Exhibit F

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THOMPSON
WILDLAND MANAGEMENT
Environmental Management & Conservation Services
International Society of Arboriculture Certified Arborist # WE-7468A
Department of Pesticide Regulation Qualified Applicator Lic. #QL50949 B
Environmental & Arborist Assessments, Protection, Restoration, Monitoring & Reporting
Wildland Fire Property Protection, Fuel Reduction & Vegetation Management
Invasive Weed Control, and Habitat Restoration & Management
Soil Erosion & Sedimentation Control
Resource Ecologist

July 24, 2025

Tedford property
31525 Highway 1
Carmel Highlands, CA. 93923
APN: 243-221-030-000
PLN220053

Subject: Biological Impact Assessment for 31525 Highway 1 in the Carmel Highlands

Per the request of the property owner and in response to non-permitted grading activities that occurred in the summer of 2021 and 2022 in preparation for the construction of a putting green and rock drainage swale on the property located at 31525 Highway 1 in the Carmel Highlands (APN: 243-221-030), a biological assessment was recently conduced on June 26, 2025 to evaluated impacts associated with vegetation clearing and grading activities involved with this project. More specifically, the purpose of this biotic assessment was to determine the presence or absence of sensitive and protected biological resources that have the potential of occurring on the subject parcel, as well as to provide any mitigation or remediation recommendations and/or resource protection and preservation best management practices (BMP's) that may be necessary.

It should be noted that based on this assessment it does not appear that sensitive habitat (e.g., ESHA) and/or protected species or resources were significantly impacted or adversely affected by vegetation clearing and grading activities that occurred during this project. Photographs depicting property features, characteristics and structures are located at the end of the report (refer to attached aerial image map and photos, *Figures 1-13*) and the project architect will provide the plans and design details for this project. Findings and recommendations are provided herein.

This *wildland-urban interface* (WUI) property located within the Victorine Ranch gated community is on a west facing slope to the east of Highway 1 and is less than a quarter mile from the coastline. Habitat types occurring on or adjacent to the subject parcel include coastal scrub, sagebrush scrub and central maritime chaparral, with several Monterey cypress (*Hesperocyparis macrocarpa*) and Monterey pine (*Pinus radiata*) trees also inhabiting the property and the

surrounding community (refer to attached aerial image map and photos, *Figures 1-13*). The previously disturbed and impacted north and northwest portion of the property where non-permitted vegetation clearing and grading activities took place appears to be approximately 0.5 acres or less in size (refer to *Figures 1-6, 9, 11, 12 &13*). Vegetation removal was performed via mechanized mastication on a moderately steep west facing slope that prior to vegetation clearing operations primarily consisted of native coastal scrub flora, as well as an abundance of non-native invasive plant species that were removed from the site.

Based on vegetation currently occupying the site, as well as a few photos and video that were provided by the property owner (refer to *Figures 12 & 13*), the primary native coastal scrub type species removed and impacted during mastication operations was poison oak, coyote brush, sticky monkey flower and California sagebrush, as well as exotic species, such as ice plant (*Carpobrotus edulis*), pride-of-madeira (*Echium candicans*), French broom (*Genista monspessulana*) and jubata grass (*Cortaderia jubata*), among other common species. Adjacent areas that were not impacted by vegetation clearing and subsequent landscape development activities (i.e., the construction of an artificial turf putting green and rock drainage swale) currently consist of a variety of densely vegetated and well-established woody perennial scrub species that is characteristic of a blend of coastal scrub, sagebrush scrub and maritime chaparral habitat (refer to *Figures 1-8 & 11-13*). Per the June 26th assessment, it does not appear that protected flora and/or sensitive habitat was impacted by vegetation clearing and grading activities, and dense and healthy native scrub and chaparral habitat remains abundant, intact and viable in the areas bordering the property and project site.

Native plant species observed in the surrounding densely vegetated scrub and chaparral habitat area, as well as several native plants still occurring within the project site area, include the following: Poison oak (*Toxicodendron diversilobum*), coyote brush (*Baccharis pilularis*), chamise (*Adenostoma fasciculatum*), blue blossom ceanothus (*Ceanothus thyrsiflorus*), California sagebrush (*Artemisia californica*), black sage (*Salvia mellifera*), brittle leaf manzanita (*Arctostaphylos crustacea*), sticky monkey flower (*Mimulus aurantiacus*), toyon (*Heteromeles arbutifolia*), coast silk-tassel (*Garrya elliptica*), deer weed (*Acmispon glaber*), wood mint (*Stachys bullata*), common yarrow (*Achillea millefolium*) and Pacific blackberry (*Robus ursinus*), among other native plant species. Additionally, the previously mentioned mature Monterey cypress (*Hesperocyparis macrocarpa*) and Monterey pine (*Pinus radiata*) trees are also inhabiting the property, but are less common and abundant compared to the above mentioned lower growing woody perennial scrub and chaparral type species.

Common non-native invasive plant species occurring at the site that should be controlled and managed using best management practices (BMP's), include ice plant (*Carpobrotus edulis*), pride-of-madeira (*Echium candicans*), Italian thistle (*Carduus pycnocephalus*), poison hemlock (*Conium maculatum*), sticky eupatorium (*Ageratina adenophora*), French broom (*Genista monspessulana*), jubata grass (*Cortaderia jubata*) and several species of exotic grasses, among other weed type species (refer to *Figures 5, 6 & 9-13*). Invasive plant management BMP's include properly timed and implemented manual removal and/or targeted and selective chemical

control treatments using an appropriate and effective herbicide that is safely and properly applied to target noxious weed species. Desirable and non-target native plant species should be preserved and protected.

