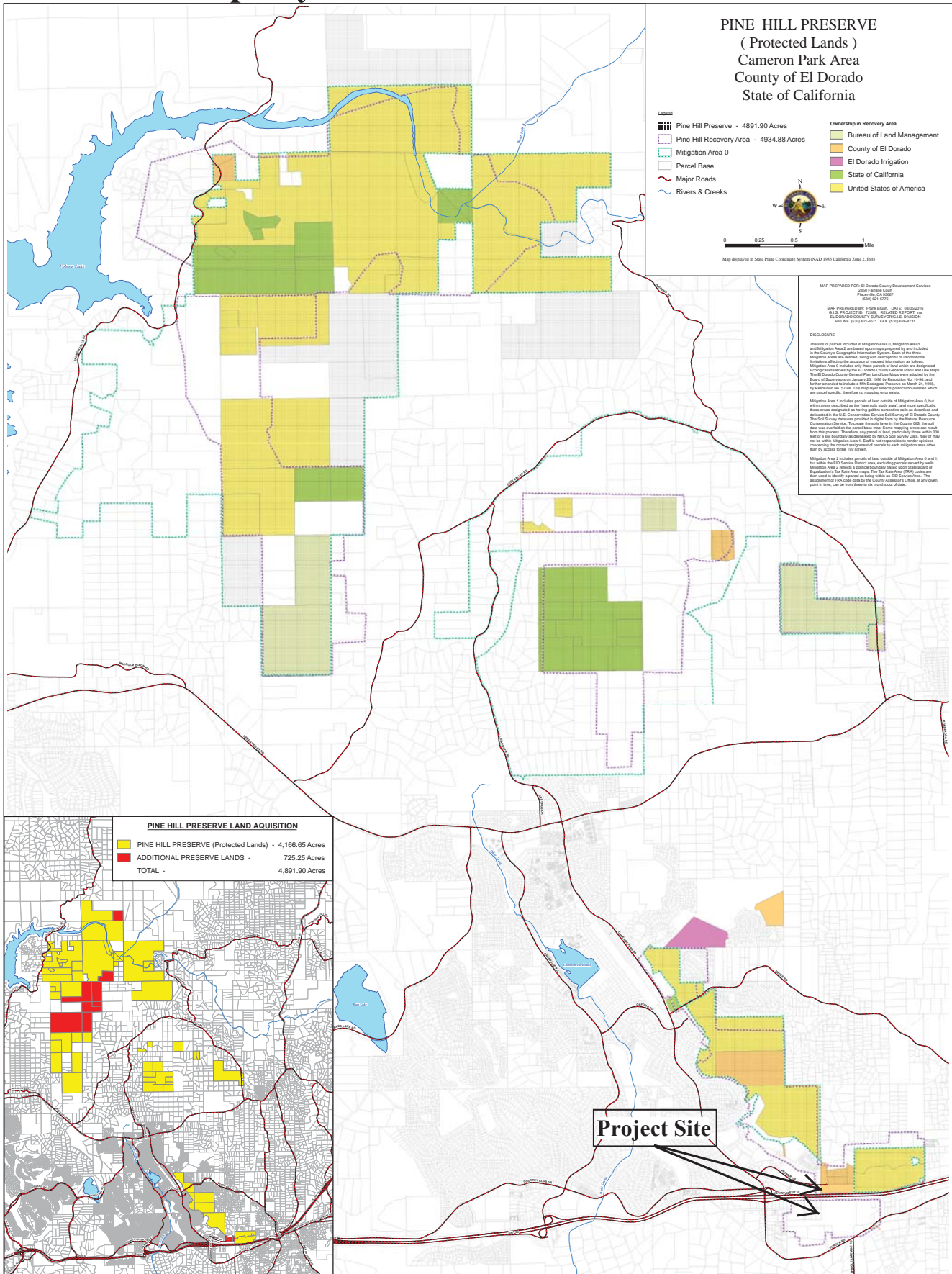
