

Streamlined Oak Canopy Cover Replacement Process for Ministerial Projects on Existing Lots

These procedures apply only to ministerial projects on existing lots which are:

Not located within or directly adjacent to the Important Biological Corridor or Ecological Preserve as designated in the General Plan;

Not affecting a designated landmark or heritage tree as defined in the Guidelines;

Not using off-site replacement or off-site preservation;

Not requesting relief from retention requirements;

(If any of the above criteria are not satisfied by the project, completion of a Site Assessment Form by a qualified professional is required for further screening to determine if a full Biology Report and Important Habitat Mitigation and Monitoring Plan are required.)

1. **Canopy Area:** Affected canopy area can be determined by aerial photography (does not require report by qualified professional). Detailed tree inventory not required.
2. **Replacement:** The replacement requirement is calculated as set forth in the tree replacement formula. Refer to the 1:1 Woodland Replacement definition found in the Interim Interpretive Guidelines for Policy 7.4.4.4 (Option A). County inspection staff will verify that replacement planting has occurred prior to final building inspection.
3. **Planting Assistance:** The replacement plantings shall be nurtured using techniques consistent with the most current version of the University of California publication "How to Grow California Oaks." Replacement planting may be done by the property owner with the assistance, if needed, of a master gardener, licensed landscape contractor, landscape architect, or other qualified professional as specified in the interim guidelines.
4. **Recorded Documents:** A Notice of Restriction (or similar Recorded Covenant on forms specified by the County) shall be recorded on the property by the County detailing the replacement area, replacement requirements, maintenance, tree protection, and monitoring provisions.
5. **Monitoring:** For on-site replacement, self-monitoring, as described in the Guidelines, may be used. At the conclusion of either 10 years for replacement trees, or 15 years for replacement acorns, the property owner provides a final report to the County documenting the success rate of replacement. If the success rate is less than 90 percent, additional trees or acorns must be planted to replace those that did not originally survive. No further monitoring is required. County reviews report and records Release of Notice of Restriction indicating that replacement and monitoring requirements have been satisfied.
6. **Biology Report:** Not Required.

7. **Important Habitat Mitigation/Monitoring Program:** Not Required
8. **Conservation Easement:** Not Required.
9. **Tree Survey, Preservation and Replacement Plan:** Not Required.
10. **Funding for Ongoing Maintenance and Monitoring:** Not Required.

Additional Options Available:

1. Off-site replacement (with expanded monitoring program and conservation easement as specified in the Guidelines);
2. Off-site preservation (with expanded monitoring program and conservation easement as specified in the Guidelines);
3. Relief from Retention and Corridor Continuity Requirements (if necessary to ensure “reasonable use” subject to the findings/procedures in the Guidelines);
4. Ability to propose specialized planting density/replacement per the recommendations of a qualified professional;
5. Payment of Option B Mitigation Fee in lieu of replacement (when available).