

Exhibit B

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FRED BALLERINI
BIOLOGICAL AND HORTICULTURAL SERVICES

September 5, 2023

To: Aengus Jeffers, Esq.
215 W Franklin Street
Monterey, CA 93940

RE: **Biological Resource Review for Test Well**
APN's 419-261-015, 419-261-016 and 419-261-018
9345 Sycamore Canyon Road, Big Sur, CA 93920

Dear Aengus,

Per your request, on September 21, 2022, I visited the subject parcel located at the 9345 Sycamore Canyon Road in Big Sur, CA, to review the biological resources on the subject parcel in relation to a proposed Test Well Development and minor remodel improvements to several existing structures.

The purpose of this letter is to document the findings of a biological survey conducted within the project areas and to provide recommendations to minimize potential test well development impacts to a less than significant level.

The outer areas beyond the existing residential and proposed test well development boundaries were not site-observed in detail as they were deemed outside the proposed development impact zones, though the habitat type and general resources were noted. The Big Sur Coast Land Use Plan (LUP) and The California Natural Diversity Data Base (CNDDDB) maintained by the State of California Department of Fish and Wildlife (DFW) were utilized to determine known populations of Federal, State, and locally listed rare, threatened and endangered habitat and plant species on or in the vicinity of the subject project site located in the Big Sur USGS 7.5 Quadrangle. In addition, the report findings relies on extensive personal history from past field surveys of adjacent parcels within the Sycamore Canyon area.

Summary of Findings

The general area along Sycamore Canyon supports many diverse habitat types though the dominant habitat community across the subject 10 acre residential parcel (APN 419-261-016) is Coastal Sagebrush Scrub. Additional natural communities surrounding the parcel and leading to the parcel from Sycamore Canyon and Front Hill Road include Oak Woodland, Central Maritime Chaparral (ESHA), Redwood Forest (ESHA), Coastal Prairie Grassland (ESHA), and Riparian (ESHA), none of which occur within 300-feet of the proposed test well or existing residential development area.

The proposed well location is sited in an area that has been seasonally maintained for fuel reduction with the vegetation managed to a height of less than 6" and consisting of primarily ruderal, exotic annual grasses and crown-sprouting native coyote brush (*Baccharis pilularis*). The well location lies within the southeast corner of lot -016 with associated drill rig staging and fluid dissipation proposed to occur at the junction of lots -015 and -018 (see attached site plan). A proposed cut and fill drilling pad (25 CY) along a portion of the 3 parcels will be implemented to accommodate the drill rig. Vegetation impacts for the cut and fill area are isolated to the fuel modification mowed area.

In addition to the proposed test well, the main spoils and fluid containment area is sited on parcel -016 where a proposed V-ditch sited along an existing footpath trail will carry fluids onto parcel -015 to an additional fluid retention pit in the mowed fuel modification zone. Each fluid/spoils retention pit is proposed to be lined with silt fencing and straw baling to contain spoils. No impacts to substantial native vegetation is proposed, though it is anticipated that fluids will percolate into native coastal sagebrush scrub zones located west and downslope from the two retention pits.

In addition to the proposed fluid and spoils containment pit perimeter fencing and baling, the cut and fill pad should be graded to re-establish natural grades after completion of the drilling. The dried spoils (estimated at 5-10 cubic yards of material) should be distributed in the cut and fill area prior to re-establishing natural grades. Upon completion of the drilling installation and grade re-contouring, all exposed soils should be seeded with a native grass seed mix and appropriately mulched with an organic wood or straw mulching to stabilize disturbed soils.



Proposed Test Well location (September 21, 2022).

The following measures are recommended to reduce potential biological impacts to the coastal sagebrush scrub natural community to a less than significant level from the proposed test well development.

