

Oak Woodland Management Plan Option B Fee Method Development



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December 14, 2006



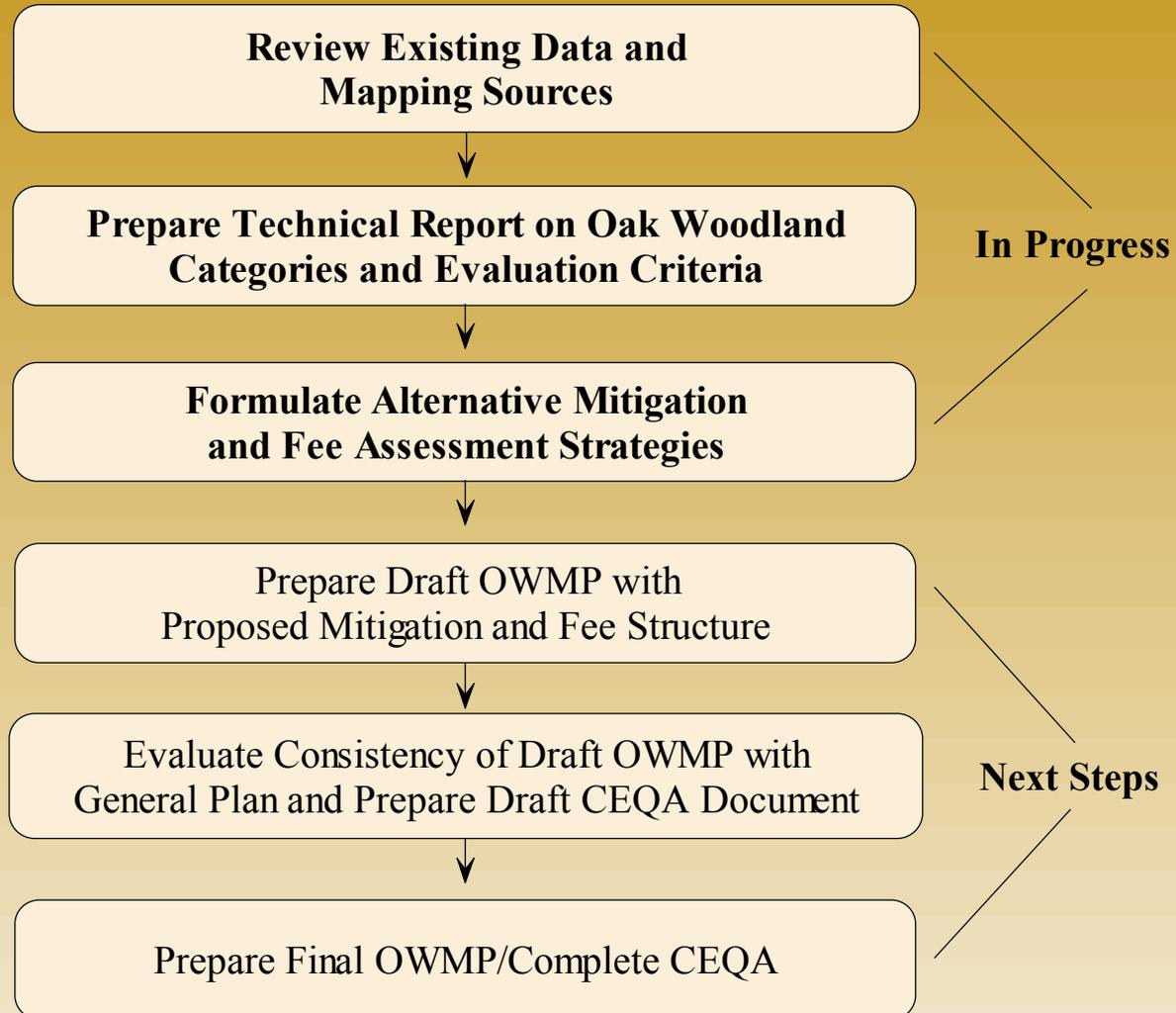
12/12/06

Purpose of Presentation

- To Review Progress to Date of General Plan Policy Basis Related to Fee Development
- To Review the Background, Approach, and Possible Components of the Option B Fee Methodology
- To Describe the General Strategies for Structuring the Option B Fee
- To Identify Policy Issues for Completing the Option B Fee Method
- To Set a Date for Policy Discussion and Review of Preliminary OWMP Sections Including Mapping, Implementation Strategies, and Fee Study Results in January

