

ELDORADO

Protections in place*:

	Oak Tree Retention/ Replacement Provisions	Oak Protection During Construction	Heritage Tree Protection	Riparian Vegetation Protections	Oak Canopy Retention	Oak Woodland Conservation Program
General Plan Language	Open Space Element requires mitigation monitoring of proposed replacement trees.	The Design Manual protects oaks >/8” from irrigation, trenching, or grading.	Open Space Element requires protection of heritage trees prior to issuance of a grading permit	Open Space Element calls for setbacks from streams in the Zoning Ordinance	Open Space Element requires retention of 60-90% of existing oak canopy (with 10% canopy). Oak corridors with the same tree density must be maintained.	None
Specific Ordinance	The Zoning Ordinance requires applicants for design review, special use permits, and planned developments submit tree preservation plans	The Subdivision Ordinance requires a tree preservation plan for tentative maps.	Hillside Guidelines call for retention of significant native and heritage trees into landscape plans.	Draft zoning ordinance establishes 50-100’ setbacks from perennial streams.	Tree Preservation Plans must achieve the desired canopy closure within 30 years based on IHRMP growth projections	None
Voluntary Guidelines (Guidelines incorporated into county policy)	None	Discretionary projects should implement BMPs from the Design Manual and County Roadside Tree Ordinance.	Discretionary projects should retain landmark and heritage trees	None	Discretionary projects should follow canopy retention guidelines and require woodlands conservation plans	For ministerial projects, the County provides building and grading permit applicants with <i>Living Among the Oaks</i>

* Updating of the General Plan is in progress. A Draft EIR and 4 General Plan Alternative policy documents were released in May, 2003. Two of these alternatives contain additional policies and implementation measures relating to oak woodlands.

Documents reviewed:

Date of Review: August 2002

- Open Space Element
- Conservation Element
- Land Use Element
- Zoning Ordinance
- Subdivision Ordinance

- Grading and Erosion Ordinance
- Roads/Sidewalk Tree Ordinance
- Tree Removal Ordinance
- Voluntary Guidelines
- Other County Codes:

Summary of Oak Protection Policies:

<p>Land Use Element, 1996</p>	<p>TREE RETENTION: The Land Use Element establishes the goal of retention of distinct topographical features and conservation of native vegetation of (2.31). Methods of protection include tree protection provisions in the Grading Erosion and Sediment Control Ordinance (2.3.1.1), discouraging disturbance of slopes 40% to minimize the visual impacts of grading and vegetation removal (2.2.3), and requirements for commonly owned or publicly dedicated open space lands of at least 30% of the total site in planned developments. In addition, Ecological Preserve overlays are to be established to preserve areas for rare or endangered plant and animal species and or critical wildlife habitat and/or natural communities of high quality or of Statewide importance and/or Stream Environment Zones (SEZ) in the Tahoe Basin.</p>
<p>Open Space Element, 1996</p>	<p>OAK CANOPY RETENTION: Tree canopy coverage standards are applied to discretionary permit review in oak woodland habitats. Parcels with canopy cover of at least 10% are subject to retention or replacement standards. At least 60% of existing canopy must be retained up to 90% when existing canopy cover is less than 20% (7.4.4.4). Where existing individual or a group of oak trees are lost within a stand, a corridor of oak trees shall be retained that maintains continuity between all portions of the stand. The retained corridor shall have a tree density equal to the density of the stand (7.4.4.5). HERITAGE OAKS: Native trees including oaks and landmark and heritage trees should be protected (7.4.5) by requiring a tree survey, preservation, and replacement plan is required prior to issuance of a grading permit for discretionary permits on all high density residential, multifamily residential, commercial and industrial projects. WILDLIFE HABITAT: The Open Space Element calls for identification and protection, where feasible of critical fish and wildlife habitat (7.4.2). The County should protect the resources from degradation by requiring clustered development on suitable portions of the project site. Forest and woodland resources are to be protected (7.4.4) through review of discretionary projects and requirements for protection, planting, restoration, and regeneration of native trees in new developments and within existing communities (7.4.4.2) and development clustering to retain the largest contiguous areas possible in wildland (undeveloped) status (7.4.4.3). To ensure that proposed replacement trees survive, a mitigation monitoring plan is incorporated. RIPARIAN VEGETATION: Setbacks from all rivers, streams, and lakes should be included in the Zoning Ordinance for all ministerial and discretionary development projects (7.4.2.5).</p>

