



Possible topics of discussion include:

- What opportunities may exist to jointly accomplish oak woodland conservation and preservation policies with other compatible General Plan policies? For example, are there Williamson Act type mechanisms that can reinforce the County's agricultural policies while simultaneously conserving oak woodland habitat connectivity? What regions of the County are, or should be, identified for visual retention, parklands, or other open space that coincide with designated oak woodland habitat?
- How can important oak woodland habitat areas identified for retention or restoration, which will be based on vegetative, soil, and other natural resource characteristics (and not on land values), be acquired and managed to withstand long-term economic development pressures while maintaining land owner "reasonable use" objectives? Should the County establish an incentive or other program that makes it economically attractive for land owners to participate in a County-based oak woodland habitat banking program?

Next steps and near term actions include:

- Staff preparation for the December 14, 2006, Planning Commission Workshop on Oak Woodland Mitigation and Policy 7.4.4.4 Option B Fee Method Considerations.
- December 7 and 21, 2006 - The staff Technical Advisory Committee will meet to review the Administrative Draft OWMP.
- January 2007 – Public Review Draft of the OWMP, Option B Fee Studies, Implementing Ordinances, and CEQA documentation.

Attachments:

Power Point Presentation

Draft Technical report on Evaluation Criteria and Oak Woodland Categories

FRAP WHR Maps – Opportunities and Challenges for Identifying Important Oak Woodlands