Approach for OWMP Preparation

- Generalized Process -



Identifying Important Oak Woodlands - Update on Mapping Issues -

Completed

- Step 1: Start with existing 2004 General Plan EIR mapping
- Step 2: Review other available mapping data

In Progress

- Step 3: Consider available information and select 'importance criteria' based on 2004 General Plan Policies/EIR and SB 1334/PRC 21083.4
- Step 4: Overlay 'importance criteria' on General Plan EIR mapping

Next Steps

- Step 5: Assess distribution of important oak woodlands in El Dorado County
- Step 6: Recommend areas to be identified as important oak woodlands for meeting oak conservation goals of 2004 General Plan

Oak Woodland Management Plan

- Overall Policy Basis -

REQUIREMENT

DESCRIPTION

GP Policy 7.4.4.4

Oak Woodland Management Plan

GP Policy 7.4.2.8

Integrated Natural Resources
Management Plan (INRMP)

GP Policy 7.4.5.2

Oak Tree Preservation/Permitting

GP Policy 7.4.4.5

Oak Stand Continuity

GP Implementation Measure CO-P

OWMP Content

GP Implementation Measure CO-U

Mitigation Ratios/Funding

SB 1334 (Kuehl) and PRC 21083.4

CA Oak Woodlands Conservation
Act and Law

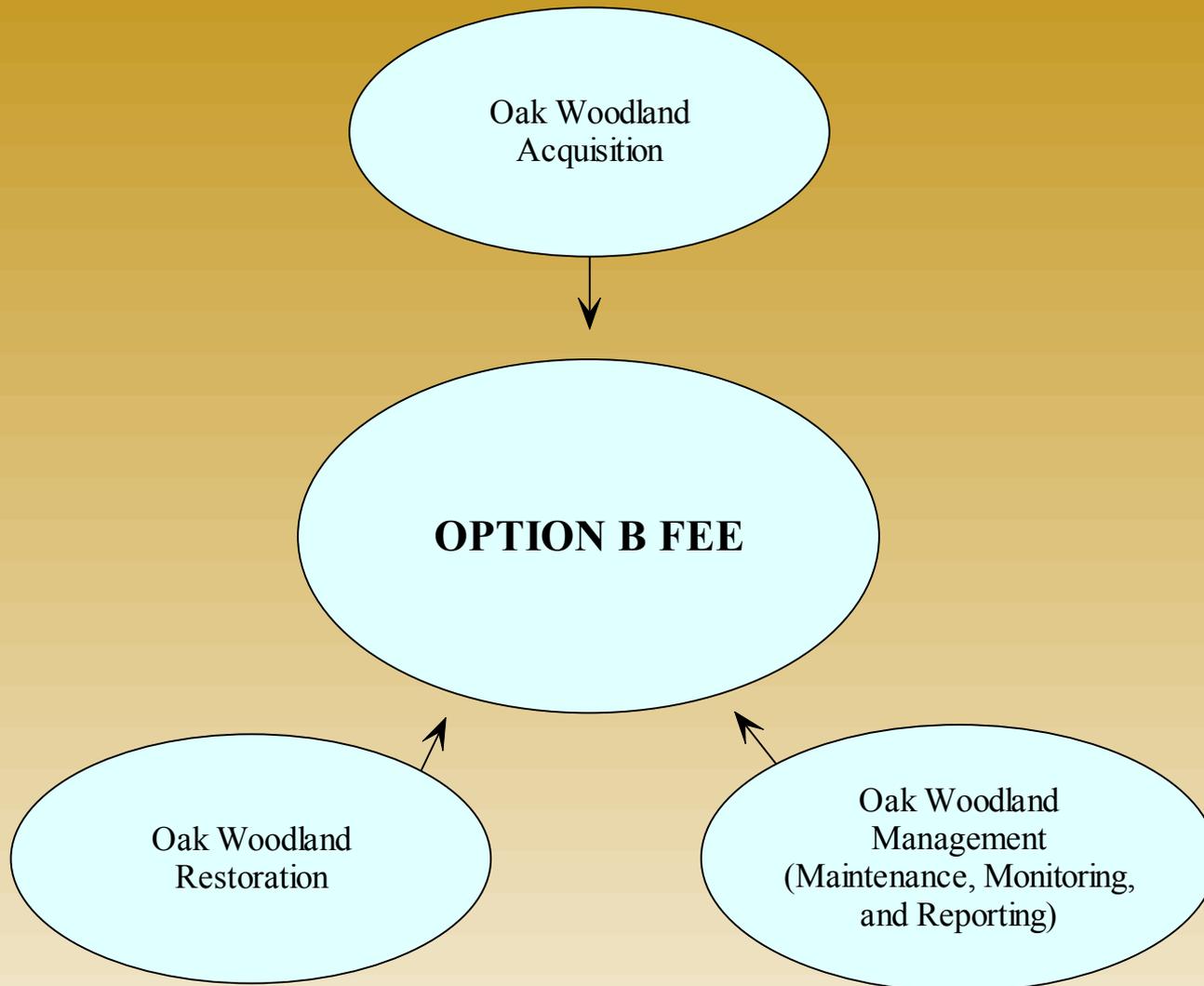
Existing GP Policy 7.4.2.8 Requirements Relating to Mitigation Fee Development