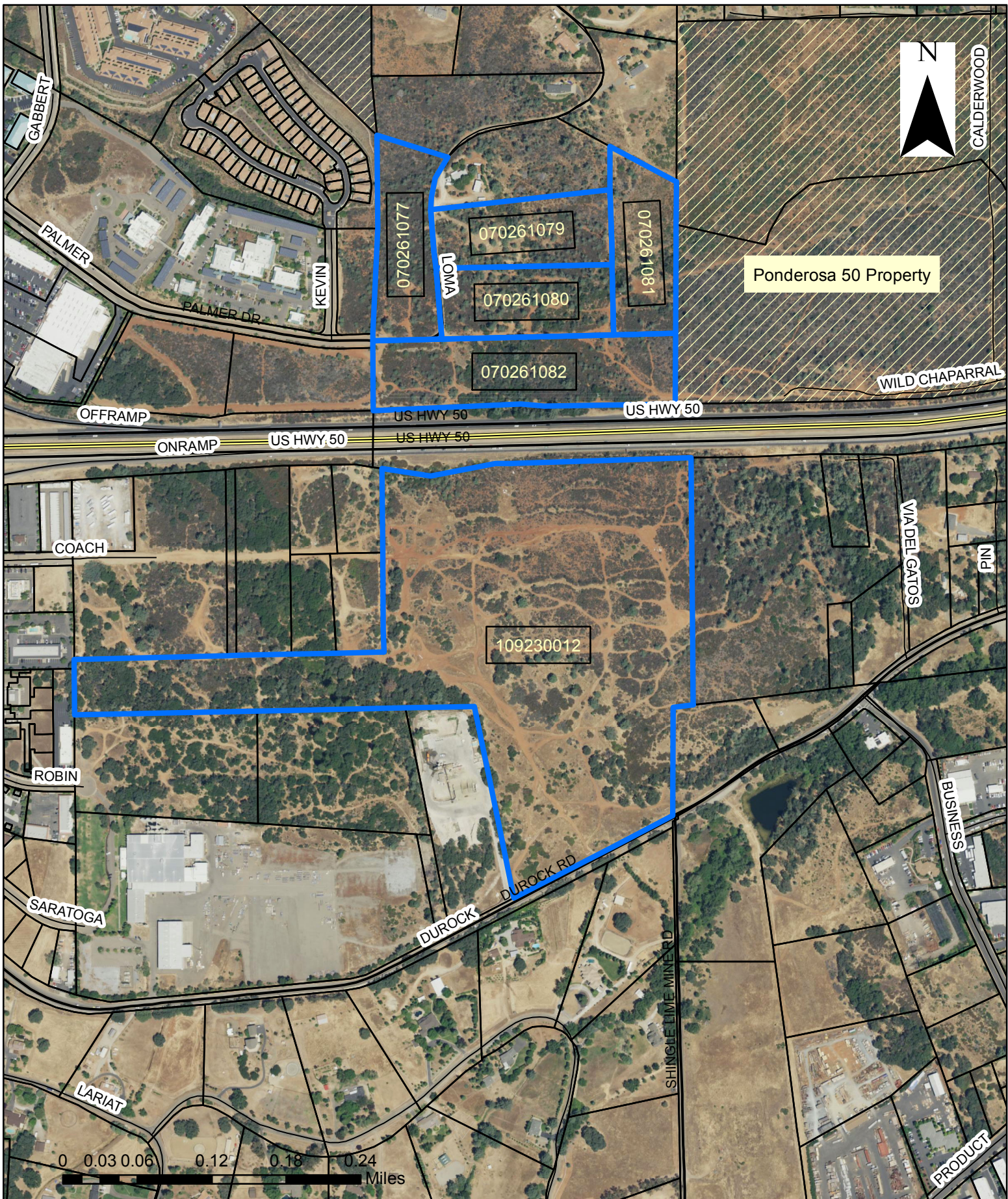


