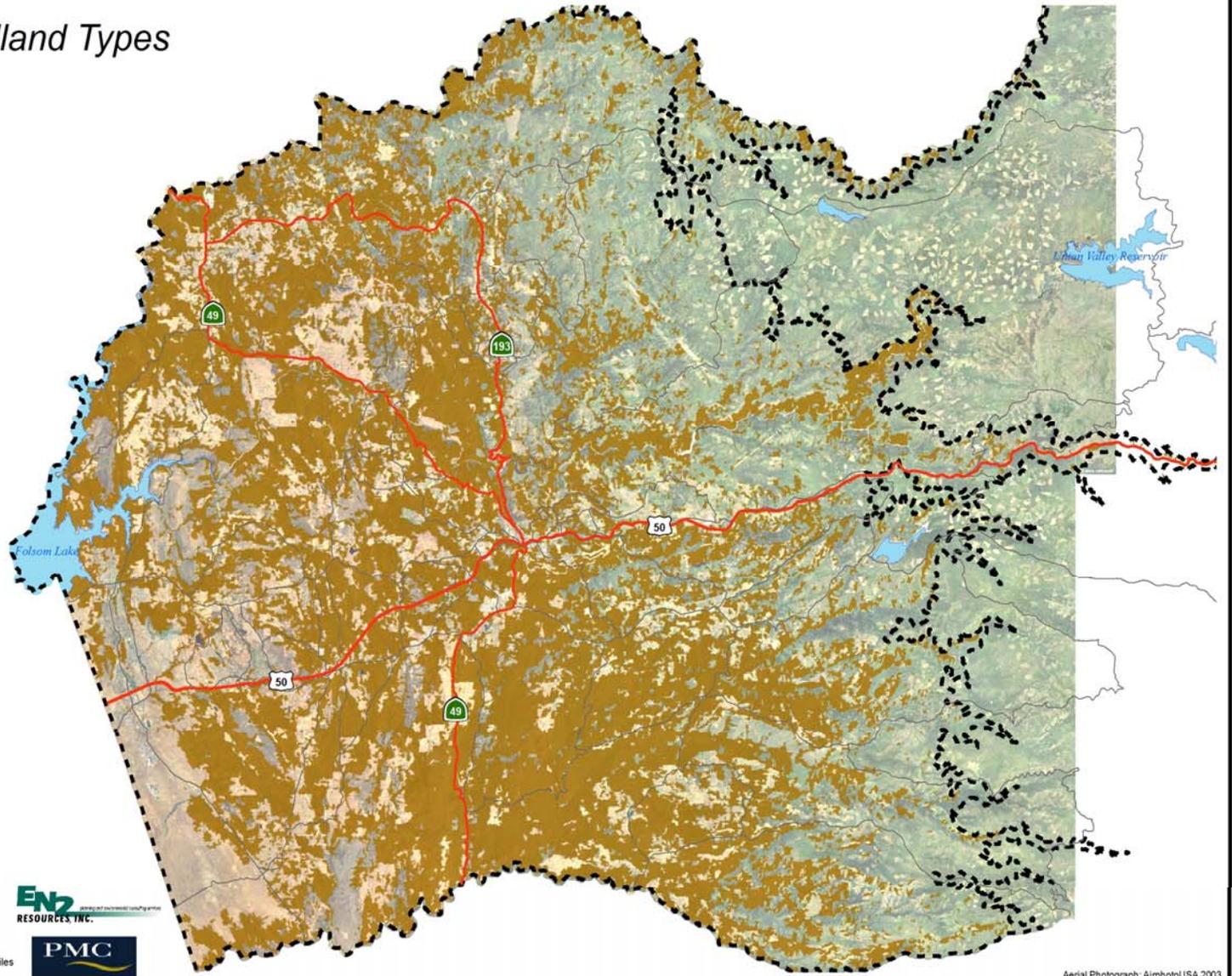
Legend

--- OWMP Boundary

— Highway

— Arterial Road

■ 5 CWHR Oak Woodland Types



Aerial Photograph: AirphotoUSA 2003

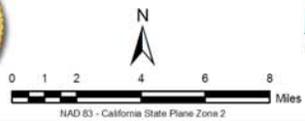
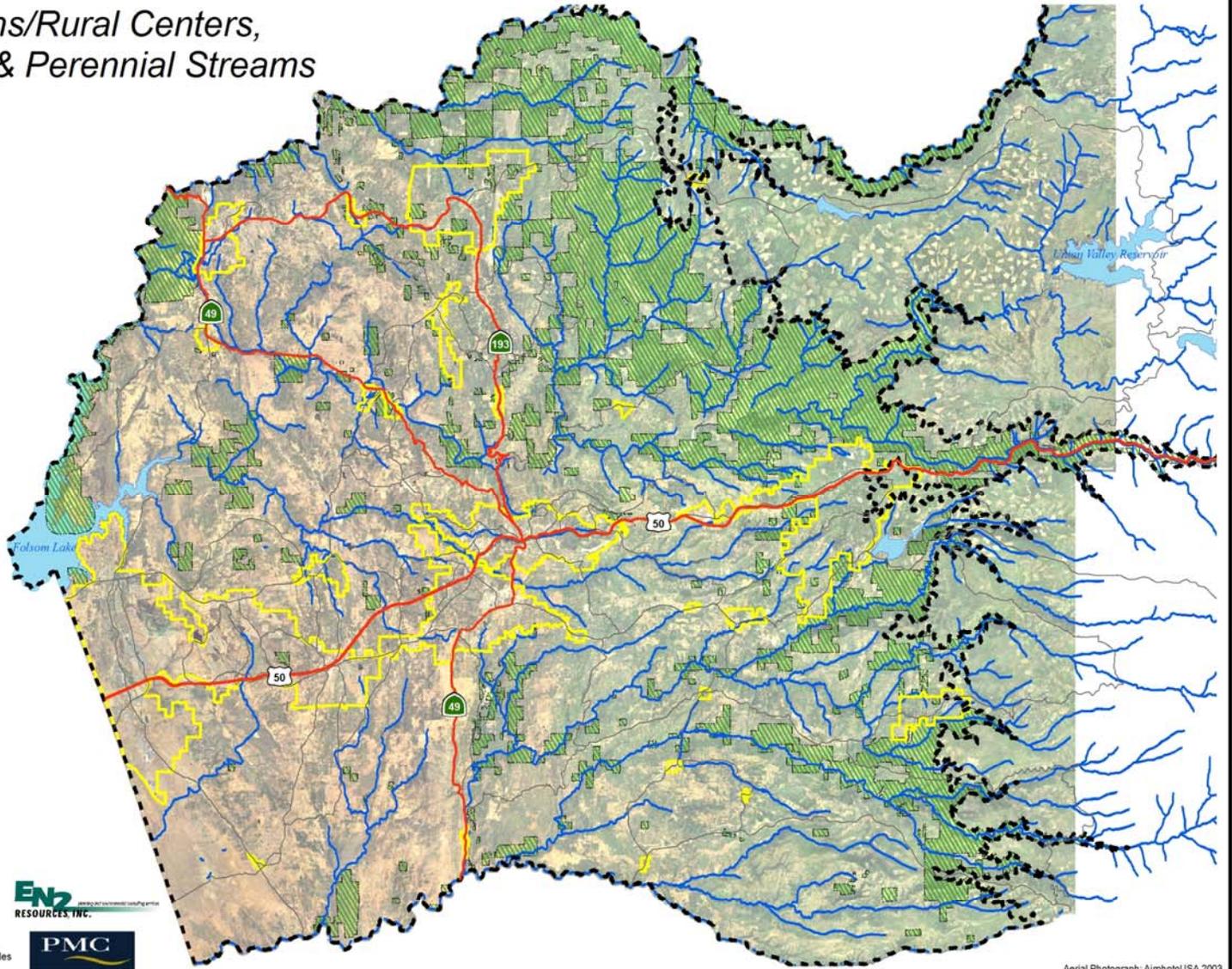
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PRESENTATION DRAFT

Community Regions/Rural Centers, State/Federal Lands & Perennial Streams

Legend

-  OWMP Boundary
-  State and Federal Land
-  Community Regions & Rural Centers
-  Perennial Streams
-  Highway
-  Arterial Road



