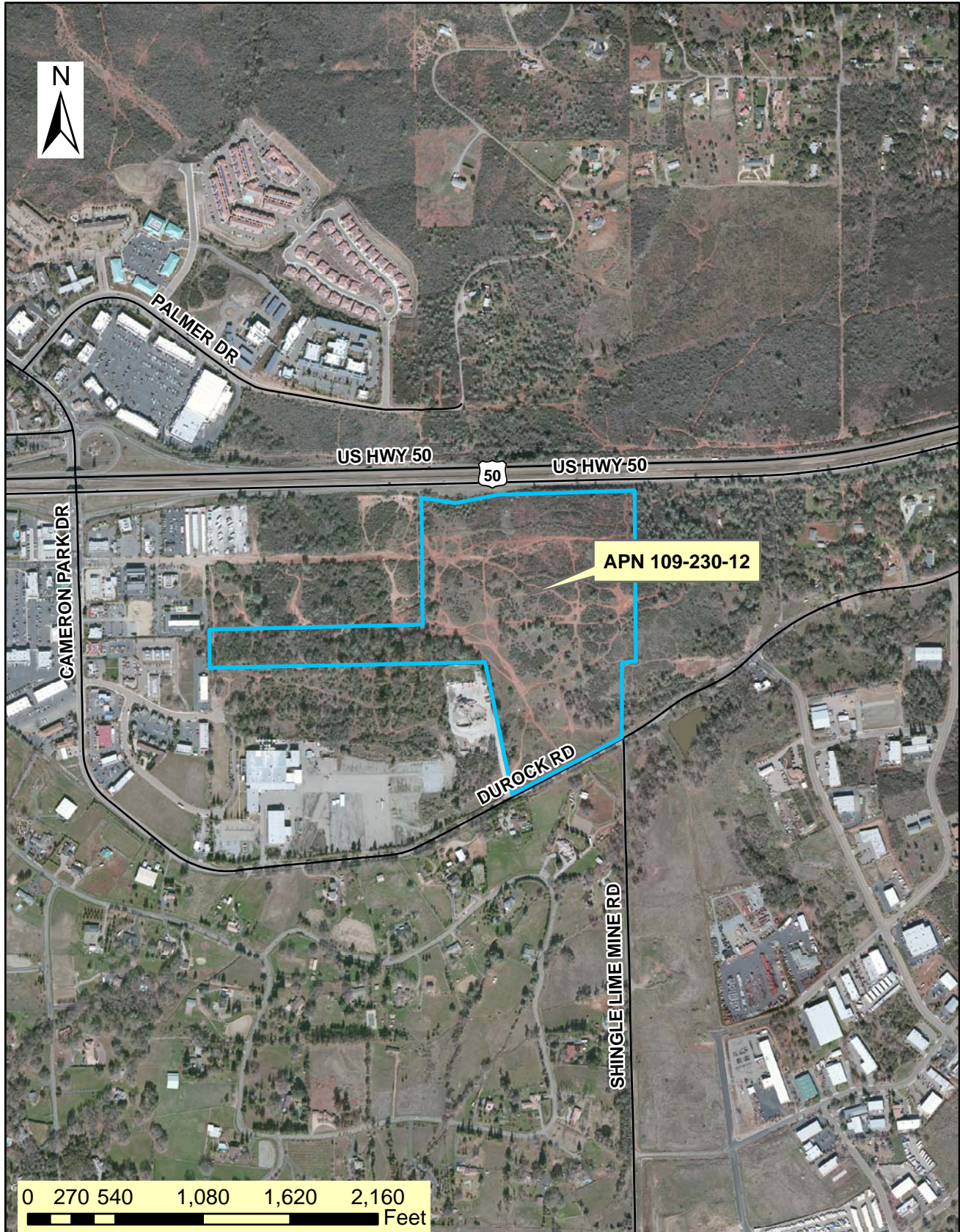


# Findings of General Plan Consistency

## File No. GOV18-0001

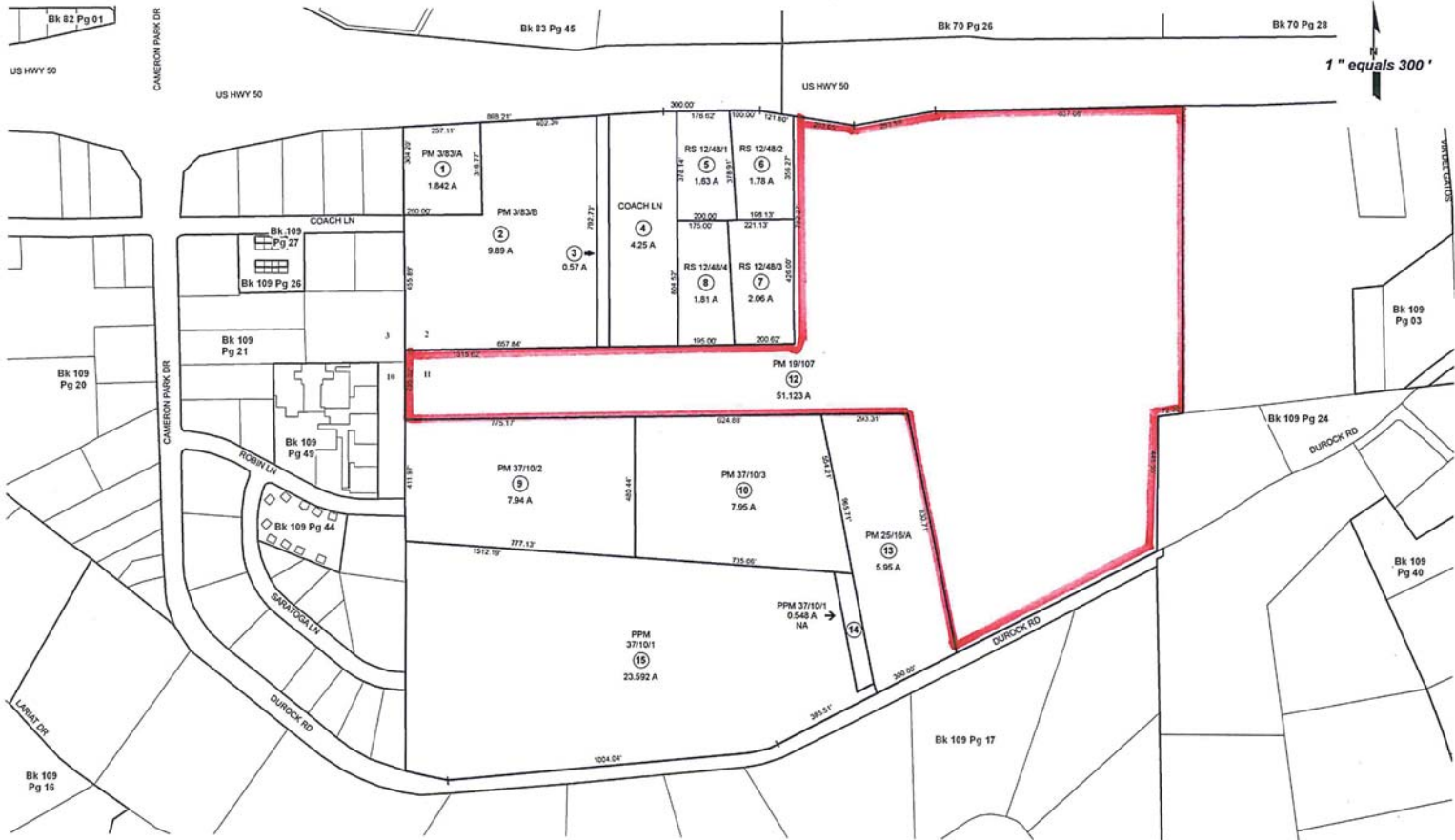