# Pine Hill Preserve- Property Additions



**EXHIBIT A: ECOLOGICAL PRESERVES MAP**





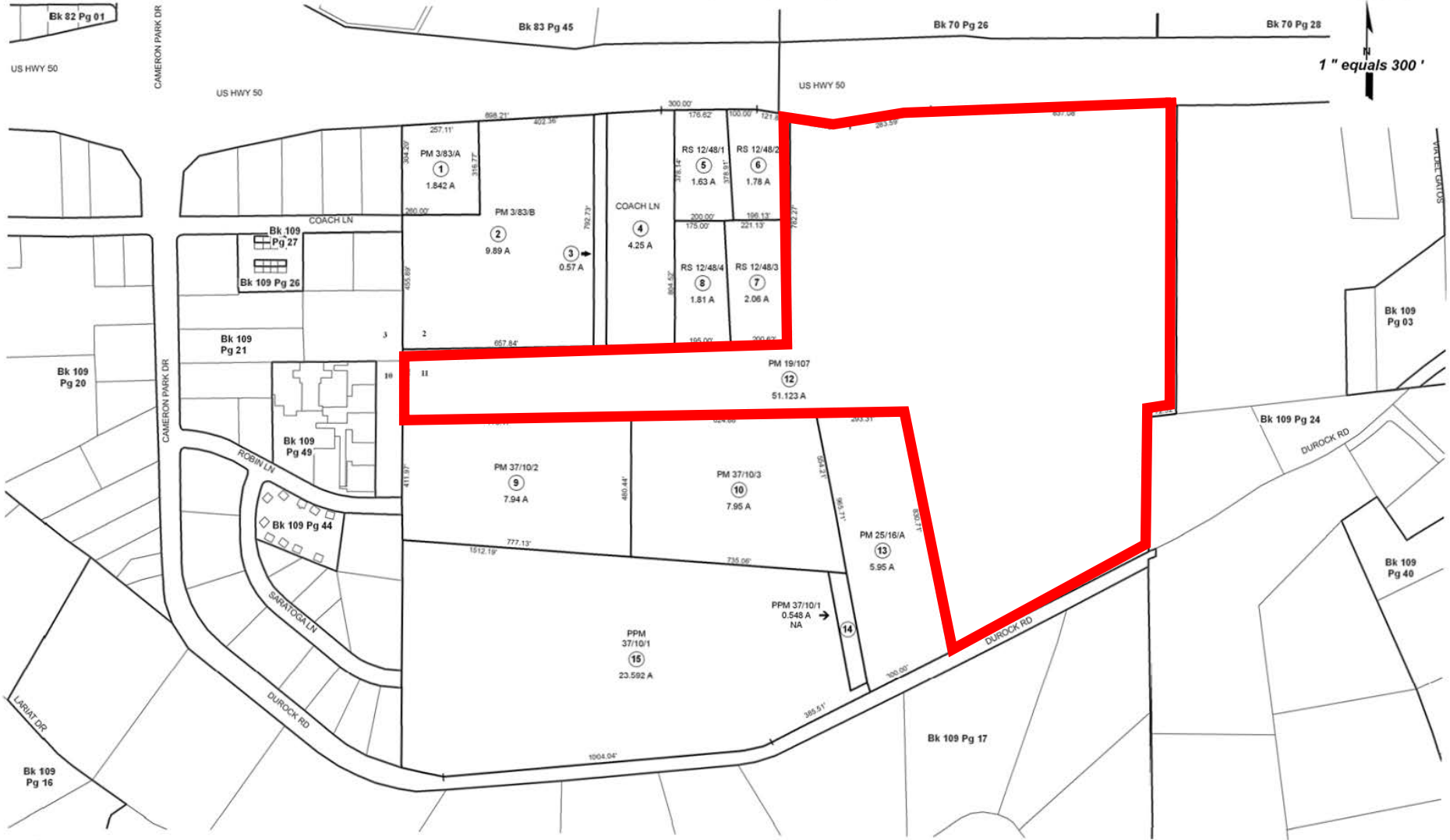
**EXHIBIT B: LOCATION MAP**



POR. SECS. 2 & 11, T.9N., R.9E., M.D.M.

109:23

1" equals 300'



THIS MAP IS NOT A SURVEY. It is prepared by the El Dorado Co Assessor's office for assessment purposes only. Area calculations and characteristics are not guaranteed. Users should verify items such as dimensions and acreage.

Acreages Are Estimates

Adjacent Map Pages Shown in Grey Text  
Assessor's Block Numbers Shown in Ellipses  
Assessor's Parcel Numbers Shown in Circles

