


**EL DORADO COUNTY BOARD OF SUPERVISORS  
AGENDA ITEM TRANSMITTAL  
Meeting of September 12, 2006**

**AGENDA TITLE:** Accept of Title to Real Property in the Pine Hill Preserve APN. 102-010-32 and 34

<b>DEPARTMENT:</b> General Services	<b>DEPT SIGNOFF:</b>	<b>CAO USE ONLY:</b> C
<b>CONTACT:</b> George Sanders		<i>Sept 12 9-6-06</i>
<b>DATE:</b> 8/31/06	<b>PHONE:</b> 5785	

**DEPARTMENT SUMMARY AND REQUESTED BOARD ACTION:**

The Department of General Services recommends the Board:

- 1) Ratify the findings of the Planning Commission as noted in the attached transmittal letter;
- 2) Authorize the Chairman to sign escrow instructions specific to said acquisition; and
- 3) Approve a budget transfer in the amount of \$46,500 from funds specifically set aside for the acquisition of rare plant preserve parcels; and
- 4) Authorize the Auditor/Controller to issue a check made payable to First American Title Company in the amount of \$580,000; and
- 5) Authorize General Services to deposit said escrow instructions and monies with First American Title Company.

**CAO RECOMMENDATIONS:** *Recommend approval. Laura J. Hill 9/6/06*

Financial impact? <input checked="" type="checkbox"/> Yes ( ) No	Funding Source: ( ) Gen Fund (X) Other
<b>BUDGET SUMMARY:</b>	Other: Ecological Preserve Fee Trust Account
Total Est. Cost <span style="float:right">\$580,000.00</span>	<b>CAO Office Use Only:</b>
<b>Funding</b>	4/5's Vote Required <input checked="" type="checkbox"/> Yes ( ) No
Budgeted <span style="float:right">\$533,500.00</span>	Change in Policy <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
New Funding _____	New Personnel <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Savings _____	<b>CONCURRENCES:</b>
Other* <span style="float:right">\$46,500</span>	Risk Management <i>N/A</i>
Total Funding <span style="float:right">\$580,000.00</span>	County Counsel <i>yes</i>
<b>Change in Net County Cost</b> <span style="float:right">\$0.00</span>	Other _____

\***Explain** Transfer from special revenue fund

**BOARD ACTIONS:**

**Vote:** Unanimous \_\_\_\_\_ Or

**Ayes:**

**Noes:**

**Abstentions:**

**Absent:**

Rev. 04/05

**I hereby certify that this is a true and correct copy of an action taken and entered into the minutes of the Board of Supervisors**

**Date:** \_\_\_\_\_

**Attest:** Cindy Keck, Board of Supervisors Clerk

**By:** \_\_\_\_\_



# *The County of El Dorado*

*Department of General Services*

*Joanne M. Narloch, Director*

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*Location: 345 Fair Lane, Placerville, CA  
Mailing: 360 Fair Lane, Placerville, CA 95667  
Phone (530) 621-5847 Fax (530) 295-2538*

August 31, 2006

Board of Supervisors  
330 Fair Lane  
Placerville, CA 95667

Re: Funding for Pine Hill Preserve Land Acquisition – APN. 102-010-32 and 34

Dear Board Members:

**Recommendation:**

General Services recommending the Board:

1. Ratify the findings of the Planning Commission as noted in Attachment #1;
2. Authorize the Chairman to sign escrow instructions specific to said acquisition; and
3. Approve a budget transfer in the amount of \$46,500 from funds specifically set aside for the acquisition of rare plant preserve parcels; and
4. Authorize the Auditor/Controller to issue a check made payable to First American Title Company in the amount of \$580,000; and
5. Authorize General Services to deposit said escrow instructions and monies with First American Title Company.