**EXHIBIT A: LOCATION MAP**

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

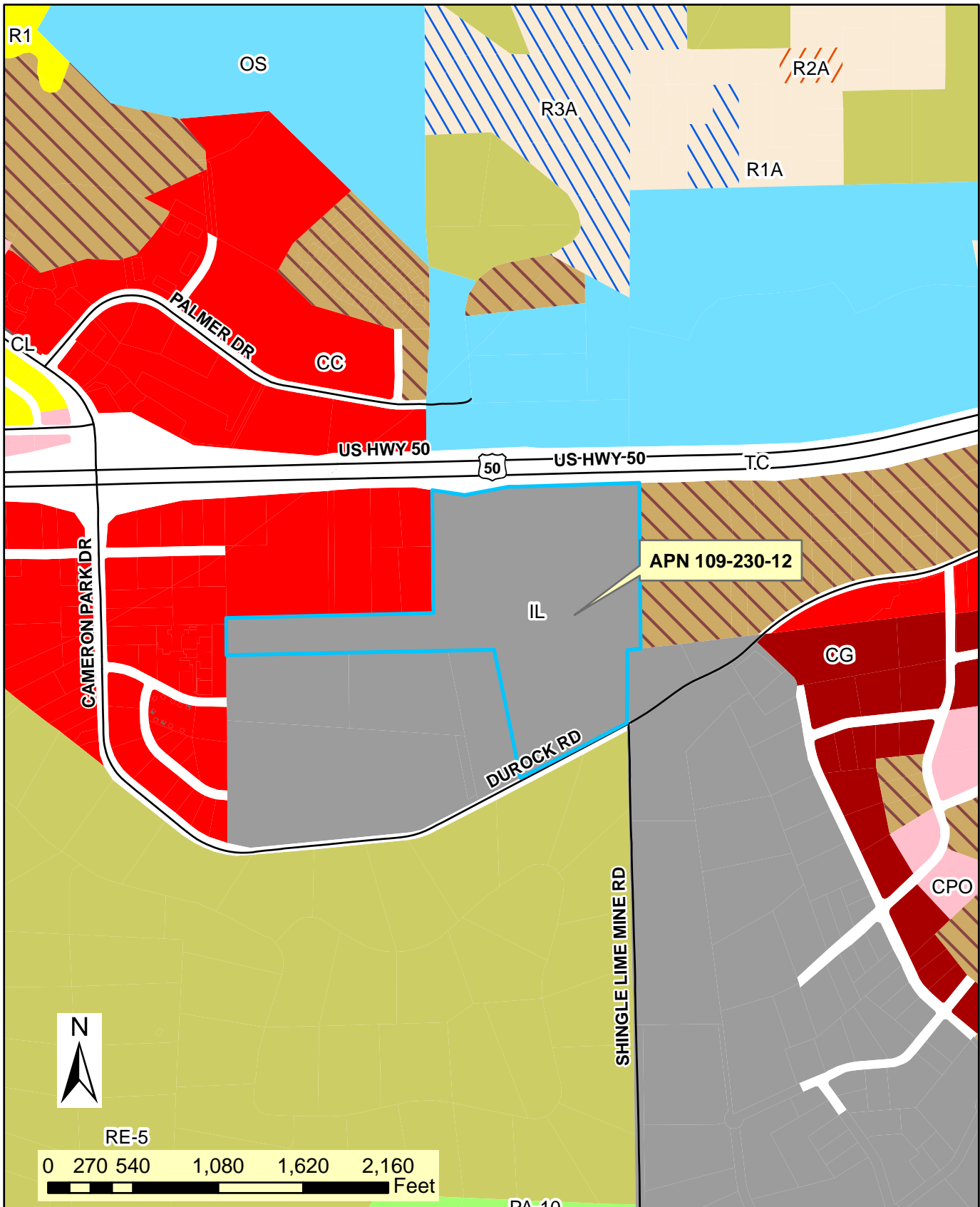
Adjacent Map Pages Shown in Grey Text  
Assessor's Block Numbers Shown in Ellipses  
Assessor's Parcel Numbers Shown in Circles