- a. Install erosion & sediment control devices as deemed necessary to prevent any on or off-site impacts (sedimentation deposits) to native coastal sagebrush scrub plant community to the west of the proposed test well development.
- b. Mobilize drilling and excavation equipment into project location using egress and ingress routes through existing access areas as shown on the attached site plan. Use of heavy equipment and parking/staging should be restricted to areas within the test well drilling area (fuel modification mowed areas) and excluded from any coastal sagebrush scrub zones.
- c. Annual mowing of the fuel modification zone around the approved test well zone should be conducted prior to equipment mobilization to reduce fuel loads in the work area and reduce fire risk during drilling.
- d. After completion of the test well installation, re-establish natural grades of drilling staging pad and v-ditch areas using staged cut materials and retention pit accumulated materials.
- e. All exposed bare soils resulting from the test well installation should be seeded with the included native grass seed mix and mulched with organic native duff or rice straw mulching to prevent potential weed seed germination or erosion of native soils. Native grass and forb seeding should consist of the following native species indigenous to the local area: California brome (*Bromus carinatus*) 35%, California oat grass (*Danthonia californica*) 15%, purple needlegrass (*Stipa pulchra*) 25%, blue wildrye (*Elymus glaucus*) 10%, coast range melic (*Melica imperfecta*) 10% and deerweed (*Acmispon glaber*) 5%. California native grass and forb seeds are available at Pacific Coast Seed (925-373-4417) or S&S Seeds (805-684-0436).

Map Legend:

Basis of Bearings: The bearing of S39° 47' 38"W as shown on X5 SURV 59 and as found monumented is taken as the basis of bearings for this survey.

Vertical Datum: Assumed.

Contour Interval: Contours as shown hereon are interpolated using computer digital terrain modeling software and spot elevations. Ground may be more irregular than contours indicate.

Record Map References:

R1: Record of Survey filed in Volume X5 of Surveys at Page 59, in the Monterey County Recorder's Office, State of California.

PROJECT DATA SUMMARY TABLE

- 1) Project Type: Coastal Administrative Permit (CAP) for a Test Well
- 2) File Number: 230170
- 3) Project Address: 9345 Sycamore Canyon Road, Big Sur, CA
- 4) Assessor Parcel Number: 419-261-016-000
- 5) Parcel Size: 10 acres
- 6) General Plan Land Use Designation: Rural Density Residential
- 7) Zoning Designation: RDR/40-D(CZ) // WSC/40-D(CZ)
- 8) Setbacks from Existing and Expansion Leach Fields: 100-ft.
- 9) Contour Interval not shown - refer to Site Survey with typical 2-ft. contour.
- 10) Proposed Well Location is shown with a 100-ft. Well Radius (setback to leach field)
- 11) (e) location of septic tank & leach field(s) is shown with expansion area
- 12) Approximately 25-yds. cut and 25-yds. fill for the drilling pad. Cross-Sectional Cut/Fill Area shown on inset map.
- 13) Erosion Control Plan: Silt fencing and hay wattles installed on the downhill perimeter of pit and drilling pad & v-ditch swale with wattle dissipaters and percolation basin for erosion and sediment control measures.
- 14) No tree removal
- 15) SPECIAL NOTE: Stop work within 50-meters (165-ft.) of uncovered resources and contact Monterey County HCD and a qualified archaeologist immediately if cultural, archaeological, historical, or paleontological resources are uncovered.

9101
519.40

- Indicates monument found as noted.
- - - - - Parcel Boundary
- - - - - Right of Way Center Line

Surveyor's Notes:

This map portrays the site at the time of the survey and does not show soils or geologic information, underground conditions, easements, zoning setbacks, regulatory information or any other items not specifically identified by the party requesting the survey. There may be easements or other rights, recorded or unrecorded, affecting the subject property which are not shown hereon.

Visible evidence of underground utilities such as utility meters, manhole lids, clean outs, valve covers, pull boxes and similar features are shown hereon. Underground utility pipes, conduits, transmission lines sewer laterals, etc. were not located. Information regarding underground utility line locations should be obtained from the appropriate utility companies or public agencies.