**Reason for Recommendation:**

In 2001 the *Cooperative Management Agreement for the Pine Hill Preserve* was entered into by the County of El Dorado, El Dorado Irrigation District, Bureau of Land Management, Department of Fish & Game, California Department of Forestry, Bureau of Reclamation, and the American River Conservancy for the purpose of acquisition and management of ecologically sensitive lands.

The above reference parcels have been identified as meeting the criteria required for acquisition. The appraised value and purchase price of said property is \$580,000. Fee title to the property will vest with the County of El Dorado.

The management agreement provides for properties comprising the Pine Hill Ecological Preserve to be administered by a designated “preserve manager”. Also required is the establishment of an Endowment Fund, into which specific mitigation fees are deposited, to be administered by the Planning Department.

A formal appraisal by an independent appraisal firm established the “fair market value” at \$580,000. The subject property is considered strategic to the preserve as it is an essential link to public lands previously acquired for inclusion in the Pine Hill Preserve. By acquiring said property the public good is served by furthering the County’s preservation acquisition program.

On August 16, 2006, the Planning Commission considered the referenced acquisition and made findings that the proposed acquisition of real property is categorically exempt from CEQA is consistent with the General Plan as required by Planning and Zoning Law, Section 65402 (Restrictions on acquisition and disposal of real property).

**Fiscal Impact:**

The \$580,000 for this transaction is currently available from the Ecological Preserve Fee special revenue fund.

**Action to be Taken Following Approval:**

1. Board Chairman will sign the escrow instructions and budget transfer request.
2. Auditor/Controller will issue and release a check in the amount of \$580,000 to General Services.
3. General Services will submit the escrow instructions and check to the escrow holder, First American Title Company.
4. First American Title Company will deposit said funds and complete the acquisition process.

Respectfully submitted,



Joanne M. Narloch  
Director

JMN: mhb

Attachments

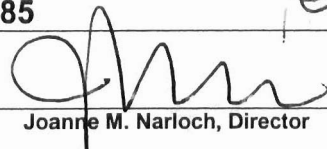
c: George Sanders, Deputy Director  
Cami Roberts, Fiscal Administration Manager

# CONTRACT ROUTING SHEET

Date Prepared: 8/31/06

Need Date: 9/1/06

**PROCESSING DEPARTMENT:**

Department: General Services  
Dept. Contact: George Sanders  
Phone #: 5785  
Department Head Signature:   
Joanne M. Narloch, Director

**CONTRACTOR:**


Name: \_\_\_\_\_  
Address: \_\_\_\_\_  
Phone: \_\_\_\_\_

**CONTRACTING DEPARTMENT:** General Services

Service Requested: **Review of Acquisition of Parcel No's. 102-010-32 and 34 for inclusion in Rare Plant Ecological Preserve**

Contract Term: \_\_\_\_\_ Contract/Amendment Value: \_\_\_\_\_  
Compliance with Human Resources requirements? Yes: X No: \_\_\_\_\_  
Compliance verified by: \_\_\_\_\_

**COUNTY COUNSEL:** (Must approve all contracts and MOU's)

Approved: ✓ Disapproved: \_\_\_\_\_ Date: 9-6-06 By:   
Approved: \_\_\_\_\_ Disapproved: \_\_\_\_\_ Date: \_\_\_\_\_ By: \_\_\_\_\_

PLEASE FORWARD TO RISK MANAGEMENT. THANKS!

**RISK MANAGEMENT:** (All contracts and MOU's except boilerplate grant funding agreements)

Approved: \_\_\_\_\_ Disapproved: \_\_\_\_\_ Date: \_\_\_\_\_ By: \_\_\_\_\_  
Approved: \_\_\_\_\_ Disapproved: \_\_\_\_\_ Date: \_\_\_\_\_ By: \_\_\_\_\_

**OTHER APPROVAL:** (Specify department(s) participating or directly affected by this contract).

Departments: \_\_\_\_\_  
Approved: \_\_\_\_\_ Disapproved: \_\_\_\_\_ Date: \_\_\_\_\_ By: \_\_\_\_\_  
Approved: \_\_\_\_\_ Disapproved: \_\_\_\_\_ Date: \_\_\_\_\_ By: \_\_\_\_\_