Rev. July 9, 2008

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

# Findings of General Plan Consistency

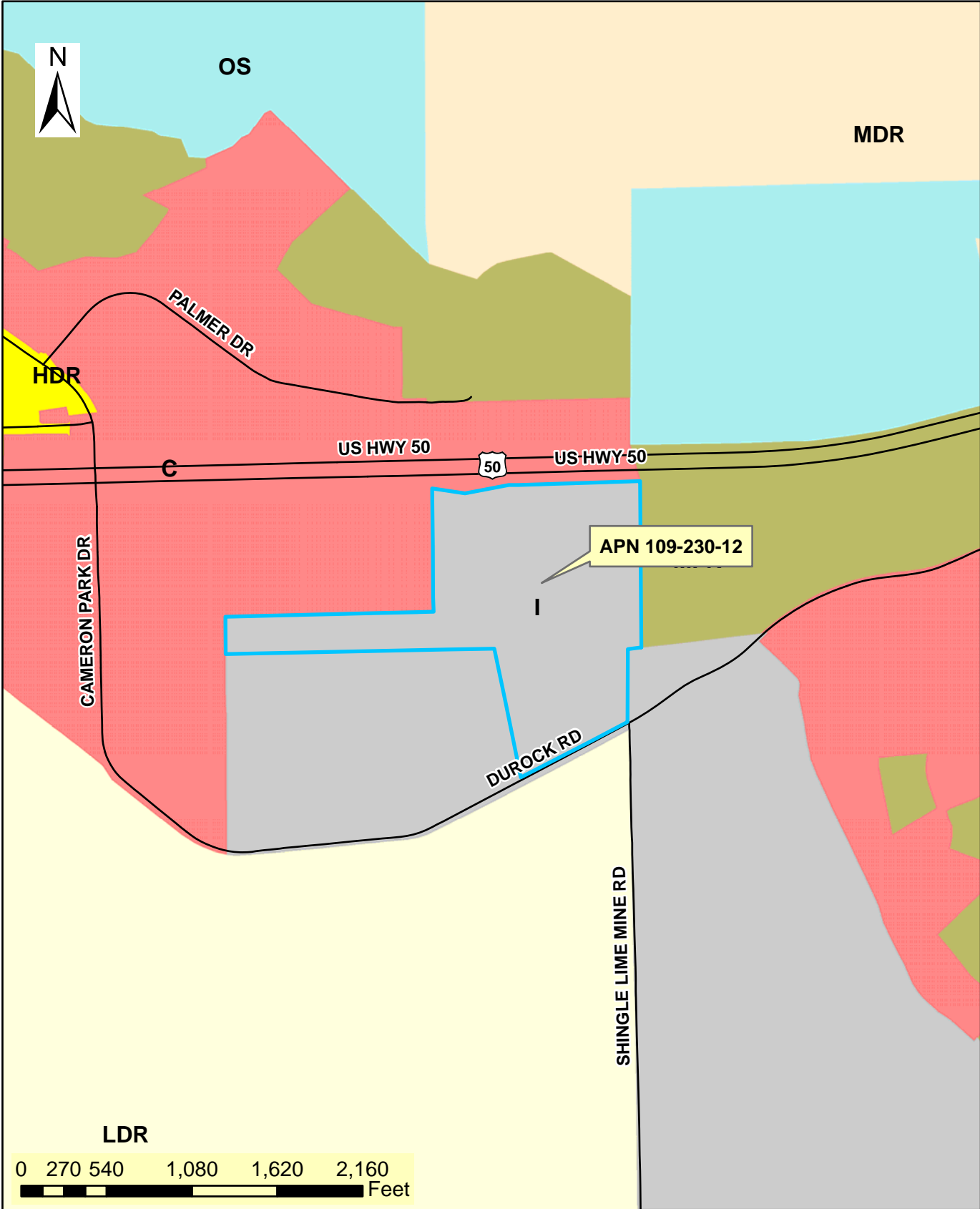
## File No. GOV18-0001



**EXHIBIT C: ZONING MAP**

# Findings of General Plan Consistency

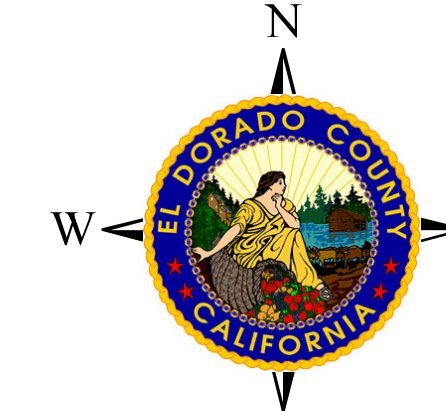
## File No. GOV18-0001



**EXHIBIT D: GENERAL PLAN LAND USE MAP**

# PINE HILL PRESERVE (Protected Lands) Cameron Park Area County of El Dorado State of California

- Legend**
- Pine Hill Preserve - 4891.90 Acres
  - Pine Hill Recovery Area - 4934.88 Acres
  - Mitigation Area 0
  - Parcel Base
  - Major Roads
  - Rivers & Creeks
- Ownership in Recovery Area**
- Bureau of Land Management
  - County of El Dorado
  - El Dorado Irrigation
  - State of California
  - United States of America



0 0.25 0.5 1 Mile

Map displayed in State Plane Coordinate System (NAD 1983 California Zone 2, feet)

MAP PREPARED FOR: El Dorado County Development Services  
3855 Fairlane Court  
Placerville, CA 95667  
(530) 621-5775

MAP PREPARED BY: Frank Bruijn, DATE: 08/05/2016  
GIS PROJECT ID: 72589, RELATED REPORT: na  
EL DORADO COUNTY SURVEYOR/G.I.S. DIVISION  
PHONE (530) 621-6511 FAX (530) 626-8731

**DISCLOSURE**

The lists of parcels included in Mitigation Area 0, Mitigation Area 1 and Mitigation Area 2 are based upon maps prepared by and included in the County's Geographic Information System. Each of the three Mitigation Areas are defined, along with descriptions of informational limitations affecting the accuracy of mapped information, as follows:

Mitigation Area 0 includes only those parcels of land which are designated Ecological Preserves by the El Dorado County General Plan Land Use Maps. The El Dorado County General Plan Land Use Maps were adopted by the Board of Supervisors on January 23, 1996 by Resolution No. 10-96, and further amended to include a fifth Ecological Preserve on March 24, 1998, by Resolution No. 57-98. This map layer reflects political boundaries which are parcel specific, therefore no mapping error exists.