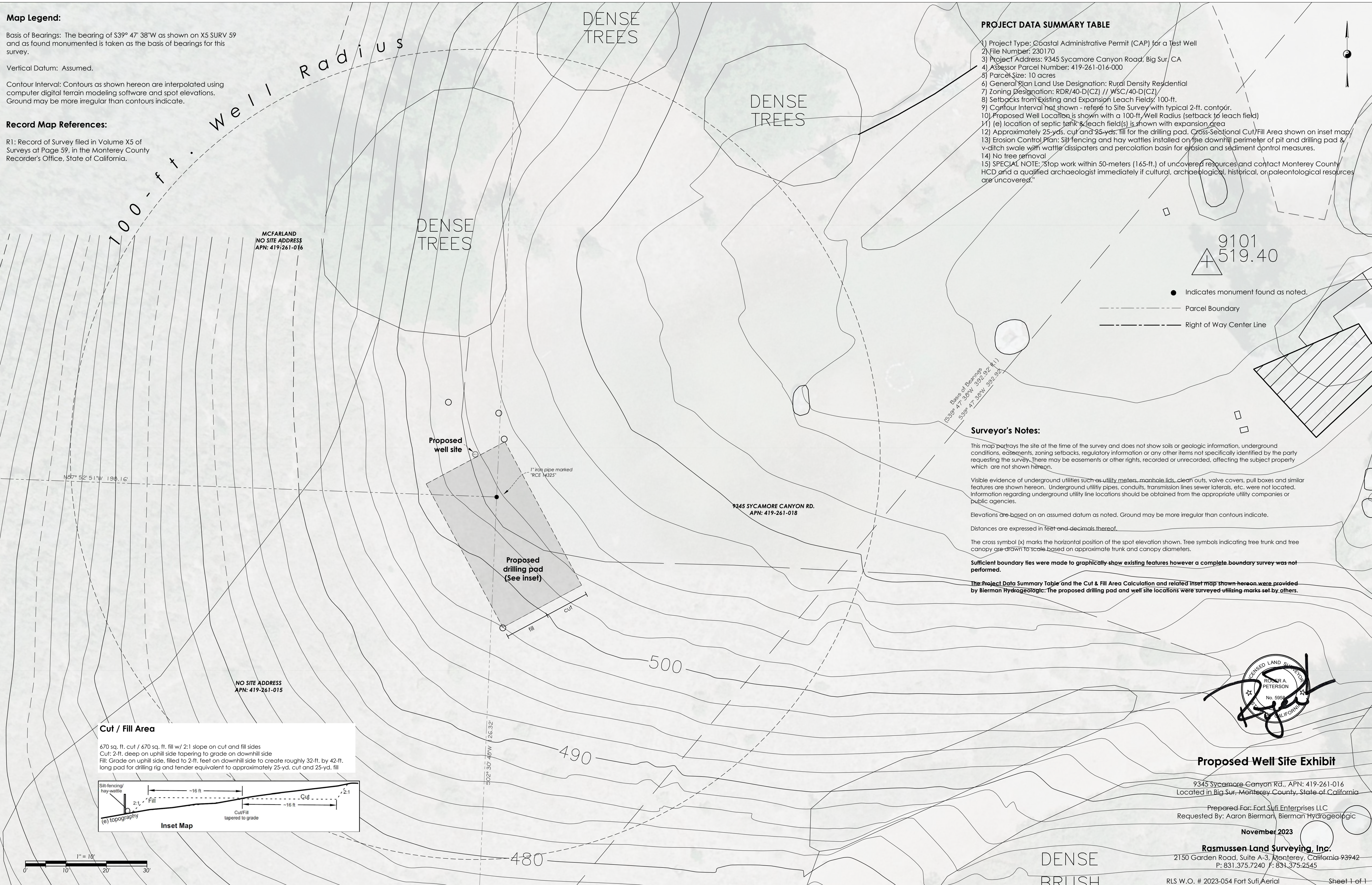
Elevations are based on an assumed datum as noted. Ground may be more irregular than contours indicate.

Distances are expressed in feet and decimals thereof.

