

**PLACER**

**Protections in place:**

	<b>Oak Tree Retention/ Replacement Requirements</b>	<b>Oak Protection During Construction</b>	<b>Heritage Tree Protection</b>	<b>Riparian Vegetation Protections</b>	<b>Oak Canopy Retention Requirements</b>	<b>Oak Woodland Conservation Program</b>
<b>General Plan Language</b>	Rural Design Guidelines require preservation of native trees and groves through replacement and dedication as open space	None	The Natural Resources Element requires protection of landmark trees and groves and younger regeneration	The Natural Resources Element requires replacement of damaged habitat or payment of a mitigation fee. Creek setback areas should be designated as easements or resource conservation zones	The Rural Design Guidelines encourage retention of trees through dedications as open space and lot design.	The Natural Resources Element calls for conservation of large areas of non-fragmented oak woodlands and a countywide inventory of stands >/ 40 acres. Biotic resources evaluations are required for discretionary development.
<b>Specific Ordinance</b>	The Tree Ordinance requires a permit for (>6”) removal and inch for inch replacement on-site, off-site, or payment to a tree fund. Maintenance and irrigation is required for 3 years.	The Tree Ordinance and Rural Design Guidelines require protection of trees with fences, signs, and special root protection measures	The Tree Ordinance defines landmark trees as designated as outstanding specimens or of historical or cultural value	The Tree Ordinance requires discretionary project within 50’-100’ of streams to obtain a tree permit and include appropriate mitigations. The Zoning Ordinance requires set backs 50-100’ from streams	The Tree Ordinance requires commercial operators to have a permit, a timber operator’s license, and attend CDF training. Only thinning may be done.	Placer Legacy calls for large-scale acquisition of oak woodlands in the foothills using conservation easements, fee title acquisition, resident education, conservation activities, and county policy and ordinances. The Oak Woodland Management Plan delineates oak woodland communities, conservation objectives, and conservation and restoration policies.
<b>Voluntary Guidelines</b>	None	None	None	None	None	None

**Documents reviewed:**

**Date of Review:** October 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: Rural Design Guidelines 1997, Placer County Legacy Open Space and Agricultural Conservation Program Implementation Report 2000, Oak Woodland Management Plan 2003, Draft West County Woodland Mitigation Policy 2003.

**Summary of Oak Protection Policies:**

<p><b>Natural Resources Element, 1994</b></p>	<p><b>OAK WOODLAND:</b> The County shall ensure conservation of large, continuous expanses of native vegetation by requiring new development preserve natural woodlands to the maximum extent possible. Large areas of non-fragmented blue oak woodlands should be identified through a countywide inventory of the location of oak woodland stands of 40 acres or larger. Approval of discretionary development shall require a biotic resources evaluation (6.C). The County shall require sensitive habitat buffers 50-100’ from streams and sensitive habitats including old growth woodlands.</p> <p><b>LANDMARK TREES:</b> The County shall ensure that landmark trees and major groves of native trees are preserved and protected along with younger vegetation with suitable space for growth and reproduction (6D).</p> <p><b>RIPARIAN CORRIDORS:</b> Development projects encroaching into a creek corridor must avoid the disturbance of riparian vegetation, replace or restore affected habitat or pay a mitigation fee for restoration elsewhere. Public and private development should preserve creek corridors and creek setback areas through easements or dedications with allowed uses and maintenance responsibilities clearly defined and conditioned. Creek corridors should be maintained in a natural state with no tree removal. The County should consider establishing a resource conservation zone (RCZ) overlay district for application to creek corridors, wetlands, and areas rich in wildlife or of a fragile ecological nature.</p> <p><b>SCENIC HIGHWAYS:</b> The County shall protect and enhance scenic corridors through design review, grading and tree removal standards, open space easements, and land conservation contracts (1.L.3).</p> <p><b>OPEN SPACE:</b> The County shall use protected riparian corridors and woodland areas as passive parks as required at the level of 5 acres for every 1,000 residents. (6E). New development must preserve streamside vegetation, significant stands of vegetation, and wildlife corridors.</p>
<p><b>Tree Preservation Ordinance,</b></p>	<p><b>TREE REMOVAL:</b> Tree removal (&gt;/ 6” dbh) requires a permit except when trees are dying, damaged or dangerous, part of a fuel reduction program, interfere with a public utility, part of active agricultural uses, on agricultural land under the Williamson Act, or on single-family residential lots that cannot be further subdivided. Applications must include species,</p>