Rev. July 9, 2008

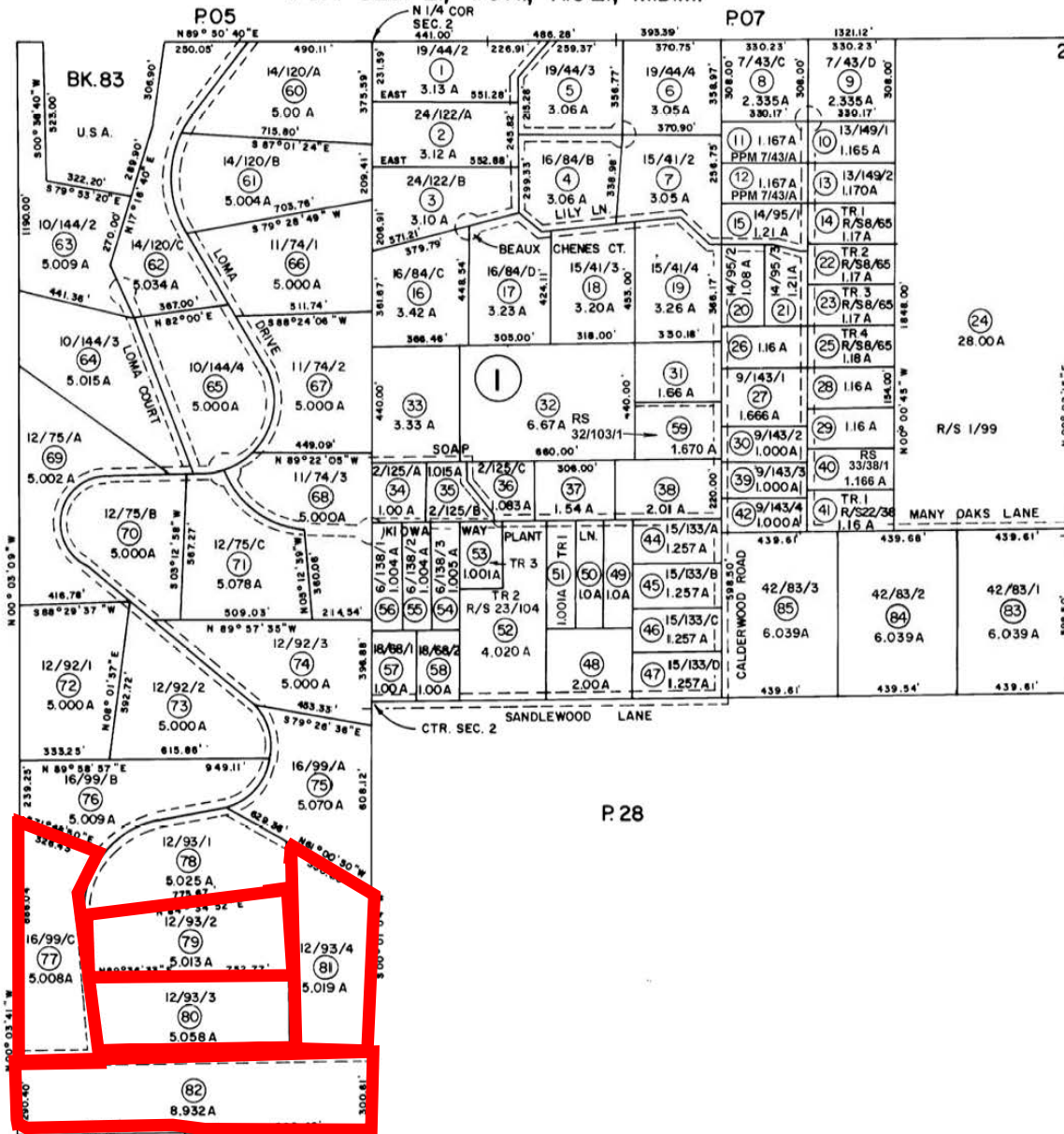
Assessor's Map Bk. 109, Pg. 23  
County of El Dorado, CA

POR. SEC. 2., T.9N., R.9E., M.D.M.