- Inventory and Map Important Oak Woodland Habitat
- Conserve and Restore Contiguous Blocks of Important Habitat to Offset Effects of Increased Habitat Loss and Fragmentation Elsewhere in County
- Fee Payment to INRMP Conservation Program for Mitigating Impacts to Important Habitats; Program May Include Mitigation Banks, Lists of Mitigation Options, and Incentives for Developers and Landowners to Participate in Habitat Acquisition and Management Components
- Priority Will Be Given to Natural Wildlife Movement Corridors Under Major Roadways (e.g., Hwy 50)
- Acquired Lands to Be Added to the Ecological Preserve Overlay Area

Existing GP Policy 7.4.4.4 Requirements Relating to Mitigation Fee Development

- Fee Payment to the INRMP Conservation Fund to Compensate Fully for Oak Woodland Habitat Loss and Fragmentation at a Mitigation Ratio of 2:1
- Based on Total Woodland Acreage Onsite Directly Impacted by Habitat Loss and Indirectly Impacted by Habitat Fragmentation
- Costs Associated with Acquisition, Restoration and Management Shall Be Included in the Mitigation Fee
- Impacts and Mitigation Shall Be Addressed in a Biological Resources Study and Important Habitat Mitigation Plan as Described in Policy 7.4.2.8
- Projects Exceeding 10 Acres also Require Onsite Preservation/ Restoration of “Important” Oak Woodland Habitat at a Mitigation Ratio of 1:1 in Addition to Fee Payment (Measure CO-U)

Cost Components - Option B Mitigation Fee



Oak Woodland Acquisition Options and Cost Components (Examples)

- Fee Title
- Conservation Easement
- Williamson Act
- Farmland Security Zones
- Land Donations

Oak Woodland Restoration Options and Components (Examples)

- Planting Native Species
- Removal and Treatment of Non-Native Plant Species
- Rehabilitation of Severely Degraded Habitats
- Installation of Structures that Guide Movement of Wildlife
- Installation of Erosion Control Measures

Oak Woodland Management Options and Cost Components

- Maintenance Including Exotic Plant Control, Exclusion Fencing, and Fire Breaks
- Monitoring Including Field Inspection
- Reporting Including Operations and Database Management
- Administrative and Contingency Costs