Aerial Photograph: AirphotoUSA 2003

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PRESENTATION DRAFT

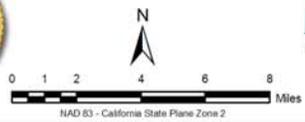
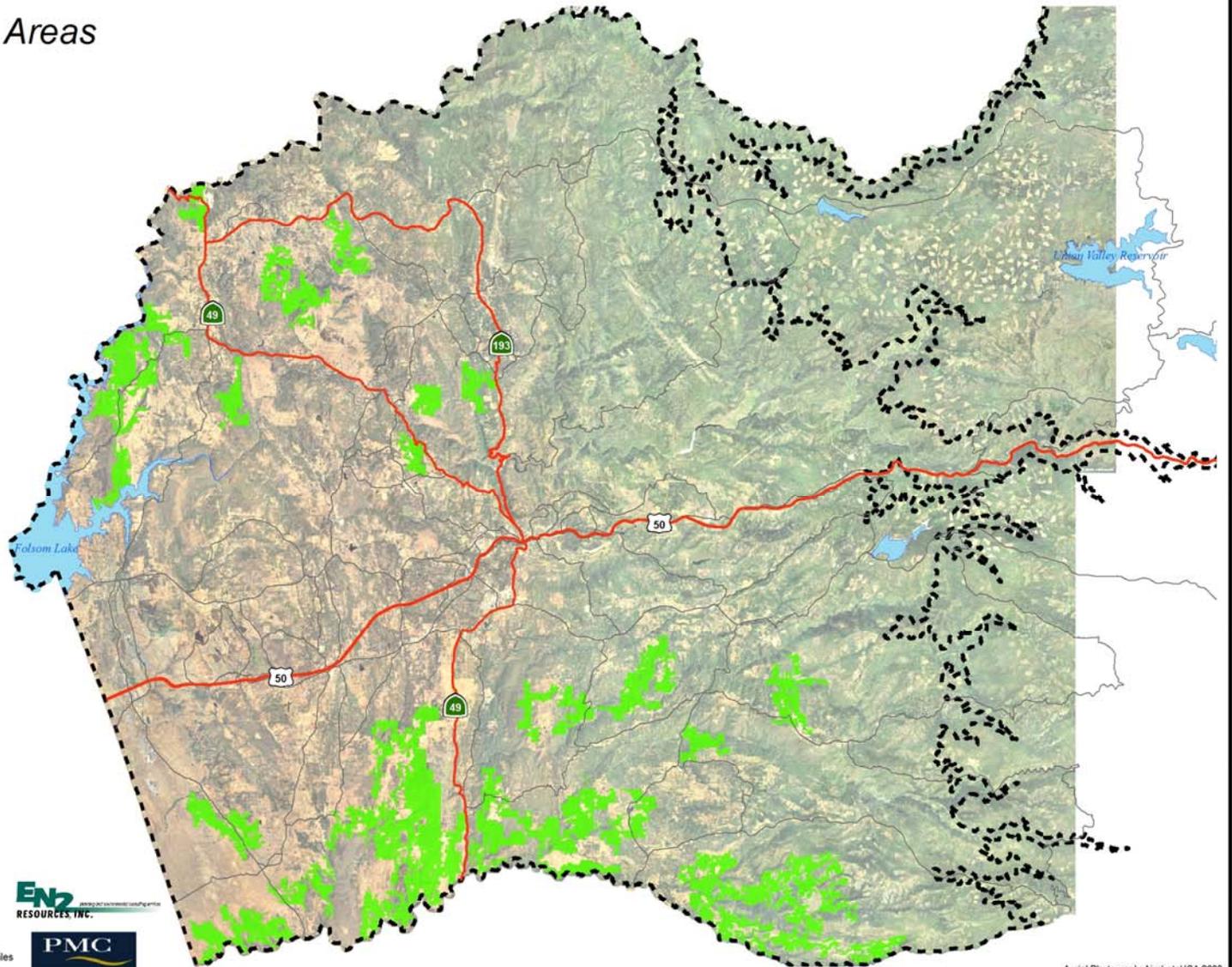
Priority Conservation Areas