# DEVELOPMENT SERVICES DEPARTMENT

County of  
EL DORADO

<http://www.co.el-dorado.ca.us/devservices>

PLANNING  
SERVICES



**PLACERVILLE OFFICE:**

2850 FAIRLANE COURT  
PLACERVILLE, CA. 95667  
(530) 621-5355  
(530) 642-0508 Fax  
Counter Hours: 7:30 AM to 4:30 PM  
[planning@co.el-dorado.ca.us](mailto:planning@co.el-dorado.ca.us)

**LAKE TAHOE OFFICE:**

3368 LAKE TAHOE BLVD., SUITE 302  
SOUTH LAKE TAHOE, CA 96150  
(530) 573-3330  
(530) 542-9082 Fax  
Counter Hours: 7:30 AM to 4:30 PM  
[tahoebuild@co.el-dorado.ca.us](mailto:tahoebuild@co.el-dorado.ca.us)


**EL DORADO HILLS OFFICE:**

4950 HILLSDALE CIRCLE, SUITE 100  
EL DORADO HILLS, CA 95762  
(916) 941-4967 and (530) 621-5582  
(916) 941-0269 Fax  
Counter Hours: 7:30 AM to 4:30 PM  
[planning@co.el-dorado.ca.us](mailto:planning@co.el-dorado.ca.us)

## MEMORANDUM

**DATE:** September 1, 2006

**TO:** George Sanders, General Services

**FROM:** Jo Ann Brillisour, Clerk to the Planning Commission 

**SUBJECT:** Acquisition of Assessor's Parcel Numbers 102-010-32 and -34  
for Inclusion in Rare Plant Ecological Preserve

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On August 10, 2006, the Planning Commission considered your request for a finding of consistency with the General Plan on the acquisition of the subject parcels for inclusion in the Pine Hill Ecological Preserve. By unanimous vote of those Commissioners present (Commissioner Tolhurst was absent) it was moved to find the acquisition of Assessor's Parcel Numbers 102-010-32 and -34 consistent with the County General Plan.

Copies of the minutes and staff report from the hearing are attached for your information. If you have any questions, please contact Steve Hust in Planning Services.

**FROM THE MINUTES OF AUGUST 10, 2006**

**FINDINGS OF CONSISTENCY** (Public Hearing)

To consider a request submitted by THE AMERICAN RIVER CONSERVANCY for a finding of consistency with the General Plan on the real property acquisition of Assessor's Parcel Numbers 102-010-32 and -34 for inclusion in the Pine Hill Ecological Preserve. The properties are located west of Kanaka Valley Road, within the Salmon Falls/Martell Creek Ecological Preserve Unit, in the **El Dorado Hills/Salmon Falls area**. (Categorically exempt pursuant to Section 15313 and 15325 of the CEQA Guidelines)

Steve Hust explained the proposal. Chair Knight asked what the acreage of the preserve will be after this acquisition. Mr. Hust replied 3,900 of the 5,000 acre goal.

There was no one in the audience wishing to give input.

ON MOTION OF COMMISSIONER KNIGHT, SECONDED BY COMMISSIONER CHALOUPKA AND CARRIED BY THE FOLLOWING VOTE: AYES – COMMISSIONERS MAC CREADY, MACHADO, CHALOUPKA, AND KNIGHT; ABSENT – COMMISSIONER TOLHURST, IT WAS MOVED TO FIND THE REAL PROPERTY ACQUISITION OF ASSESSOR'S PARCEL NUMBERS 102-010-32 AND -34 FOR INCLUSION IN THE PINE HILL ECOLOGICAL PRESERVE CONSISTENT WITH THE GENERAL PLAN.



the Bureau of Land Management. El Dorado County will provide funding for the acquisition of said parcels. The funding source is the Pine Hill Ecological Preserve Impact Mitigation In-Lieu Fee, property acquisition trust fund.