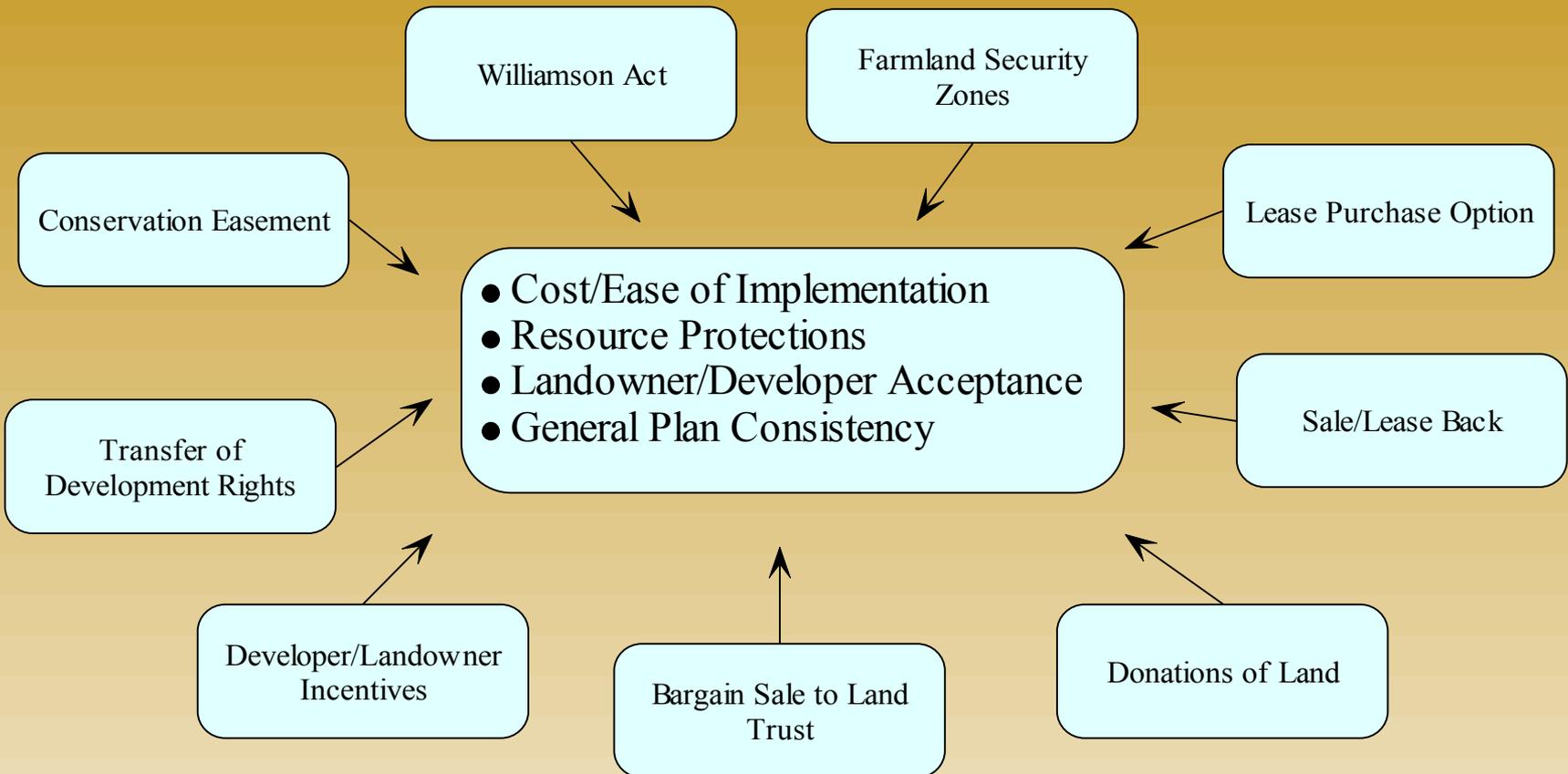
Criteria for Designing the Option B Fee Methodology