<p>July 2000, 12.16</p>	<p>location, dbh, height, dripline radius, condition (excellent to poor) of every tree not removed. Inch for inch replacement may be required using minimum 15- gallon size trees. At least 50% of replacement trees must be of a similar native tree. Replacement trees may be planted on-site or elsewhere, or the current market value paid to a tree preservation fund. Maintenance agreements including irrigation are required as well as a compliance deposit. 5-gallon trees that die within three years must be replaced. 75% of smaller trees must be alive after 3 years. Trees removed without approval will lead to denial of applications for up to 5 years.</p> <p>TREE PROTECTION: Protected or preserved trees may not be damaged during construction. Retained trees within 50' of any development activity must be protected by a 4' tall brightly colored fence with 2' by 2' signs installed in 4 locations (discretionary projects). A \$10,000 deposit (except single family residences) may be required to insure preservation. Retaining walls must be completed within 72 hours and exposed roots must be protected from moisture loss in the meantime. Aeration systems, oak tree walls, drains, special paving and cabling systems may be required with certification letters from the arborist. Trenching must avoid encroachment into roots. A penalty of \$50 per scar is required.</p> <p>HERITAGE OAKS: Landmark trees are designated by the Board of Supervisors to be of historical or cultural value, an outstanding specimen, an unusual species and /or of significant community benefit).</p> <p>RIPARIAN VEGETATION: Discretionary project activities within riparian zones (50'-100' from streams) also require a tree permit and appropriate mitigations.</p> <p>FIREWOOD HARVESTING: Commerical operators must have a tree permit to take &gt; 2 cords a year in the western side of the county, hold a Class A or B timber operator's license, and attend training by CDF on proper forest management techniques. Proposed removal may not result in clear-cutting but thinning or stand improvement.</p>
<p><b>Subdivision Ordinance, Article 16</b></p>	<p>The Subdivision Ordinance requires an environment impact report as a condition of approval concerning environmental capacity of the lands including vegetation characteristics and planned grading, planting, revegetation, landscaping. Conditions may include restrictions on improvements that require clearing brush and trees.</p>
<p><b>Zoning Ordinance, 1998</b></p>	<p>WILDLIFE HABITAT: Environmentally sensitive areas including woodlands and riparian corridors should be designated as open space in planned developments and linked with adjacent habitat areas whenever possible.</p> <p>RIPARIAN CORRIDORS: All proposed structures must be set back 100' from permanent streams and 50' from intermittent streams. Discretionary land use permit projects may be required to provide greater or lesser setbacks.</p>
<p><b>Rural Design Guidelines, 1997</b></p>	<p>OAK WOODLAND: Conservation of the natural vegetation should be an overriding consideration in the design of any project. The retention of trees should be encouraged for aesthetic, economic, and environmental reasons. Planned Developments are allowable only where they protect a grove of oak trees. Any protected areas should be held under common ownership of the homeowners association or deeded to the county or a suitable non-profit trust and not as</p>

	<p>easements within individual residential lots. Buildable portions of lots should be designed to incorporate trees into overall project for long term preservation with residences on the edges of wooded areas.</p>
<p><b>Placer County Legacy Open Space and Agricultural Conservation Program</b></p>	<p>OAK WOODLAND: Directed, large-scale acquisition of large areas of relatively intact oak woodlands in the northern, less developed parts of the county’s foothill region is recommended to maintain east-west habitat connectivity. The county should preserve, through conservation easements, fee title acquisition, and agency land trades, large areas of blue oak and interior live oak woodland in the upper Bear River and/or Coon Creek watersheds, blue oak and interior live oak woodland habitat along the Bear River, and old growth black oak woodland in Foresthill and the West Slope of the Sierra. The nearly ½ of existing oak woodlands in the southern part of the foothill region zoned rural residential should be protected through resident education, local conservation activities, continued application of county policy on discretionary land use entitlements, and county ordinances. This includes large oak woodland patches along Folsom Lake.</p>
<p><b>Oak Woodland Management Plan*</b></p>	<p>The Oak Woodland Management Plan delineates the oak woodland communities in the county, their location, their value to residents and wildlife, and conservation objectives for each. Goals include maintaining habitat characteristics by (1) supporting active outreach programs in vineyards, agricultural fields, and housing developments (a), retention of connected oak patches within managed landscapes (b), retention of herbaceous, grass or scrub understory (c), maintenance of oaks around residences and other landscaped areas (d), retention of patches of chaparral, riparian or grassland habitats adjacent to retained oaks (e), and seeking opportunities to work with landowners (f). Sites should be prioritized for oak woodland protection (2) when they have intact oak regeneration and decay processes (a), represent a diversity of oak woodland types (b), according to surrounding land use (c), are adjacent to intact chaparral, grassland, pine or and riparian habitats (d), according to landscape variables (patch size, shape, connectivity) (e), according to management options (f), and based on conservation threats and protection opportunities (g). Oak woodland sites should be prioritized for restoration (4) according to their proximity to existing high quality sites (a), likely success of regeneration and transplanted oak viability (b) and to benefit healthy bird populations (5). Land management policies should protect, enhance or recreate natural oak woodland processes and characteristics (6) by maintaining diverse age structure of oak trees (a), protecting seedling and saplings (b), retaining decaying or dead oak trees, limbs, snags and mistletoe (c), retaining large oak trees whenever possible (d), thinning of oak woodlands instead of complete oak removal in rangelands (e), and managing or influencing management at the landscape level (f). A monitoring program should be established to evaluate the success of the Oak Woodland Management Plan (7) and to monitor edge effects in oak woodland habitats (a), compare areas heavily affected by SODS with those that are not (b), effectiveness of progressive grazing regimes for increasing regeneration (c), and study the effectiveness of prescribed fire in reducing non-native annual grasses and facilitating oak regeneration (d).</p>

*\*This was adopted by BOS resolution in October 2003*

**Contact Information:**

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**County Contacts:**

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