Highway Trees, 12.12	HIGHWAY TREES: This ordinance establishes the authority of the Agricultural Commissioner over all trees planted along county highways. Planted trees must be on a master tree list approved by the board of supervisors. Certain species are prohibited. Any attempt to cut, trim, prune, spray, brace, plant, move, remove, or replace any tree along the highway requires a permit from Public Works. Actions to break, injure, deface, mutilate, burn, kill or destroy any tree or attach any wire, rope, sign, paint or other device are illegal without a permit.
Subdivision Ordinance Chapter 16	TREE RETENTION: This ordinance establishes requirements for major subdivisions (5 or more lots) and minor subdivisions (4 or less lots). Subdivisions likely to injure fish and wildlife or their habitat should be denied. A tree preservation plan is required for tentative maps including identification of the tree canopy, all trees with dbh >/ 20” within building envelope areas, trees or driplines within any proposed road, and any provisions for tree preservation.
Zoning Ordinance, Draft 1999	RIPARIAN VEGETATION: The draft zoning ordinance establishes building setbacks from perennial streams of 50-100’ TREE RETENTION: Trees lost due to damage during construction, disease, or lack of maintenance during the first 3 years after the completion of construction must be replaced. A bond must be submitted to the county to ensure replacement.
Grading, Erosion, And Sediment Control 3983	The grading ordinance establishes the requirement for a grading permit except for minor projects where > 10,000 square feet of vegetation on slopes >10%. Agricultural, public, emergency and grading allowed under other permits is exempted. Wherever possible, natural features, including vegetation, oak trees, terrain, watercourses, wetlands and similar resources should be preserved. Limits of grading must be clearly defined and marked to prevent damage by construction equipment. Oak trees protection standards are described in the Design and Improvement Standards Manual.
Design And Improvement Standards Manual	Oaks are with dbh >/8” are protected. Changing irrigation, trenching, grading, paving, parking, storing equipment or materials, or grade changes are all prohibited within the drip line of any oak tree. Construction within 50’ of an oak requires placement of a 6’ tall temporary fence. Underground utilities installed within the temporary fence must be hand dug so not to cut any roots over 2”. Roots 2” or larger must be cut cleanly cut with pruning equipment. Only dead or weakened branches may be removed by a licensed arborist. Oak tree foliage must be hosed off weekly during construction.
Tree Preservation Plans	Applicants for tentative subdivision maps, project design review, special use permits, planned developments must submit tree preservation plans. The tree plan must identify tree canopy and types and all trees with dbh >/ 20” within building envelope areas, trees or driplines within any proposed road, driveway, leachfield, or cut or fill slope. The total number of trees >8” dbh that will be removed due to construction and any provisions for tree preservation, transplanting or replacement should be included. Parcels with canopy >/10% are subject to canopy retention or replacement standards and a mitigation monitoring plan. Standards include planting native oak seed to achieve the desired canopy closure within 30 years. Growth projections developed by the IHRMP provide a basis for planting to achieve closure (table included).
Hillside Guidelines	These guidelines are offered to reduce impacts from development on El Dorado County hillsides. Subdivision layouts, site design, and road construction should consider all existing features including vegetation. Road width should be narrowed or divided to save a stand of trees. Landscaping should prioritize natives. Significant native and heritage trees should be retained and incorporated into landscape plans. Hillsides should be revegetated with native trees, especially oaks.

Oak Woodland Guidelines	Discretionary projects should follow canopy and stand continuity retention guidelines, prepare a Woodland Conservation Plan, retain landmark and heritage trees, and implement BMPs from the Design and Improvement Standards Manual and County Roadside Tree Ordinance. For ministerial projects in these areas, the County should provide building and grading permit applicants with copies of <i>Living Among the Oaks</i> and the <i>State Fire Safe Guidelines</i> and encourage them to follow the <i>State Fire Safe Guidelines</i> to prune and retain oak trees.
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County Contacts:

- No contacts
- Policies provided by county staff
- Policies discussed with county staff
- Policy inventory reviewed by county staff