

**Protections in place:**

	<b>Oak Tree Retention/ Replacement Provisions</b>	<b>Oak Protection During Construction</b>	<b>Heritage Tree Protection</b>	<b>Riparian Vegetation Protections</b>	<b>Oak Canopy Retention</b>	<b>Oak Woodland Conservation Program</b>
<b>General Plan Language</b>	<p>Alameda's General Plan is divided into different sections that cover regional area plans and countywide elements. There is no countywide Land Use or Circulation Element, instead, those elements are included in the area plans (Castro Valley, Eden and East County). Countywide elements, such as the Scenic Route Element, call for the control of tree removal on scenic corridors and throughout the county (p. 15, 20). No mature trees should be removed without a permit (p.15). Developed areas should have requirements to preserve existing trees (p.4, B, 3, a). Undeveloped areas should have natural vegetation removal regulations. Subdivision regulations should require tree preservation and planting trees (p.4, B, 3, b). The safety element calls for the development of defensible space vegetation program allows clearing of non-native species (but not necessarily oaks) close</p>	<p>Castro Valley General Plan: Biological Resources Overlay Zone (BROZ) to protect biologically sensitive zones by requiring special review for projects (7-5. Special review may include environmental review, site plan/ development review, and/or the application of County policy or ordinance requirements. The special review process will: evaluate the actual value of the habitat on the property; establish site planning parameters to preserve the most critical and/or most sensitive habitat areas; and establish</p>	<p>Castro Valley General Plan: supports amending tree ordinance to protect heritage oaks on private property (7-20, Action 7.3-2).</p>	<p>See <i>protection during construction</i>. East County General Plan: requires protection for some specific areas, and generally for flood control. Prohibits development of required housing within 100 feet riparian woodlands (page 13). The Community Climate Action Plan Element calls for the restoration of riparian forests (p. 67-70).</p>	<p>None</p>	<p>Alameda County has not adopted an Oak Woodland Conservation Plan, however the Conservation Element says vegetation should be protected through control of resource development and utilization by revision of legislative standards and conservation zoning (I-91). Riparian and Oak Woodlands are defined as Natural Communities in the Livermore-Amador Planning Unit (I-53)</p>

	to critical routes (page 123, INFR-c-3).	conditions of approval to protect special status species during construction and occupancy. The special review requirements should be proportionate to the scale of the development project and the amount of valuable habitat on the property. On larger properties with high priority biological resources, the special review should require a biological assessment by a qualified biologist. For small home additions, application of standard conditions during building permit review would be more appropriate. Priority levels shown on the map are based on a habitat area's biological sensitivity and its role as habitat for		Castro Valley General Plan: Oak riparian woodland is considered a sensitive habitat (7-2) and is protected by various actions (7-12). The Safety Element mentions the protection of riparian vegetation but refers to the East County Area Plan and the Castro Valley Area Plan (page 59, P11 and 61, A10). Specific plans such as Fairview's gives specific instructions to protect riparian and oak woodlands,		
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		<p>threatened species. For example, <b>oak/riparian woodland is considered the most biologically sensitive habitat</b>, while coastal scrub and grassland are considered common plant communities. However, these communities may have higher preservation value when they provide potential habitat for threatened species or suitable habitats for supporting special-status plants. In addition, grassland habitats have the potential to contain wetland habitats and/or small drainages that are a high priority for preservation. Isolated patches of non-native dominant habitat surrounded by development are considered a low priority for</p>		<p>for instance the protection through subdivision, planned development, building permit review, and the Alameda County Water Course Ordinance (p. 9 D Natural Features, 5). The same applies to Madison Avenue for native trees, which mentions a preservation and protection requirement during construction activities (p. 9 Policies, No. 7).</p>		
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		<p>preservation. (7-5, 6).</p> <p>Development of parcels in Crow Canyon Road Area must be sensitive to biological resources such as oak riparian woodland (4-61).</p> <p>Action 7.2-1 is to revise the County's Watercourse Protection Ordinance to identify construction procedures that minimize impacts on riparian vegetation (7-17). Specific requirements in specific plans include:</p> <p>preservation of large, mature, natural trees (Fairview, p. 10 D. Natural Features, No. 1, 2 b, 4, 5).</p> <p>Prior issuance of grading permits to prove that oak trees are avoided or an oak tree management and replacement plan is</p>				
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		prepared (Little Valley, p. 26, G: Wetlands and Biological Resources, No. 5)				
<b>Specific Ordinance</b>	The Alameda County Tree Ordinance protects larger trees in public right-of-ways but no similar protection exists for trees on private property. The ordinance requires an encroachment permit for planting, pruning or removing trees in the right of way of a county road (12.11.140).	None	None	Loss or destruction of habitat caused by grading may result in civil action (15.36.690, Alameda Municipal Code, Article VIII) The Watercourse Protection Ordinance states that development shall be permitted within setback to prevent actions that would destroy riparian	None	None