The cross symbol (x) marks the horizontal position of the spot elevation shown. Tree symbols indicating tree trunk and tree canopy are drawn to scale based on approximate trunk and canopy diameters.

Sufficient boundary ties were made to graphically show existing features however a complete boundary survey was not performed.

The Project Data Summary Table and the Cut & Fill Area Calculation and related inset map shown hereon were provided by Bierman Hydrogeologic. The proposed drilling pad and well site locations were surveyed utilizing marks set by others.



MCFARLAND
NO SITE ADDRESS
APN: 419-261-016

DENSE
TREES

DENSE
TREES

DENSE
TREES

Proposed
well site

Proposed
drilling pad
(See inset)

9345 SYCAMORE CANYON RD.
APN: 419-261-018

1" iron pipe marked
"RCE M325"

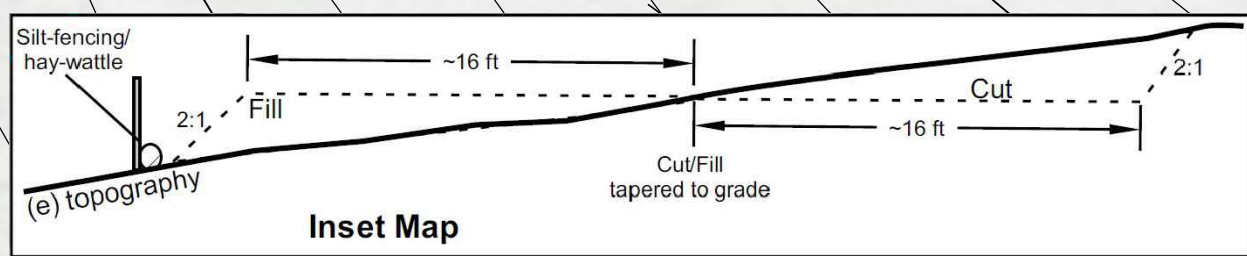
Basis of Bearings
S39° 47' 38"W 392.92 (41)
S39° 47' 38"W 392.92

N87° 52' 51" W 198.16

NO SITE ADDRESS
APN: 419-261-015

Cut / Fill Area

670 sq. ft. cut / 670 sq. ft. fill w/ 2:1 slope on cut and fill sides
Cut: 2-ft. deep on uphill side tapering to grade on downhill side
Fill: Grade on uphill side, filled to 2-ft. feet on downhill side to create roughly 32-ft. by 42-ft. long pad for drilling rig and tender equivalent to approximately 25-yd. cut and 25-yd. fill



Proposed Well Site Exhibit

9345 Sycamore Canyon Rd., APN: 419-261-016
Located in Big Sur, Monterey County, State of California

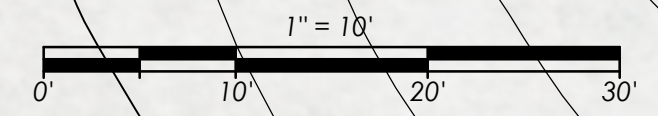
Prepared For: Fort Sufi Enterprises LLC
Requested By: Aaron Bierman, Bierman Hydrogeologic

November 2023

Rasmussen Land Surveying, Inc.
2150 Garden Road, Suite A-3, Monterey, California 93942
P: 831.375.7240 F: 831.375.2545

RLS W.O. # 2023-054 Fort Sufi Aerial

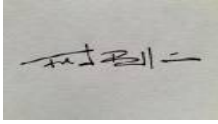
Sheet 1 of 1



Plotter On: 11/09/2023 10:30 AM File Name: G:\Shared\shores\Cut 3D Projects\2020-2029\2023 Projects\2023-054 Fort Sufi Aerial\Revised 10-30-2023 Website Map 2023-054 Fort Sufi

Please phone or email if you have any questions or require further analysis.

Sincerely,

A small, square, grayscale image of a handwritten signature in black ink on a light background. The signature appears to be 'Fred Ballerini' written in a cursive style.

Fred Ballerini
Consulting Biologist

- END -