Tax Area Code

70:26

BK.83



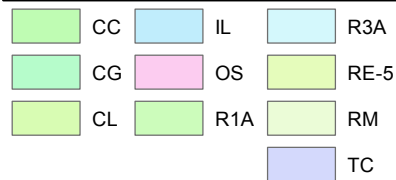
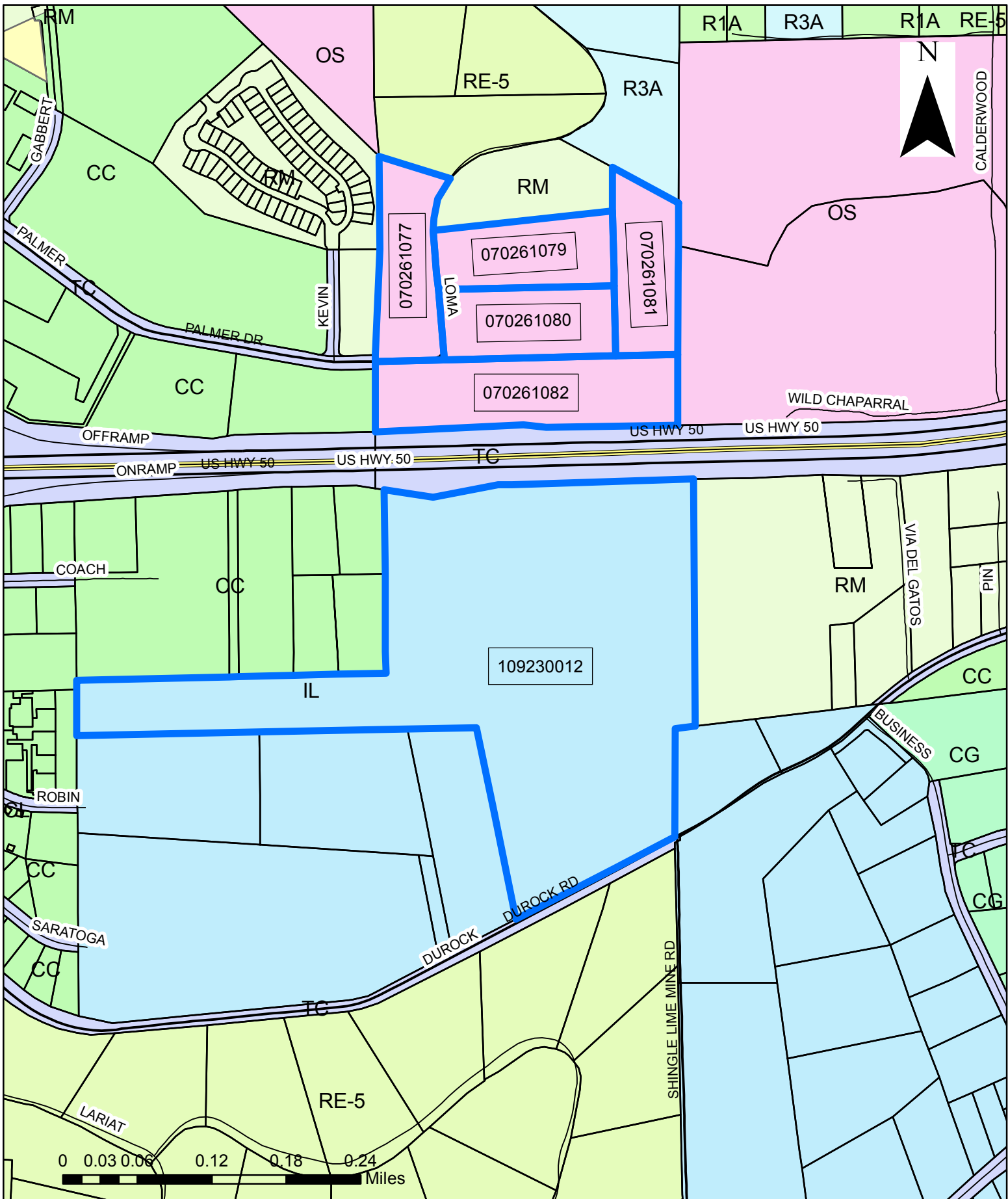
THIS MAP IS NOT A SURVEY, It is prepared by the El Dorado Co. Assessor's office for assessment purposes only.

NOTE - Assessor's Block Numbers Shown in Ellipses Assessor's Parcel Numbers Shown in Circles

