



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 Categorical 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