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

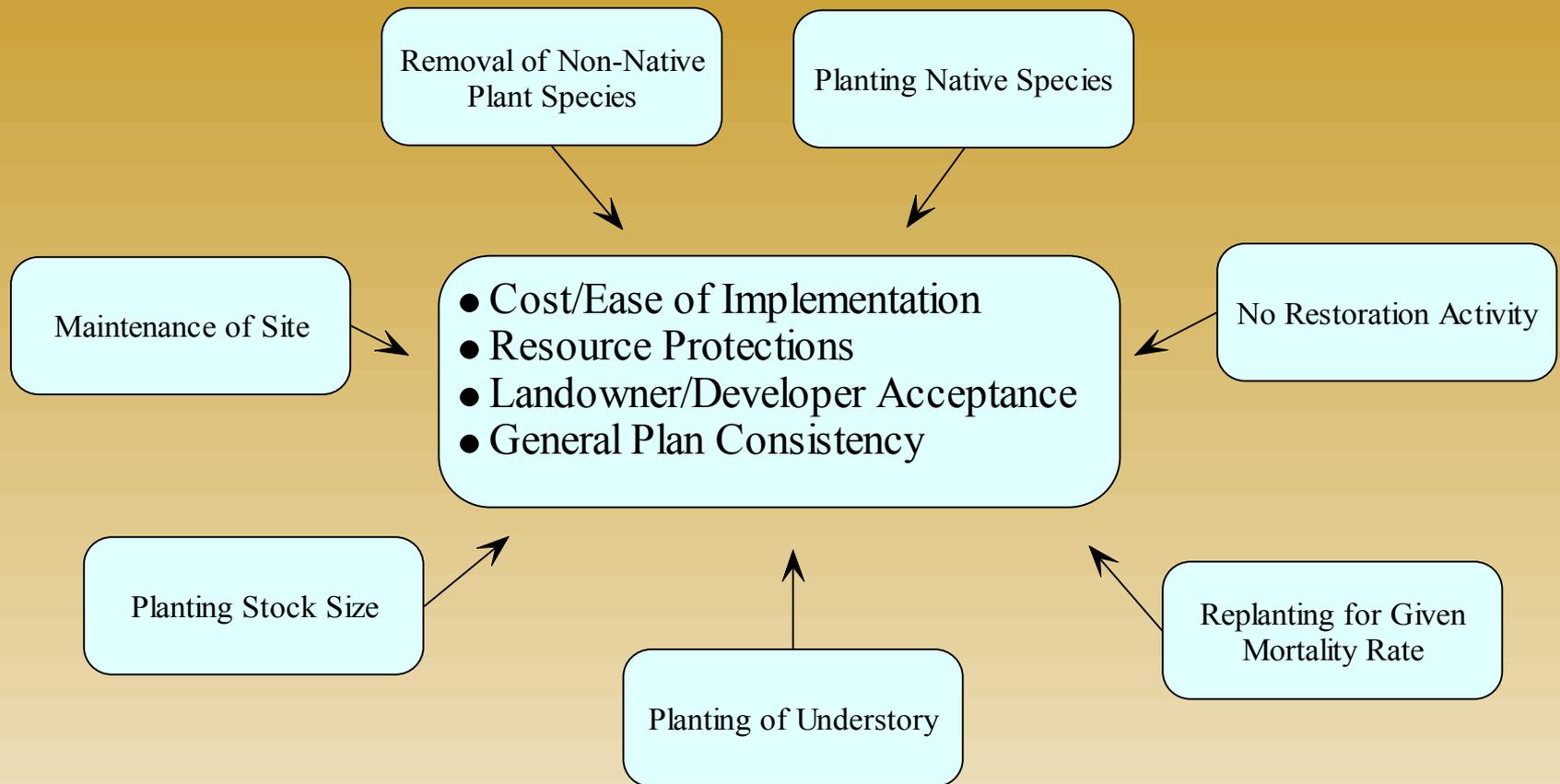
Alternative Strategies for Designing the Option B Fee

- Strategy 1: Emphasizes Ease of Implementation and Program Cost with Additional Consideration for Resource Protection
- Strategy 2: Emphasizes Ease of Implementation and Program Cost with Additional Consideration for Landowner/Developer Acceptance
- Strategy 3: Emphasizes Compatibility with General Plan Policies and Resource Protections with Additional Consideration for Ease of Implementation and Program Cost
- Strategy 4: Emphasizes Compatibility with General Plan Policies and Resource Protections with Additional Consideration for Landowner/Developer Acceptance

