

acquisition priority property, which would contribute significantly to the conservation goals outlined in the Recovery Plan.

A botanical survey conducted in 2008 documents populations of listed plants within the northeast and southwest corners of Parcel 070-011-18 (known today as Parcels -47 and -48). Parcel -47 was protected in 2010 as Cameron Meadows Phase 1 (see Exhibit E). The 22.165 acres proposed for acquisition is in the southeast corner of the Cameron Meadows property.

General Plan Consistency:

Pursuant to Government Code 65402 (Restrictions on acquisition and disposal of real property), the acquisition or sale of a property by a public agency must be reviewed by the planning agency for consistency with the General Plan. The planning agency for El Dorado County is the Planning Commission. The Commission must make a determination whether the proposed purchase of the 22.165 acre property is consistent with the General Plan. The Board of Supervisors is responsible for approving the release of funds for the purchase. The money used to acquire the land would come from the Ecological Preserve Special Revenue Fund, which as of June 9, 2015, has a balance of \$1,226,482.

Although the site has a general plan land use designation of HDR, High Density Residential, because of regulatory constraints of the rare plant habitat, the owners have offered the land for sale as rare plant habitat rather than attempt to develop it residentially. The site is covered in chaparral as seen in Exhibit E. Open Space zoning and use of the site as dedicated open space is consistent with the HDR land use designation pursuant to Table 2-4 of the General Plan.

The acquisition of land does not require the County to amend the General Plan, or Zoning. However, after the property is acquired, the land may be re-designated to an Open Space designation and/or Ecological Preserve overlay, as part of the County's periodic General Plan review and update procedures.

The acquisition of Cameron Meadows Phase 2 is consistent with the General Plan because it is consistent with the Goals, Objectives, Policies, and Implementation Measures of the General Plan listed below.

Objective 7.4.1

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 130.71 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.

Objective 7.4.3

Coordination of wildlife and vegetation protection programs with appropriate Federal and State agencies.

Implementation Measure CO-K

Work cooperatively with the State Department of Fish and Game, U.S. Fish and Wildlife Service, and Bureau of Land Management to implement the Gabbro Soils rare plant ecological preserve and recovery program and to develop a long-term preserve strategy. Develop implementation measures to incorporate in County development standards for ministerial and discretionary projects, which may include:

- Identification of compatible land uses within preserve sites, which may include passive recreation, research and scientific study, and interpretive education; and
- Fuels management and fire protection plans to reduce fire hazards at the interface between rare plant preserve sites and residential land uses; and

[Policies 7.4.1.1, 7.4.1.2, and 7.4.1.3 and Objective 7.4.3]

The site is recognized as rare plant habitat containing six of the eight Pine Hill rare plant species. Use of the rare plant mitigation fund for acquisition is consistent with Chapter 130.71 of the Zoning Ordinance, is supported by the California Department of Fish and Wildlife, and the owners are willing sellers. In conclusion, the proposed acquisition of the property would be consistent with the applicable policies of the 2004 General Plan.

RECOMMENDATION:

Staff recommends that the Planning Commission make the findings of General Plan consistency, pursuant to Government Code Section 65402, because the acquisition of Cameron Meadows Phase 2 is consistent with the General Plan Goals, Objectives, Policies, and Implementation Measures listed above.

ATTACHMENTS:

- Exhibit ALocation Map
- Exhibit BAssessor’s Parcel Map
- Exhibit CZoning Map
- Exhibit DGeneral Plan Map
- Exhibit E.....Cameron Meadows Map; February 11, 2013
- Exhibit F.....Ecological Preserves Map
- Exhibit GFish and Wildlife Supper Letter, September 27, 2013