Legend

- OWMP Boundary
- Highway
- Arterial Road

Priority Conservation Areas

- Contiguous Oak Woodlands > 500 acres



Aerial Photograph: AirphotoUSA 2003

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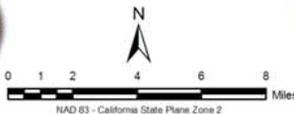
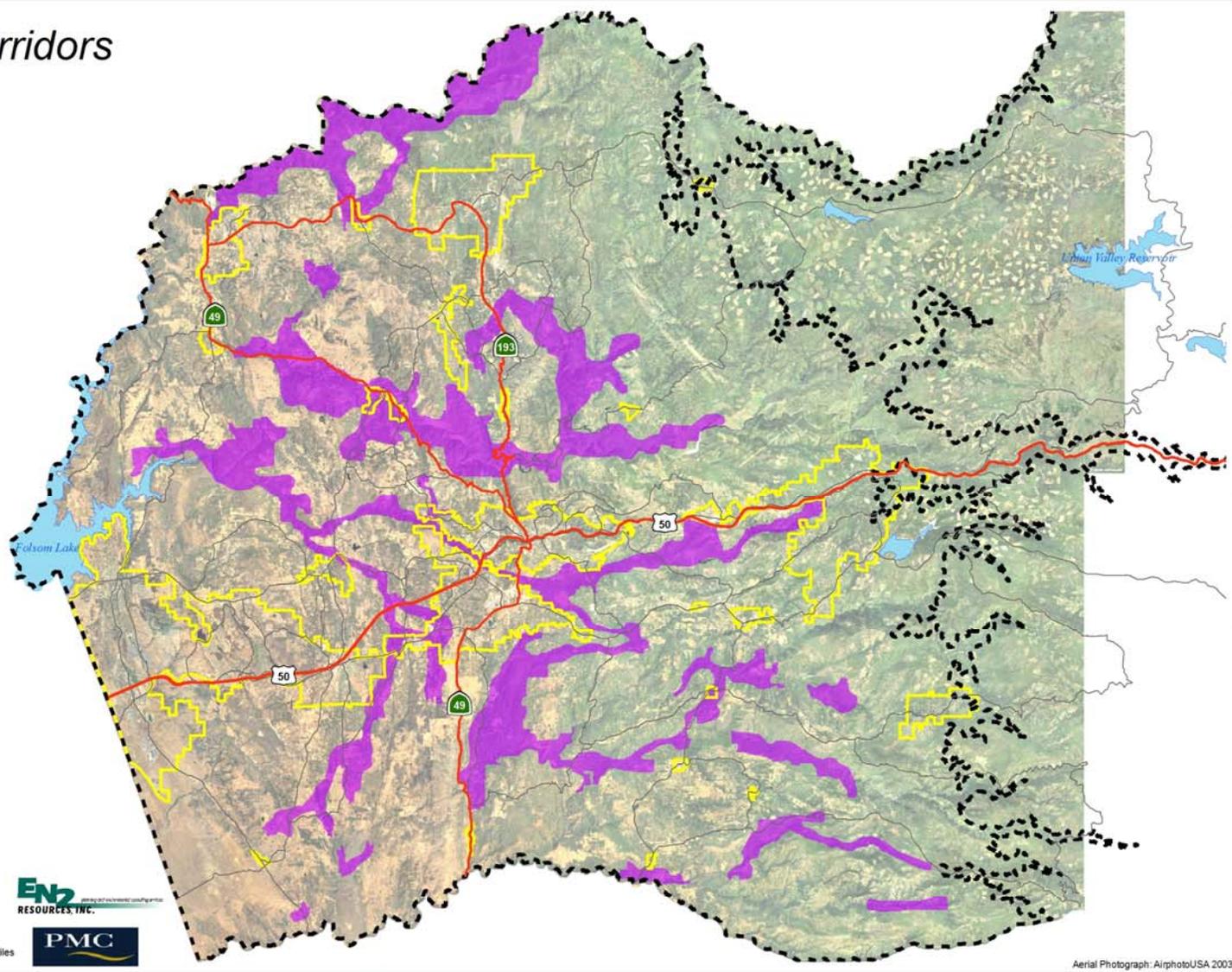
PRESENTATION DRAFT

