

Mitigation Measures Agreement

Project: Rezone Z21-0010/Williamson Act Contract WAC21-0003 Indian Rock Tree Farm (Hyder)

As the applicant, owner, or their legal agent, I hereby agree to incorporate all required mitigation measures, as identified in the related Environmental Checklist, which are necessary in order to avoid or reduce any potentially significant environmental effect to a point where clearly no significant adverse impacts would occur as a result of project implementation.

I understand that by agreeing to incorporate the identified mitigation measures, all potentially adverse environmental impacts will be reduced to an acceptable level and a "Proposed Mitigated Negative Declaration" will be prepared and circulated in accordance with County procedures for implementing the California Environmental Quality Act (CEQA). I also understand that additional mitigation measures may be required following the review of the "Proposed Mitigated Negative Declaration" by the public, affected agencies, and by the applicable advisory and final decision making bodies.

I understand the required mitigation measures incorporated into the project will be subject to the El Dorado County Mitigation Monitoring and Reporting Program adopted in conjunction with the Mitigated Negative Declaration.

This agreement shall be binding on the applicant/property owner and on any successors or assigns in interest.

IN WITNESS WHEREOF, the Planning Director or his assign, representing the County of El Dorado, and the applicant/owner or his legal agent have executed this agreement on this 2nd day of December, 2024.

El Dorado County Planning Services

Signature of Applicant/Owner/Agent:

By: Bianca Dinder

Karen L Hyder

Bianca Dinder, Sr. Planner Print name and address below:
Print name and title above

Karen Hyder

3800 N Canyon Rd

Camino, CA 95709

MITIGATION MONITORING CHECKLIST - Rezone Z21-0010/Williamson Act Contract WAC21-0003 - Indian Rock Tree Farm (Hyder)

| The environmental mitigation measures listed in column below have been incorporated into the approval for Z21-0010/WAC21-0003 in order to mitigate identified environmental impacts. A completed and signed chart will indicate that each mitigation requirement has been complied with, and that County and state monitoring requirements have been fulfilled with respect to Public Resources Code Section 21081.6. | | | | | |
|---|---|---|--|--------------|------|
| IDENTIFIED IMPACT | RELATED MITIGATION MEASURES | MONITORING | | VERIFICATION | |
| | | Method of Verification and Timing Requirements | Monitoring and Verification Entity ⁴ | Signature | Date |
| No impact identified; however, the project site could provide suitable habitat to special-status wildlife. No development/construction is proposed with the project. Mitigation Measure would apply to future construction /ground disturbing activities. | <p>Mitigation Measure BIO-1 Pre-Construction Survey - Nesting and Foraging Habitat, Raptors and Migratory Birds</p> <p>Future development would be subject to the following mitigation measure that shall be implemented to avoid impacts to special status species. If development activities occur during the nesting season (February 1-August 31), then a qualified biologist should conduct a nesting bird survey prior to initiation to determine the presence of any active nests within the study area. The nesting bird survey should be conducted within 14 days prior to commencement of ground-disturbing or other development activities. If the nesting bird survey shows there is no evidence of active nests, then a letter report should be prepared to document the survey and be provided to the project proponent and no additional measures are recommended. If development does not commence within 14-days of the nesting bird survey, or halts for more than 14 days, then an additional survey is required prior to starting or resuming work within the nesting season. If active nests are found, then a qualified biologist should establish a species-specific buffer to prohibit</p> | Within 14-days prior to the initiation of ground disturbance or other construction activities within the proposed construction area and all accessible areas within 500-feet of the construction area. Planning Division shall verify compliance prior to issuance of grading and/or building permits in coordination with the Applicant. | El Dorado County Planning and Building Department, Planning Division | | |

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| | | Method of Verification and Timing Requirements | Monitoring and Verification Entity ⁴ | Signature | Date |
| | development activities near the nest to minimize nest disturbance until the young have successfully fledged or the biologist determines that the nest is no longer active. Nest monitoring may also be warranted during certain phases of construction to ensure nesting birds are not adversely impacted. If active nests are found within any trees slated for removal, then an appropriate buffer should be established around the tree and all trees within the buffer and should not be removed until a qualified biologist determines that the nest has successfully fledged and/or is no longer active. | | | | |

**Mitigation Measure from Initial Study - Mitigated Negative Declaration: MM BIO-1
Special Status Wildlife - Nesting and Foraging Habitat, Raptors and Migratory Birds,
Preconstruction Survey**

Future development would be subject to the following mitigation measure that shall be implemented to avoid impacts to special status species:

- a) If development activities occur during the nesting season (February 1-August 31), then a qualified biologist should conduct a nesting bird survey prior to initiation to determine the presence of any active nests within the study area. The nesting bird survey should be conducted within 14 days prior to commencement of ground-disturbing or other development activities. If the nesting bird survey shows there is no evidence of active nests, then a letter report should be prepared to document the survey and be provided to the project proponent and no additional measures are recommended. If development does not commence within 14-days of the nesting bird survey, or halts for more than 14 days, then an additional survey is required prior to starting or resuming work within the nesting season. If active nests are found, then a qualified biologist should establish a species-specific buffer to prohibit development activities near the nest to minimize nest disturbance until the young have successfully fledged or the biologist determines that the nest is no longer active. Nest monitoring may also be warranted during certain phases of construction to ensure nesting birds are not adversely impacted. If active nests are found within any trees slated for removal, then an appropriate buffer should be established around the tree and all trees within the buffer and should not be removed until a qualified biologist determines that the nest has successfully fledged and/or is no longer active.

Monitoring Requirement: Planning Division shall verify completion of the requirement prior to issuance of grading and building permits in coordination with the applicant.

Monitoring Responsibility: El Dorado County Planning and Building Department, Planning Division.