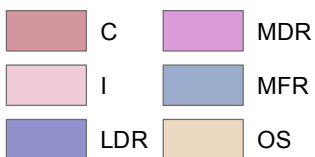
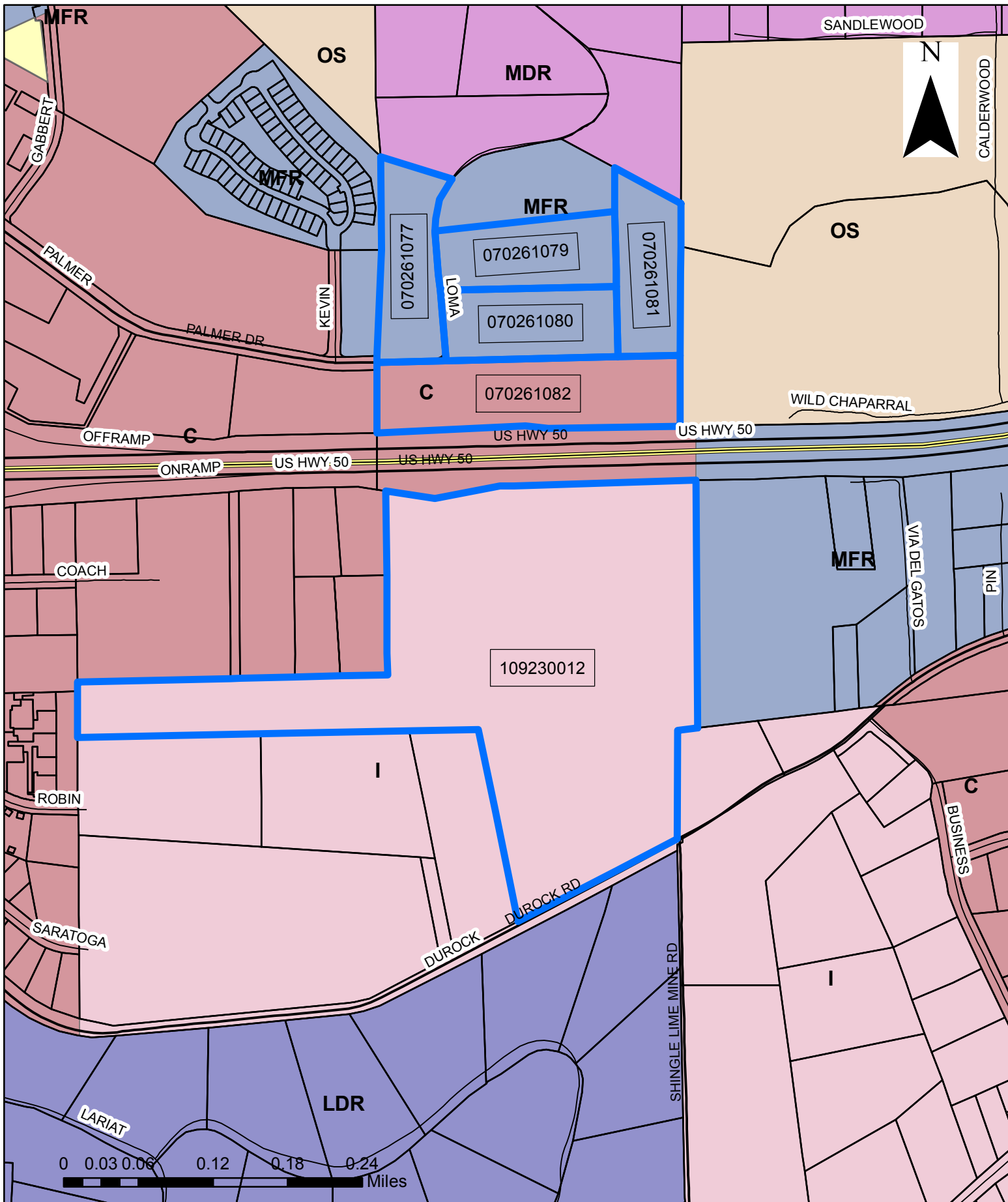
BK.83

REV. 3/18/2015

Assessor's Map Bk. 70 - Pg. 26 County of El Dorado, California



## EXHIBIT D: ZONING MAP



## EXHIBIT E: GENERAL PLAN LAND USE MAP



U.S. Fish and Wildlife Service  
Sacramento Fish and Wildlife Office  
2800 Cottage Way, Room W-2605  
Sacramento, California 95825  
(916) 414-6600

California Department of Fish and Wildlife  
North Central Region/Region 2  
1701 Nimbus Road, Suite A  
Rancho Cordova, California 95670  
(916) 358-2900



December 30, 2014

Supervisor Ron Briggs  
El Dorado County Board of Supervisors  
330 Fair Lane  
Placerville, CA 95667

Subject: Support for County of El Dorado's Acquisition of Occupied Habitat  
for Gabbro Soil Rare Plants

Supervisor Briggs:

The California Department of Fish and Wildlife (CDFW) and the United States Fish and Wildlife Service (USFW) (Agencies) have reviewed the attached conservation area map (Exhibit A), and mutually agree that acquisition of properties that meet the following criteria are appropriate to serve as mitigation for impacts to Rare Plants<sup>1</sup>.

- (1) Located within the conservation area detailed in Exhibit A.
- (2) Contain a known population or populations of the Rare Plants or have suitable Rare Plant habitat.
- (3) Have limited habitat disturbance or development (such as roads, buildings or other structures).