Oak Woodland Corridors

Legend

-  OWMP Boundary
-  Community Regions & Rural Centers
-  Highway
-  Arterial Road

Oak Woodland Corridors



PRESENTATION DRAFT

Aerial Photograph: AirphotoUSA 2003
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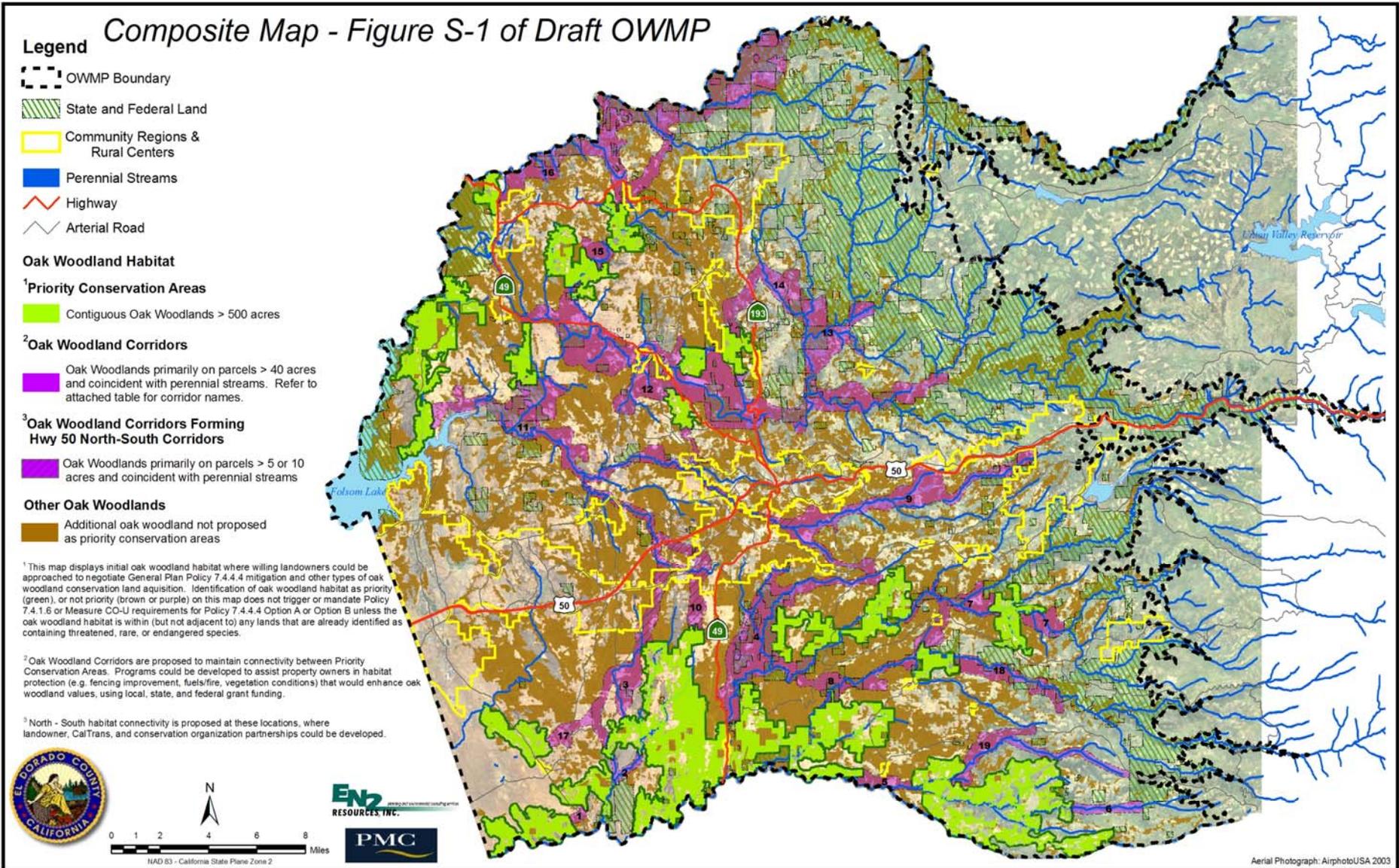