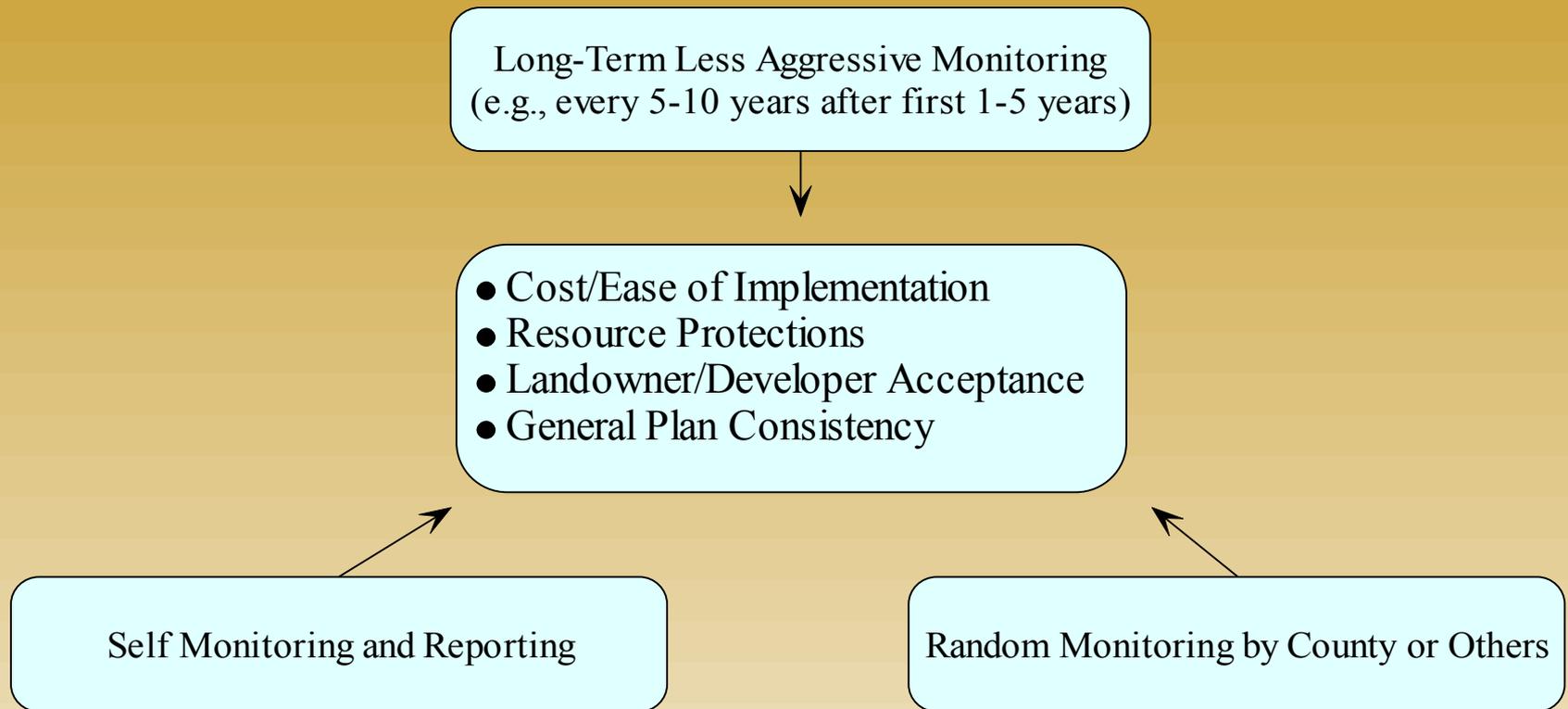
Options that Meet Goals of All Four Strategies – Acquisition/Land Holdings