Mitigation Area 1 includes parcels of land outside of Mitigation Area 0, but within areas described as the "rare soils study area", and more specifically, those areas designated as having gabbro-serpentine soils as described and delineated in the U.S. Conservation Service Soil Survey of El Dorado County. The Soil Survey data was provided in digital form by the Natural Resource Conservation Service. To create the soils layer in the County GIS, the soil data was overlaid on the parcel base map. Some mapping errors can result from this process. Therefore, any parcel of land, particularly those within 300 feet of a soil boundary as delineated by NRCS Soil Survey Data, may or may not be within Mitigation Area 1. Staff is not responsible for reader opinions concerning the correct assignment of parcels to each mitigation area other than by access to the 199 screen.

Mitigation Area 2 includes parcels of land outside of Mitigation Area 0 and 1, but within the EID Service District area, excluding parcels served by wells. Mitigation Area 2 reflects a political boundary based upon State Board of Equalization's Tax Rate Area maps. The Tax Rate Area (TRA) codes are then used to identify a parcel as being within an EID Service Area. The assignment of TRA code data by the County Assessor's Office, at any given point in time, can be from three to six months out of date.

**PINE HILL PRESERVE LAND ACQUISITION**

	PINE HILL PRESERVE (Protected Lands) -	4,166.65 Acres
	ADDITIONAL PRESERVE LANDS -	725.25 Acres
	TOTAL -	4,891.90 Acres

**Project Site**



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 stebbinsi*) (FE/SE)
- El Dorado bedstraw (*Galium californicum* ssp. *sierrae*) (FE/SR)
- Pine Hill ceanothus (*Ceanothus rodrickii*) (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).)

- (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