**Discussion/Analysis:**

Government Code Section 65402 requires that the Planning Commission determine whether the proposed acquisition of the Avatar properties for inclusion in the rare plant ecological preserve is consistent with the General Plan.

The General Plan land use designation for the Avatar properties is Rural Residential (RR). Both properties are zoned Estate Residential Ten-acre (RE-10) in a manner consistent with the General Plan land use designations. Subject parcels are subject to the Ecological Preserve (EP) Overlay as provide for by Policy 2.2.2.4.

The purpose of Policy 2.2.2.4 "...is to identify those properties in public or private ownership which have potential to be established as habitat preserve areas for rare plant or endangered plant and animal species...". Both properties have been determined by the U.S. Fish and Wildlife Service to provide habitat for pine hill endemic plants and to support populations/occurrences of pine hill endemic plant species which are rare or endangered species.

Objective 7.4.1: Rare, Threatened and Endangered Species, and implementing policies, of the Conservation and Open Space Element mandate County participation in the continued participation for the permanent protection of the eight plant species known as the Pine Hill endemics and their habitat through the establishment and management of the ecological preserves. As stated above, the County designated the subject parcels with the Ecological Preserve Overlay, the County will participate in the funding of the acquisition of subject parcels, and will participate in the management of the preserve system as it does at present.

**Environmental Review:**

The acquisition and use of land for wildlife and/or wildlife habitat conservation purposes, establishing ecological preserves, and/or to preserve land in a natural condition are projects which are Categorically Exempt from environmental review pursuant to Sections 15313 and 15325 of the CEQA Guidelines.

**ATTACHMENTS:**

Exhibit 1 – Vicinity Map

Exhibit 2 – General Plan Land Use Map

Attachment A – Applicable General Plan Objectives and Policies



## **Attachment A**

### **Applicable General Plan Objectives and Policies**

#### **OBJECTIVE 2.2.2: OVERLAY LAND USE DESIGNATIONS**

**Establishment of overlay designations to provide additional direction for the development of land where circumstances apply generally to the lands regardless of the underlying land use designations.**

**Policy 2.2.2.1**      The following General Plan overlay designations are included:

- A. Agricultural Districts
- B. Platted Lands
- C. Ecological Preserve
- D. Mineral Resource
- E. Important Biological Corridor

