



- List of General Requirements Applicable to All Projects, relating to compliance with the General Plan, Zoning Ordinance, Grading Ordinance and Building Codes, State and Federal regulations, and IBC/EP Overlay requirements.
- Administration and Penalties pursuant to Policy 7.4.5.2 (D), pending adoption of permanent regulations.

Attached to, and also made a part of these Draft Guidelines, are: CDF Fire Safe Plan Brochure, Biological Resource Study and Important Habitat Mitigation Program Guidelines. The CDF Fire Safe Brochure is added as a courtesy to help the user of these Guidelines to better understand the components “fire safe” planning and the relationship to structural protection. The Biological Resources and Important Habitat Mitigation Program Guidelines explain the use of the Site Assessment Form, Tree Survey/Preservation/Replacement Plans, and establish report content requirements, review and approval procedures.

The Guidelines do not include proposed actions or procedures requiring an amendment to the General Plan. Such suggestions will be addressed during the preparation, review and approval of the OWMP, implementing ordinances, and subsequent General Plan review.

Development Services staff is also working on the development of standard conservation easement agreement forms and tree protection agreements necessary to implement the Guidelines. These components of the overall oak woodland program are planned to be ready for Planning Commission review in the near future.

In addition, on October 26, EN2 Resources staff will provide the Planning Commission with an overview of the Oak Woodland Management Plan (OWMP) process and consult with the Planning Commission concerning meeting dates and times for public workshops related to the OWMP process. The OWMP process will constitute the “oak woodland portion” of the Integrated Natural Resource Management Plan. It will also include a fee study and ordinance to allow the County to implement the mitigation fee noted in Option B of Policy 7.4.4.4.

Separately, Policy 7.4.5.2 requires the County to prepare and to adopt an ordinance to address heritage and landmark trees and to ensure that individual oak tree loss is reduced to reasonably acceptable levels. Development Services staff is developing the ordinance which will include all the components required by Policy 7.4.5.2. This ordinance will be prepared concurrently with the Oak Woodland Management Plan, Option B Mitigation Fee Study, and Fee Ordinance by the County. The Draft OWMP, Ordinance, Fee Study, and Fee Ordinance will be presented to the Planning Commission in the coming months for review. During the OWMP review process, recommendations for General Plan amendments, as necessary, to address procedural or related issues to ensure consistency between the OWMP and General Plan can be considered. Once the entire oak woodland conservation program is adopted, development which proposes oak tree removal will be reviewed in accordance with the ordinance, Oak Woodland Management Plan, and related General Plan policies.

Attachments: Draft Interim Interpretive Guidelines for Oak Woodlands, Including Attachments