Figure S-1. Oak Woodland Priority Conservation Areas and Habitat Connectivity

PRESENTATION DRAFT



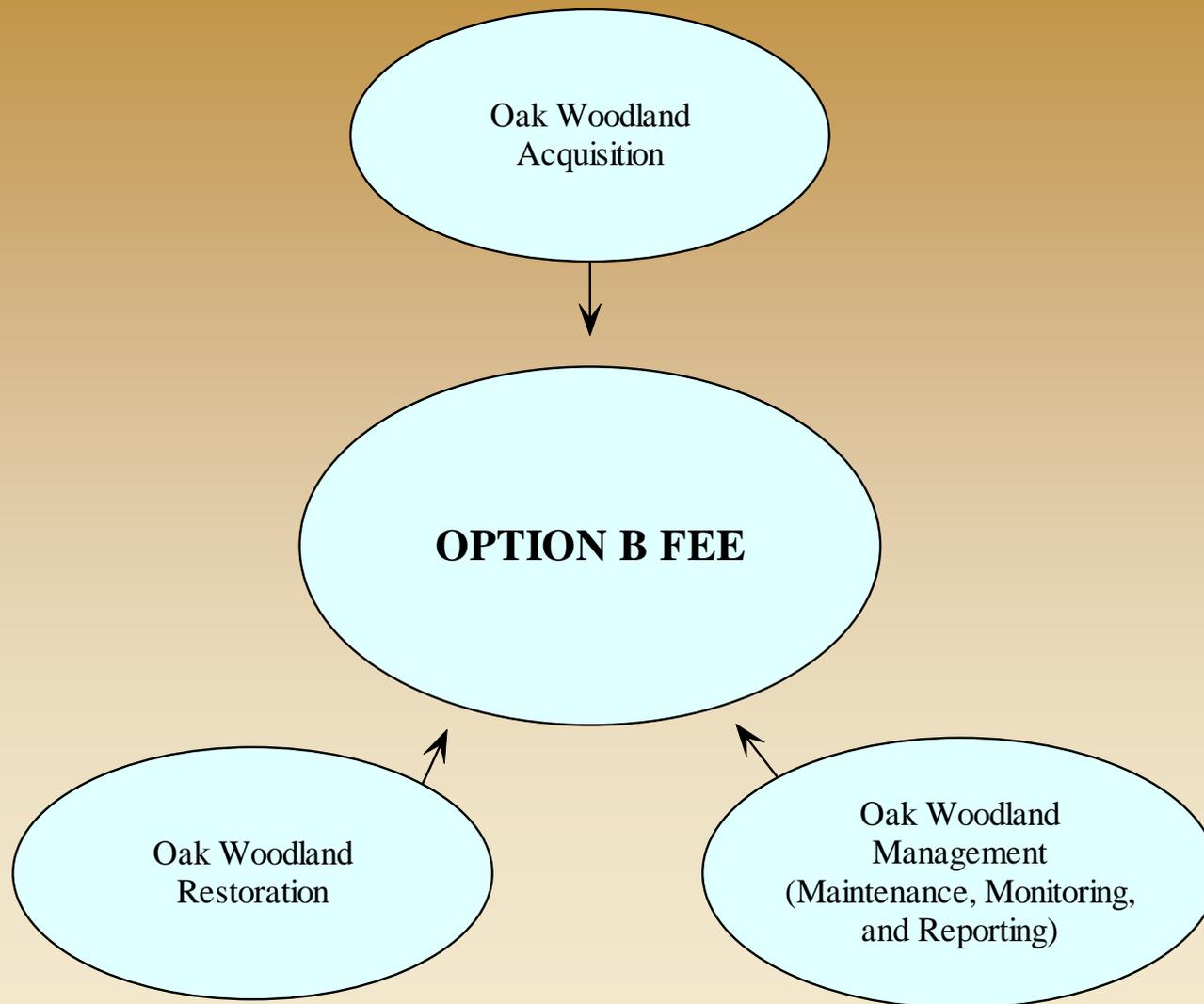
INITIAL OPTION B FEE

Initial Option B Fee

Option B Fee Method Considerations

- Ease of Implementation by El Dorado County
- Potential Cost (of Implementing Fee Program) to the County
- Acceptance by Landowners/Developers
- Resource Protection/Environmental Values
- Compatibility with General Plan Policies