Options that Meet Goals of All Four Strategies – Restoration and Management



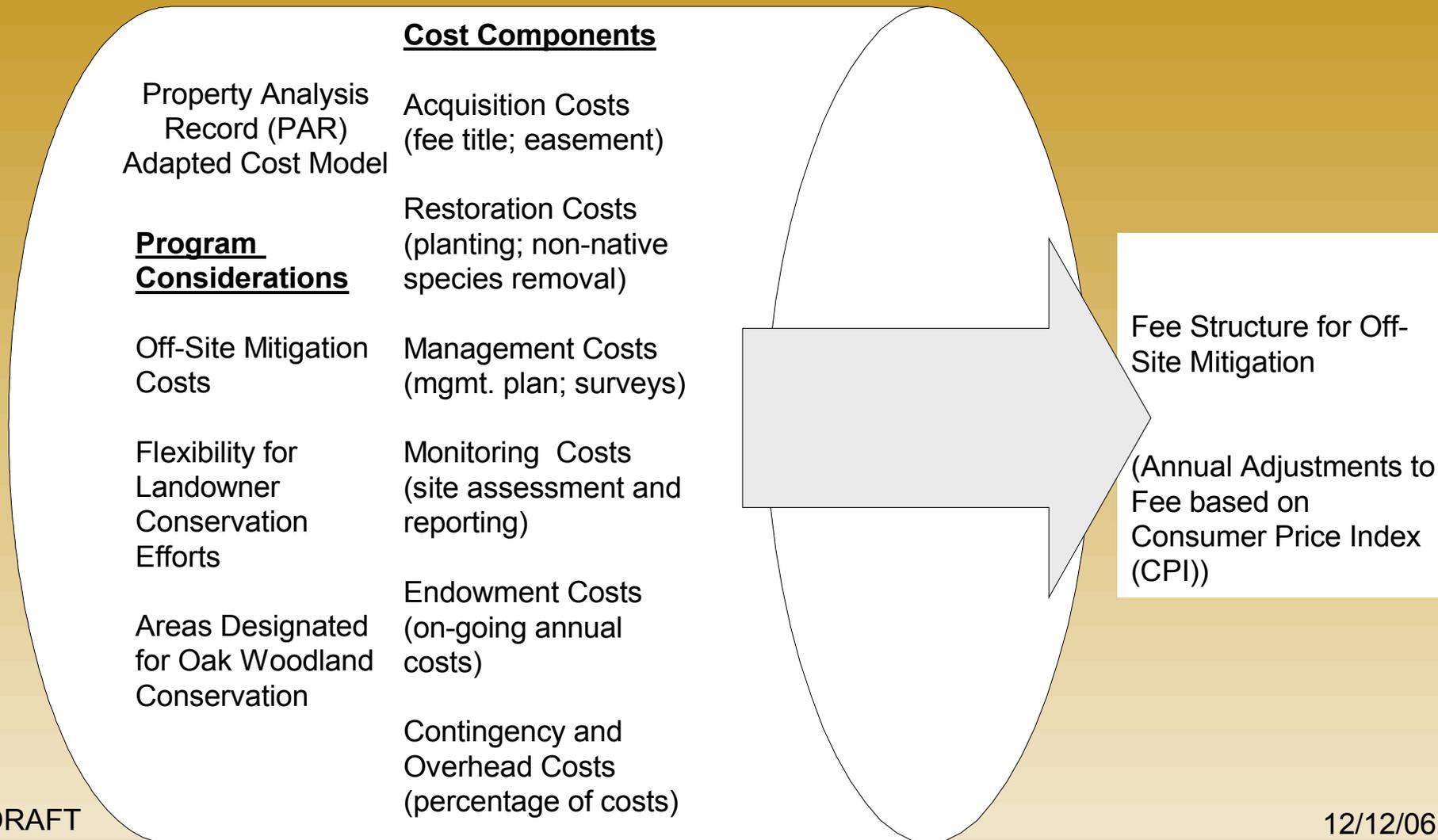
Options that Meet Goals of All Four Strategies – Monitoring and Reporting