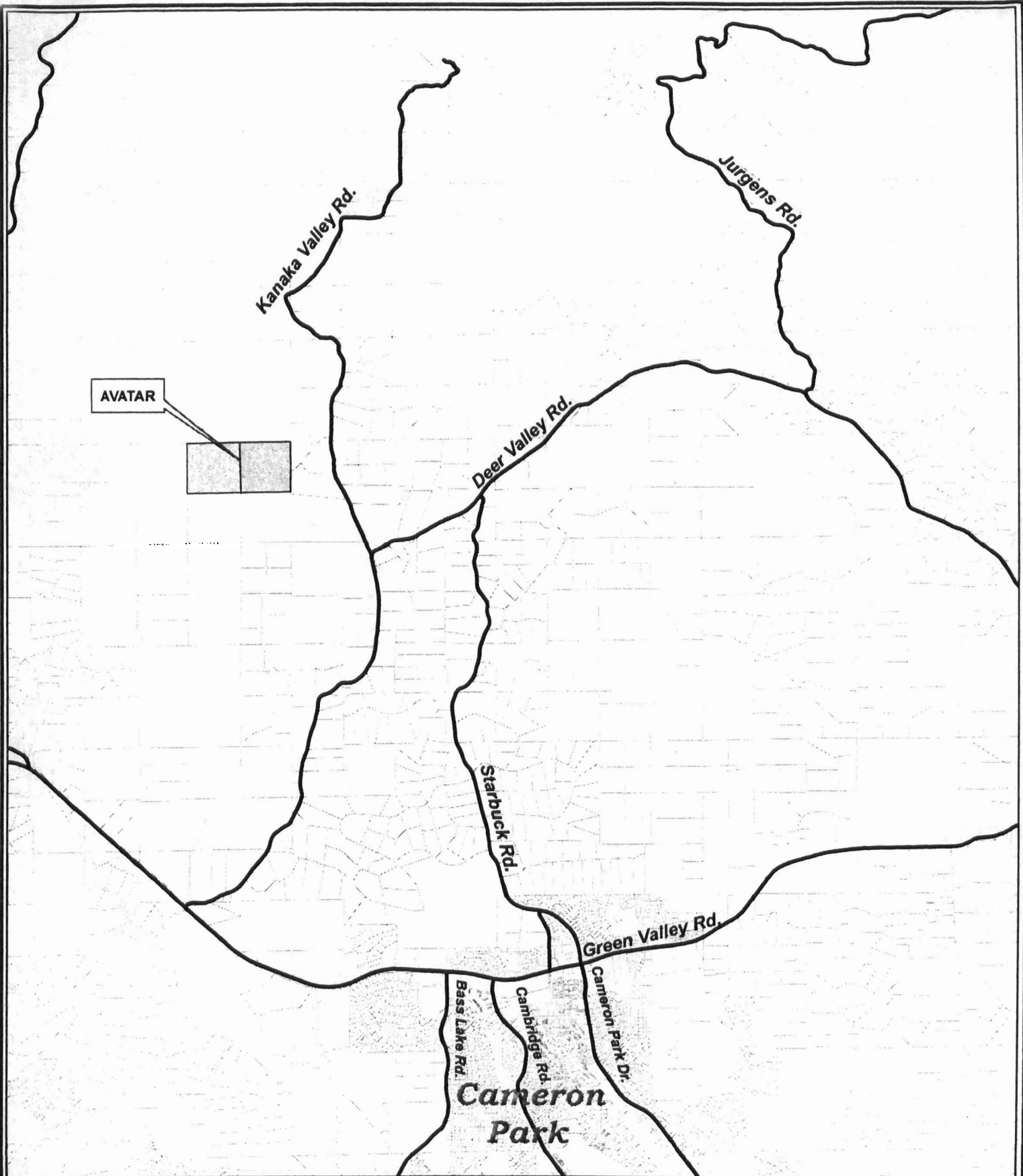
**Policy 2.2.2.4**      The purpose of the Ecological Preserve (-EP) overlay designation is to identify those properties in public or private ownership which have potential to be established or have been established as habitat preserve areas for rare or endangered plant and animal species and/or critical wildlife habitat and/or natural communities of high quality or of Statewide importance and/or Stream Environment Zones (SEZ) as established in the Tahoe Basin. Ecological preserves may be established by private contract and/or memoranda of understanding affecting interested public agencies.

- A. The Ecological Preserve overlay designation shall be combined with a basic land use designation that is appropriate for the area. The overlay will enable the land use densities or building intensities for a discretionary project to be transferred to other lands, clustered, or otherwise mitigated to maintain the Preserve.
- B. The implementation strategies for the designated Ecological Preserve overlay lands shall be developed and approved by the Board of Supervisors prior to the designation taking effect. Implementation strategies shall not change the base land use designation.
- C. Within the Tahoe Basin, the Ecological Preserve overlay shall apply to SEZ as established by Section 37.3 of the Tahoe Regional Planning Agency Code of Ordinances.

