

SAN JOAQUIN

Protections in place:

	Oak Tree Retention/ Replacement Provisions	Oak Protection During Construction	Heritage Tree Protection	Riparian Vegetation Protections	Oak Canopy Retention Requirements	Oak Woodland Conservation Program
General Plan Language	The General Plan protects significant oak groves with Resource Conservation designation requiring a development permit and mitigations. Development in the vicinity of oak groves must be designed and sited to maximize the long-term preservation of the trees. The County should develop tree regulations.	None	The General Plan says heritage trees must be protected.	The General Plan Resources Element designates riparian habitat as Resource Conservation areas. Development permits and mitigations are required. Riparian woodlands may not be removed. No net loss of riparian habitat will be allowed.	None	None
Specific Ordinance	Oak removal requires an improvement plan including replacement 3:1 and maintenance for 3 years. A performance bond is required.	Construction may not compact soil, change grades or drainage near oaks. A fence must be installed during construction and irrigation and paving near the dripline minimized	Heritage trees may only be removed in the public interest and must be replaced 5:1.	Actions that destroy or degrade riparian habitats are prohibited unless in the public interest. Any removal must be mitigated 2:1 with a riparian habitat mitigation plan.	None	None
Voluntary Guidelines	None	None	None	None	None	None

Documents reviewed:

Date of Review: July 2003

- 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>Resources, General Plan 2010, Volume I</p>	<p>TREE PROTECTION/RETENTION: Resources of significant biological and ecological importance in San Joaquin County shall be protected including riparian areas, significant oak groves, and heritage trees. Resource Conservation designation is applied with development permitted only if it will not have significant negative impacts. Discretionary permits are required. Environmental assessments must identify the sensitivity of the resources and measures to protect them. Riparian habitat must be retained or replaced, riparian woodlands may not be removed, significant oak groves must be retained, and heritage trees must be protected. The County shall educate and encourage farmers and other landowners to preserve natural vegetation in and adjacent to cultivated areas. The County shall support the protection of valuable lands by developing tree regulations.</p> <p>HERITAGE OAKS: The County shall adopt regulations to protect native oaks and heritage trees and require street trees as a condition of residential development. Development in the vicinity of significant oak groves shall be designed and sited to maximize the long-term preservation of the trees and the integrity of their natural setting.</p> <p>The County shall encourage the protection of habitat of a size or quality so that they are no more than minimally affected by adjacent development. Connection of habitat areas shall be encouraged.</p> <p>RIPARIAN VEGETATION: No net loss of riparian habitat or values shall be caused by development. Replacement vegetation generally shall be native vegetation. The County shall protect and restore riparian habitat by assessing potential project impacts on the resources; requiring project proponents to mitigate impacts and fund habitat restoration and post-project monitoring; and prohibiting the use of rip-rap above the high water line.</p>
<p>Development Title, 1997 9-1505</p>	<p>The tree ordinance applies to all discretionary projects with native and heritage oaks. Oak removal requires an approved improvement plan. Removal for agricultural operations is exempt as are emergencies, dead trees, and removals on existing residential lots with <10,000 square feet and lots < 1 acre with a commercial or industrial use.</p> <p>TREE REMOVAL/REPLACEMENT: Heritage or historical trees may only be removed in the public interest, when interfering with an existing structure, utility, road or flood control project or when infectious. Oak removal requires replacement with acorns or nursery stock maintained for 3 years. Five replacements are required for every heritage tree and 3 for every native oak. Replacements must be planted as near to removal location as possible, between 10/1 and 12/31 and</p>

	<p>no later than 12 months after removal. A performance bond is required.</p> <p>TREE PROTECTION: Construction may not change grades within 6’ of the tree trunk within which no more than 6” of soil may be added or removed. Grade changes must avoid soil compaction and have adequate drainage. A 5’ chain link fence must be installed around the dripline to protect trees during construction within which no grading, equipment storage or trenching may occur. Retaining walls must be installed before grading and paving. Paving within the dripline should be minimized, using porous materials. Landscaping beneath oaks should use porous materials, and be drought tolerant. No plants or lawns are allowed within 10’ of the trunk. Irrigation within the dripline is limited to bubbler, drip or subterranean system. None is allowed within 10’ of the trunk. The county may require an expert’s opinion.</p>
<p>Development Title, 1997 9-1510</p>	<p>Actions that destroy or degrade riparian habitats are prohibited unless in the public interest. Any removal must be mitigated 2:1 with a Riparian Habitat Mitigation Plan as part of the conditions of approval. The plan must show the location and extent of reserved habitat and protection means as well as location of mitigation. Alternatively, the applicant may contribute to acquisition and maintenance of existing off-site habitat or establishment and maintenance of new habitat. New vegetation shall be native.</p>

Contact Information:

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