				woodlands (13.12.310).		
<b>Voluntary Guidelines</b>	None	None	None	None	None	None

**Documents reviewed:**

**Date of Review:** 03/31/2021

☒ Open Space Element  
☒ Conservation Element  
☒ Land Use Element  
☒ Scenic Element  
☒ Safety Element  
☒ Zoning Ordinance  
☒ Subdivision Ordinance  
☒ Community Climate Action Plan  
 Element  
☒ Specific Plans

☒ Grading and Erosion Ordinance  
☒ Roads/Sidewalk Tree Ordinance  
☒ Watercourse Protection  
 Ordinance  
☒ Tree Removal Ordinance  
☐ Voluntary Guidelines  
☒ Other County Codes:

**Summary of Oak Protection Policies:**

<b>County General Plan</b>	The county general plan is divided into three geographic areas; Castro Valley (2012), Eden Area (2010), and East County (2002). The Castro Valley and East County plans include specific land use policies for conservation of oak riparian woodlands. Castro Valley requires special review for construction. East County designates specific areas for conservation, and promotes protection generally for flood control and limiting development around designated riparian habitats. Eden Area only implements the countywide conservation elements. All include provisions to plant trees along streets as part of development.
<b>Conservation Element, 1994</b>	The Conservation Element establishes the goal of protecting and enhancing wildlife habitats and natural vegetation areas in the county through assessment of resources and control of resource development and utilization. This should be accomplished through revision of legislative standards and establishment of zoning that reflects values of conservation and resource management principles.

<b>Scenic Element, 1994</b>	The Scenic Route Element articulates the principle that tree removal should be controlled in both the scenic route corridor and the remainder of the county. No mature trees should be removed without permission of the local jurisdiction. Development along designated scenic routes requires development guidance and controls. In developed areas (a) requirements to insure preservation of outstanding views, through preservation of existing trees should be implemented. In undeveloped areas (b), guidance and control of development should include grading and natural vegetation removal regulations. Subdivision regulations should require tree preservation and planting.
<b>Zoning Ordinance, Title 17</b>	Site development review is required in all districts whenever a building site is located in an area of environmental significance unless the site and use have been the subject of a prior application such as subdivision, PD, or conditional use permit, under which environmental review has been completed and the specific plan has already been considered. Such sites shall be subject to special regulations and policies that depend upon the nature of each area as set forth in the specific plan for areas of environmental significance.
<b>Roadside Trees 12.08.540</b>	The Alameda County Tree Ordinance requires an encroachment permit for planting, pruning or removing trees in the right of way of a county road. Work must be done by a certified arborist. The county may require a maintenance plan and may inspect work done to maintain trees.

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General Plan:

<http://www.acgov.org/cda/planning/generalplans/index.htm>

For Ordinances:

[https://library.municode.com/ca/alameda\\_county/codes/code\\_of\\_ordinances](https://library.municode.com/ca/alameda_county/codes/code_of_ordinances)

**County Contacts:**

☐ No contacts

☐ Policies provided by county staff

☐ Policies discussed with county staff

☒ Policy inventory reviewed by county staff