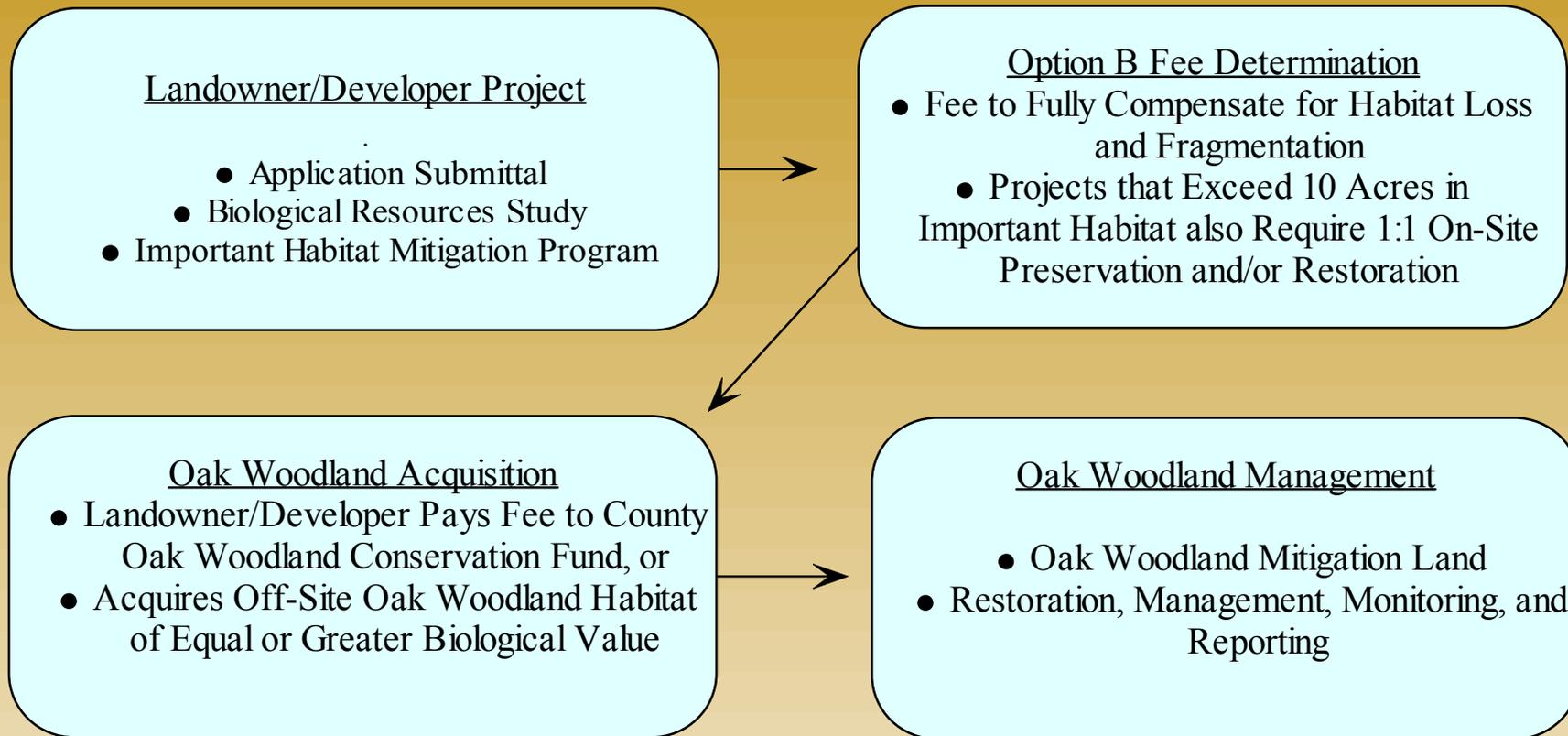
Use of Adapted Model to Generate Mitigation Cost and Fee

- Adaptation of Property Analysis Record (PAR) Model to Develop Mitigation Costs
- Model Accounts for Acquisition, Restoration, Management, and Monitoring Activities and Associated Costs
- Model Separates Initial, One-Time Costs from Ongoing (Annual) Costs
- Can Be Used to Calculate an Endowment for Ongoing Costs

Representation of the PAR Adapted Model for the Option B Fee



Use of the Option B Fee Method for Oak Woodland Mitigation



Policy Issues for Future Discussion

- Review Mitigation Ratios – Inside/Outside of Important Biological Corridors
- Review de Facto “No Net Loss” Policy (i.e., Required Fee Payment Plus 1:1 Onsite Preservation and/or Restoration for Projects Over 10 Acres in Important Oak Woodland Habitat)
- Review Implementation Priorities (e.g., Easements, Acquisition, Landowner Agreements) Relative to Preliminary Fee Study Results

Next Steps

For January 25 Planning Commission Workshop

- Policy Discussion
- Preliminary Fee Review
- Planning Commission Guidance on Policy and Fee Issues

February Actions

- Status Report to Board of Supervisors
- Release Draft Plan/Fee Study for Public Review
- Planning Commission Workshop to Review Draft Plan/Fee Study
- Agricultural Commission Review of Draft Plan/Fee Study

Questions/Discussion



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