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<sup>1</sup> The following species of rare plants (federal and state listing status: FE = endangered under ESA; FT = Threatened under ESA; SE = Endangered under CESA; SR = Rare under NPPA.) are "Gabbro Soil Rare Plants" for purposes of this letter:

- Stebbins' morning-glory (*Calystegia stebbinsii*) (FE/SE)
- El Dorado bedstraw (*Galium californicum* ssp. *sierrae*) (FE/SR)
- Pine Hill ceanothus (*Ceanothus roderickii*) (FE/SR)
- Pine Hill flannelbush (*Fremontodendron californicum* ssp. *decumbens*) (FE/SR)
- Layne's butterweed (*Senecio layneae*) (FT/SR)
- Red Hills soaproot (*Chlorogalum grandiflorum*) (not listed)
- El Dorado mule-ears (*Wyethia reticulata*) (not listed)
- Bisbee Peak rush-rose (*Helianthemum suffrutescens*) (not listed) (Note that Bisbee Peak rush-rose (*Helianthemum suffrutescens*) has been recently taxonomically reclassified as peak rush-rose (*Helianthemum scoparium*) (Jepson Flora Project 2012).)

## EXHIBIT F

- (4) Exhibit no history or evidence of the presence (storage or use) of hazardous materials on the surface of the site unless proof of removal or remediation can be provided.
- (5) Be of adequate size (minimum 10 acre parcel size unless adjacent to existing preserved lands or other suitable habitat) and location to assure long-term viability. A smaller parcel can be acquired if it is determined to have significant conservation values.

Accordingly, the Agencies strongly support the County's plan to allocate funds for the acquisition of such Properties from willing sellers in order to further federal, state and local efforts to protect the Rare Plants.<sup>2</sup>

The Agencies believe that habitat acquisition is the first and highest priority in efforts to conserve the Rare Plants; however, the Agencies also recognize that the Rare Plants are virtually unique to the County, that suitable Rare Plant habitat within the County is extremely limited and, at some point, acquisition or conservation of suitable habitat will no longer be a viable option, either physically or economically. As a result of these circumstances, initiating efforts to acquire the remaining Properties from willing sellers is imperative and the Agencies strongly support El Dorado County's plan to utilize mitigation fees to acquire the Properties, if possible. By supporting the County's efforts to purchase the Properties, the Agencies are also intending to capitalize on the benefits of cooperation between the County, the Agencies and other interested parties with regard to various funding sources that may be, or become, available.

While acquisition of the Properties is one priority under the 1998 ordinance (No. 4500), the Agencies also support the County's efforts to update the existing Ecological Reserve and Mitigation Fees Program for other activities that contribute to conservation of the Rare Plants. To this end, the Agencies acknowledge that mitigation can take the form of maintenance, management, habitat enhancement and/or restoration efforts either independently or in conjunction with preservation and/or acquisition of habitat. It is important to note that public outreach, education, and scientific research may be integral components of management and restoration activities.

If the County is successful in acquiring Rare Plant habitat from willing sellers, the Agencies encourage the County to permanently conserve the Properties (through a conservation easement or fee title), prepare a management and monitoring plan, and establish a permanent funding strategy. The Agencies believe that these actions would be consistent with Rare Plant conservation goals and objectives.

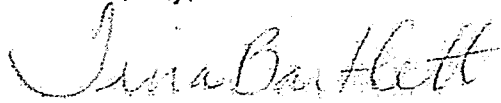
The Agencies look forward to our continued collaboration on developing a long-term framework for conservation of the Rare Plants. If you have any questions,



Supervisor Briggs  
December 30, 2014  
Page 3

please do not hesitate to contact the appropriate staff from our respective agencies.

Sincerely,



Tina Bartlett  
Regional Manager  
Department of Fish and Wildlife



Jan Knight  
Deputy Field Supervisor  
United States Fish and Wildlife Service

Enclosures:

Exhibit A – Map of Conservation Area

cc: Jeff Drongesen, Jeff.Drongesen@wildlife.ca.gov  
Jennifer Nguyen, Jennifer.Nguyen@wildlife.ca.gov  
Angela Calderaro, Angela.Calderaro@wildlife.ca.gov  
Cay Goude, Cay\_Goude@fws.gov  
Ryan Olah, Ryan\_Olah@fws.gov

Figure 1. Conservation Area