Per the field assessment and a review of a video and a few photos that was taken by the property owner at the time of mastication operations, it does not appear that ESHA or other protected species or sensitive resources were significantly impacted by vegetation clearing operations that occurred in preparation for the construction of the putting green and the rock drainage swale. The most sensitive and significant ecological resource bordering the property and project site is maritime chaparral habitat that is also occurring in proximity to coastal scrub and sagebrush scrub habitat (refer to *Figures 1-8 & 11-13*). Adjacent native maritime chaparral and scrub habitat remains healthy, viable and intact, and provides good native plant diversity and wildlife habitat.

Special status plant and animal species identified in the *California Natural Diversity Database* (CNDDB) that have the potential of inhabiting the parcel and surrounding vegetation community were not observed or detected during the property assessment and none of these species are known to occur on the subject property. These sensitive and protected fauna and flora identified in the CNDDB include the following species: California red-legged frog (*Rana draytonii*), California tiger salamander (*Ambystoma californiense*), Smith's blue butterfly (*Euphilotes enoptes smithi*), sea cliff buckwheat (*Eriogonum parvifolium*), Monterey gilia (*Gilia tenuiflora ssp. arenaria*), Yadon's piperia (*Piperia yadonii*), Monterey clover (*Trifolium trichocalyx*), Hickman's potentilla (*Potentilla hickmanii*), Hooker's manzanita (*Arctostaphylos hookeri***)**, little sur manzanita (*Arctostaphylos edmundsii*), sandmat manzanita (*Arctostaphylos pumila*), Carmel Valley bush mallow (*Malacothamnus palmeri var. involucratus*), Eastwood's goldenbush (*Ericameria fasciculata*) and Gowen cypress (*Cupressus goveniana ssp. goveniana*). Additionally, actively nesting birds were not observed on or adjacent to the property during the site evaluation.

It should also be pointed out that the vegetation clearing and fuel reduction operations that occurred also served to expand the size of the reduced fuel zone and defensible space perimeter to the north and northwest of the home and to the west of the guesthouse, which has assisted in improving fire protection and defensible space for this WUI property that in recent years has been threatened by a significant wildland fire event that occurred in the area. Additionally, this improved defensible space zone is also serving to comply with *California Public Resources Code 4291* and current firesafe principals and BMP's, while still preserving and sustaining adjacent coastal scrub and maritime chaparral habitat.

Based on the findings of this biotic assessment, there should be minimal and insignificant concerns regarding past vegetation clearing operations, as well as properly executed vegetation management and fuel reduction activities (e.g., mastication operations) that should take place in the future in order to maintain adequate defensible and reduced fuel loads on the subject property. However, it should be noted that adjacent maritime chaparral habitat should be

preserved and protected during any future fuel reduction and vegetation management operations. Additionally, significant removal of vegetation, such as woody perennial coastal scrub type flora, should be avoided during the nesting bird season, which in Monterey County begins as early as February and continue through August. The optimal time to perform fuel reduction activities in order to avoid and minimize impacts to ecological resources, including nesting birds, is in the fall through early winter season, the exception being the mowing of dry non-native annual grasses and exotic broadleaf weeds, which should occur in the mid- to late-spring months.

Lastly, non-native invasive plants that were addressed earlier in the report should be properly identified and effectively controlled and managed on a annual or as needed basis (i.e., preferably during the spring season) in order to assist in protecting, preserving and improving native plant diversity and habitat, as well as to reduce combustible fuel loads and maintain an effective defensible space zone. Other than the recommendations provided in this report of effectively controlling and managing exotic and habitat degrading invasive plants and performing properly timed fuel reduction operations in the future to avoid impacting nesting birds, no further mitigation, remediation or restoration actions should be required or necessary at this time due to healthy functioning ecological processes, as well as native plant populations and vegetation communities (e.g., coastal scrub, sagebrush scrub and maritime chaparral habitat) currently being healthy, sound, intact and stable in the areas adjacent to the property and project site.

Best regards,

Rob Thompson *July 24, 2025*
Resource Ecologist Date
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Figure 1. Area of concern that was impacted by non-permitted grading activities is located within yellow rectangular shaped area.

Figure 2. View of maritime chaparral from road above property. Chaparral and coastal scrub habitat is located adjacent to the subject parcel.

Figure 3. View of putting green area consisting of artificial turf and rock drainage swale that was constructed.

Figure 4. Another view of impacted area and adjacent coastal scrub and maritime chaparral habitat that was not impacted by project operations.

Figure 5. View of putting green and rock drainage swale project area with coastal scrub and maritime chaparral habitat bordering the site. Foreground area is dominated by non-native invasive ice plant.

Figure 6. Another view of putting green and rock swale area with adjacent intact and healthy habitat. Exotic Echium dominates the foreground.

Figure 7. Adjacent habitat consisting of a blend of coastal scrub, sagebrush scrub and maritime chaparral.

Figure 8. Coastal scrub and sagebrush scrub is more dominant to the west of the project site.

Figure 9. View of the main house site from the putting green area. Cypress and pine trees are scattered throughout the property.

Figure 10. ADU/guesthouse is located upslope of the putting green and rock drainage swale area. Exotic ice plant is common at the site.

Figure 11. Exotic jubata grass (foreground) and pride of madeira (background) is occurring near the putting green.

Figure 12. Photo provided by property owner of vegetation clearing operations that was performed by a skid steer masticator in 2021. This area that was cleared in preparation for the putting green, rock drainage swale and to improve defensible space for the property was dominated by poison oak, coyote brush (i.e., coastal scrub flora) and non-native species, such as ice plant.

Figure 13. View of cleared area in 2021 in preparation for the construction of the putting green and rock drainage swale. Red arrow identifies invasive ice plant population that was removed.

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