**OBJECTIVE 7.4.1: RARE, THREATENED, AND ENDANGERED SPECIES**

**The County shall protect State and Federally recognized rare, threatened, or endangered species and their habitats consistent with Federal and State laws.**

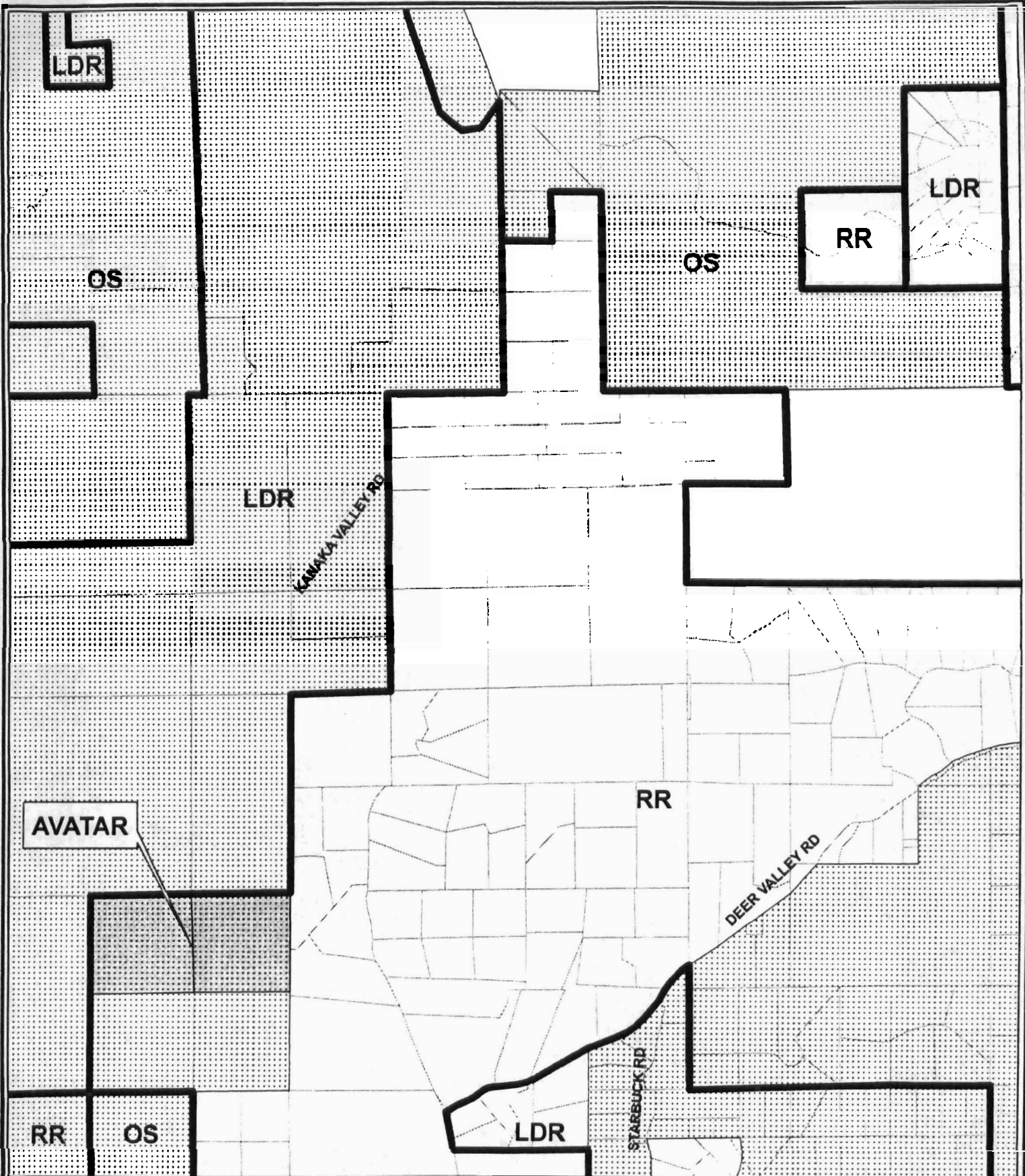
- Policy 7.4.1.1      The County shall continue to provide for the permanent protection of the eight sensitive plant species known as the Pine Hill endemics and their habitat through the establishment and management of ecological preserves consistent with County Code Chapter 17.71 and the USFWS's *Gabbro Soil Plants for the Central Sierra Nevada Foothills Recovery Plan* (USFWS 2002).
- Policy 7.4.1.2      Private land for preserve sites will be purchased only from willing sellers.
- Policy 7.4.1.3      Limit land uses within established preserve areas to activities deemed compatible. Such uses may include passive recreation, research and scientific study, and education. In conjunction with use as passive recreational areas, develop a rare plant educational and interpretive program.
- Policy 7.4.1.4      Proposed rare, threatened, or endangered species preserves, as approved by the County Board of Supervisors, shall be designated Ecological Preserve (-EP) overlay on the General Plan land use map.