Initial Option B Fee (Cont.) (Components)



Initial Option B Fee (Cont.) (Scenarios)

Scenarios	Low ⁽¹⁾	High ⁽²⁾
#1 - 100% Rural Land Acquisition	\$ 8,700	\$ 20,000
#2 - 90% Rural/ 10% Urban Land Acquisition	\$ 11,400	\$ 24,700
#3 - 80% Rural/ 20% Urban Land Acquisition	\$ 14,000	\$ 29,300

(1) 100% conservation easement acquisition, and low ranges of restoration, management, and monitoring costs.

(2) 100% fee title acquisition, and high ranges of restoration, management, and monitoring costs.

Initial Option B Fee (Cont.)

Option B Fee Identified in Draft OWMP

- Low Range Fee of 80% Rural / 20% Urban Scenario (\$14,000/Acre), which Assumes Conservation Easement Acquisitions Within Areas Mapped as PCAs
- Fee Also Assumes Land Management Incentives Within Areas Mapped as OWCs, but Conservation Easement Acquisition Also Would Be Allowable
- 2:1 Mitigation Ratio for All Fee Calculations Based on Oak Woodland Impact Area

Initial Option B Fee (Cont.) (Private Homeowner)

Option B Fee Example Calculation

- 5-Acre Parcel with 75% Oak Woodland
- Project Impacts 0.3 Acre of Oak Woodland
- 2:1 Mitigation Fee Ratio

$$\text{Option B Fee} = 0.3 \times 2 \times \$14,000 = \$8,400$$

Initial Option B Fee (Cont.) (Residential Subdivision)

Option B Fee Example Calculation

- 20-Acre Parcel with 50% Oak Woodland
- Project Impacts 6 Acres of Oak Woodland
- 2:1 Mitigation Fee Ratio

$$\text{Option B Fee} = 6.0 \times 2 \times \$14,000 = \$168,000$$

Initial Option B Fee (Cont.) (Commercial Development)

Option B Fee Example Calculation

- 10-Acre Oak Woodland Parcel
- Project Impacts 9 Acres of Oak Woodland
- 2:1 Mitigation Fee Ratio

$$\text{Option B Fee} = 9.0 \times 2 \times \$14,000 = \$252,000$$

Initial Option B Fee (Cont.) (Residential Development)

Option B Fee Example Calculation

- 160-Acre Parcel with 75% Oak Woodland
- Project Impacts 30 Acres of Oak Woodland
- 2:1 Mitigation Fee Ratio

$$\text{Option B Fee} = 30.0 \times 2 \times \$14,000 = \$840,000$$



NEXT STEPS

Next Steps

- County Release of Draft OWMP for Public and Agency Review
- September 25 Board of Supervisors (BOS) Hearing
- Agriculture Commission and Planning Commission Hearings (October 10 and 11, respectively)
- End of Public and Agency Review Period on or about October 25

Next Steps (Cont.)

- County Prepares Final Draft OWMP (November)
- County Releases OWMP with CEQA Document for Public and Agency Review (November/December)
- Public/Agency Review of OWMP with CEQA Document (December)
- Planning Commission Hearing to Consider Public/Agency Comments and Make Recommendations to BOS (January)
- BOS Considers Adopting CEQA Document and Approving OWMP (Late January)

