

*dimensions, health and transplantability characteristics of each tree. Oak woodlands outside of the proposed limits of grading shall also be mapped at 1" = 100' scale with data provided regarding the approximate number of oaks with a greater than 5" diameter trunk at 4.5' above existing grade, oak woodland characteristics and the condition of the oak woodland. Precise mapping of each oak tree is not required in the area to remain as natural open space.*

2) Oak woodlands will be preserved in an undisturbed state to the greatest extent possible *consistent with best available native tree establishment and reforestation practices* while still allowing for reasonable development. *The Specific Plan bases reasonable development on, among other things, development densities coordinated with a planned circulation system which, at a maximum, would allow 148 and 65 residential units respectively for the Saddle Creek and Saddle Crest Area Plan areas. Concise formulation of this information is set forth in Table 1, p.8 of the Project Initial Study. The site-specific analysis shall identify the level of impact of the proposed project and methods of reducing or avoiding adverse impacts of the project.* The impact analysis shall consider all forms of disturbance resulting from the development, including changes in runoff, impacts within the dripline of trees, etc. If oak trees are proposed to be transplanted, the analysis shall identify suitable locations for the transplantation of oak trees.

3) Prior to the recordation of a final tract / parcel map, ~~or the issuance of grading permits, whichever comes first, each affected applicant~~ *the applicant of the affected area within the Area Plan area shall offer for dedication in fee or preservation easements to the County of Orange or its designee those areas containing oak woodlands, as identified for preservation in an approved Tree Management/Preservation Plan, in a manner meeting the approval of the Manager, Harbors, Beaches and Parks Planning Director, Planning and Development Services Department. Fuel Modification areas and smaller discontinuous areas of oak woodlands may be retained in HOA or individual home ownership should it be determined appropriate. Management and maintenance responsibility for such areas will be established at the vesting tentative tract map.*

b) Tree Management / Preservation Plan- any oak tree exceeding 5 inches in diameter (measured 4.5 feet above the existing grade ) shall not be removed prior to Planning Commission approval of an area plan. ~~site development permit or use permit for the site and approval of a Tree Management/Preservation Plan by the Manager, EMA/Harbors, Beaches and Parks/Program Planning Division. For existing development, a Tree Management/Preservation Plan shall be required to remove any trees; however, an area plan or site plan shall be not be required.~~ Since they play a major role in providing nesting or breeding habitat for wildlife, the removal of dead or dying *oak trees of a size exceeding 5 inches in diameter (measured 4.5 feet above the existing grade ) shall also require approval of a Tree Management / Preservation Plan unless that oak tree has fallen or has the potential to fall and create a hazardous situation.*