**FILE NO. SA-06-0502**

**EXHIBIT  
VICINITY MAP**








FILE NO. SA-06-0502

EXHIBIT  
GENERAL PLAN MAP

Legend

-  Ecological Preserve Boundary
-  Land Use Boundary
-  Acquisition Properties



AUDITOR / CONTROLLER'S USE	
TRANSFER #	
DATE	
CODE BY	

EL DORADO COUNTY APPROPRIATION TRANSFER ( 29130 GOV. CODE )

# BUDGET TRANSFER REQUEST #1

Dev. Svcs  
DEPARTMENT OR AGENCY NAME

TO BE COMPLETED BY THE DEPARTMENT	
DOCUMENT TOTAL	2,320,000
NUMBER OF LINES	6
TRANSACTION CODE TOTAL*	49

9/6/06  
DATE

McEliphant 5334  
DEPARTMENT AUTHORIZATION SIGNATURE AND PHONE NUMBER

PAGE 1 OF 1

COMPLETE THE INFORMATION BELOW WITH JUSTIFICATION NARRATIVE OR ATTACH A MEMO.  
 REMOVE THE GOLD COPY AND SUBMIT COMPLETE REQUEST TO THE AUDITOR / CONTROLLER'S OFFICE.  
 A BUDGET TRANSFER MUST BE AT LEAST TWO LINES, NOT EXCEED TWENTY-SIX LINES AND USE AN "ODD AND EVEN" NUMBERED TRANSACTION CODE\*  
 \* 002 = INCREASE ESTIMATED REVENUE      \* 011 = INCREASE IN APPROPRIATION / BOS APPROVED  
 \* 003 = DECREASE ESTIMATED REVENUE      \* 012 = DECREASE IN APPROPRIATION / BOS APPROVED

X	TRANS CODE NO.*	INDEX CODE NUMBER	SUB OBJECT NUMBER	USER CODE NUMBER	AMOUNT	DESCRIPTION (50 CHARACTERS MAX.)
	002	7729304	0001		46,500	FY06/07 BUD REV - PINE HILL PRESERVE LAND PURCHASE
	011	7729304	7000		46,500	
3	011	7729304	7000		533,500	
	012	7729304	4500		533,500	
	002	347200	2020		580,000	
	011	347200	6000		580,000	
7						
8						
9						
10						
11						
12						
13						

REVIEWED FOR FORMAT BY Joe Harn 9/6/06  
JOE HARN, C.P.A. AUDITOR / CONTROLLER      DATE

Laura S. Hill 9/6/06  
CHIEF ADMINISTRATIVE OFFICE - ANALYST      DATE

Laura S. Hill 9/6/06  
CHIEF ADMINISTRATIVE OFFICE      DATE

APPROVED AND SO ORDERED THAT THE ABOVE TRANSFERS BE MADE (AS REQUESTED OR AMENDED) AND INCORPORATED IN THE MINUTES OF THIS MEETING OF THE BOARD OF SUPERVISORS OF THE COUNTY OF EL DORADO

[Signature] \_\_\_\_\_  
SIGNATURE: CHAIRMAN, BOARD OF SUPERVISORS      DATE

\_\_\_\_\_  
ATTEST: CLERK, BOARD OF SUPERVISORS