Questions/Discussion



in association with



Percentage of Oak Woodland Corridors in Urban and Rural Lands

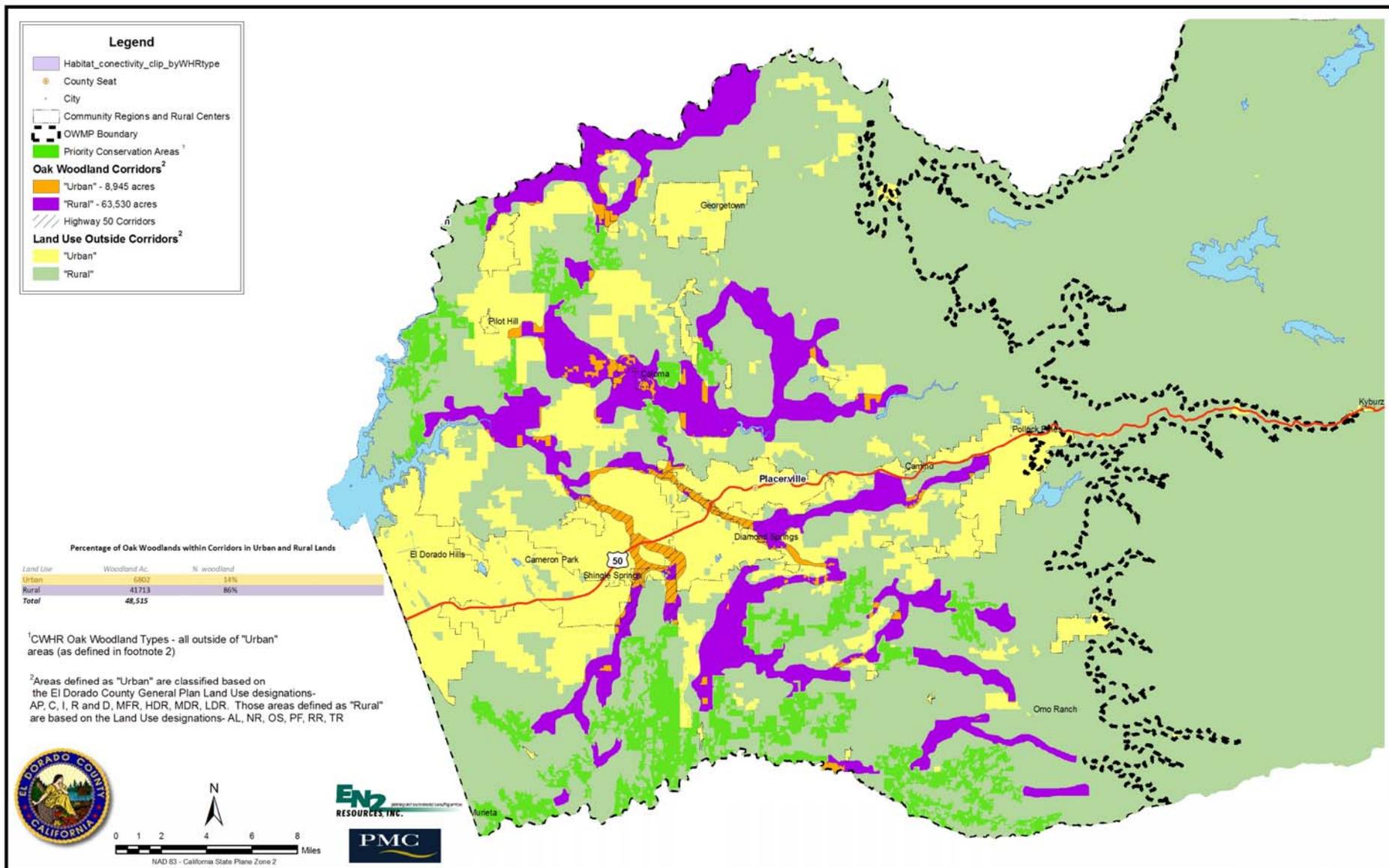
<i>Land Use</i>	<i>Corridor Ac.</i>	<i>% Corridor</i>
Urban	8,945	12%
Rural	63,530	88%
Total	72,475	

Percentage of Oak Woodland Corridors along HWY 50 in Urban and Rural Lands

<i>Land Use</i>	<i>Corridor Ac.</i>	<i>% Corridor</i>
Urban	3,995	70%
Rural	1,727	30%
Total	5,722	

Percentage of Oak Woodlands within Corridors in Urban and Rural Lands

<i>Land Use</i>	<i>Woodland Ac.</i>	<i>% Woodland</i>
Urban	6,802	14%
Rural	41,713	86%
Total	48,515	



Oak Woodland Corridors Within Urban and Rural Areas

ADMINISTRATIVE REVIEW DRAFT

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