

**Before the Housing and Community Development Chief of Planning
in and for the County of Monterey, State of California**

In the matter of the application of:

EASTWOOD MARGARET TR (PLN240135)

RESOLUTION NO. 24-036

Resolution by the Monterey County HCD Chief of Planning:

- 1) Finding the project qualifies for a Class 33 Categorical Exemption pursuant to Section 15333 of the CEQA Guidelines and no exceptions pursuant to Section 15300.2 can be made; and
- 2) Approving a Restoration Permit to remediate the disturbance of a 250 foot construction access road (approximately 2,000 square feet) within an Environmentally Sensitive Habitat Area and 750 feet of a known archaeological resource.

[PLN240135, Eastwood Margaret Tr, 3172 17 Mile Drive, Pebble Beach, Del Monte Forest Land Use Plan (APN: 008-491-023-000)]

**CORRECTED| September 24, 2024
(This resolution corrects the previous
resolution mailed on September 20, 2024)**

The EASTWOOD MARGARET TR application (PLN240135) came on for an administrative hearing before the Monterey County Chief of Planning on September 4, 2024. Having considered all the written and documentary evidence, the administrative record, the staff report, written testimony, and other evidence presented, the Chief of Planning finds and decides as follows:

FINDINGS

1. **FINDING:** **CONSISTENCY** – The Project, as conditioned, is consistent with the applicable plans and policies, is feasible, and does not have the potential to endanger the public health, safety and welfare.
EVIDENCE: a) During the course of review of this application, the project has been reviewed for consistency with the text, policies, and regulations in:
 - the 1982 Monterey County General Plan;
 - Del Monte Forest Land Use Plan (DMF LUP);
 - Monterey County Coastal Implementation Plan, Part 1, Zoning Ordinance (Title 20); and
 - Monterey County Coastal Implementation Plan, Part 5, Regulations for Development in the Del Monte Forest Land Use Plan Area (DMF CIP).No conflicts were found to exist. No communications were received during the course of review of the project indicating any inconsistencies with the text, policies, and regulations in these documents.
b) Existing Condition. The 2.016-acre parcel borders the Pacific Ocean on the west and 17 Mile Drive on the east. It is undeveloped and covered with native vegetation and trees. The site begins at mean higher high water (MHHW) on a coastal bluff then gently slopes up to 17 Mile Drive. There is currently an unpermitted 250 foot linear construction

access road, where all understory vegetation was removed, with bare ground remaining. An emergency erosion control permit was obtained from the County of Monterey Planning Department (PLN240025, Resolution No. 24-004) to install erosion control measures, consisting of hand placed jute netting and silt fencing, necessary to stabilize the road conditions during the rainy 2024 winter season. Erosion control measures were installed on March 14, 2024. The habitat is made up of two main vegetation communities including Monterey cypress (*Cupressus macrocarpa*) forest and coastal bluff scrub. There were multiple special status species observed onsite and near the area of disturbance during the biologist's site survey (LIB240185). The Monterey cypress forest includes a dense canopy of Monterey cypress trees with occurrences of Monterey pine. The understory is dominated by seaside daisy, associate species Douglas iris, bedstraw, blue eyed grass, blue wild rye, California brome, hedge nettle, paintbrush, and nonnative iceplant. The coastal bluff scrub habitat included low to no cover of Monterey cypress and an understory dominated by saltgrass and nonnative iceplant with associate species seaside daisy, fleshy jaumea, California orache, and gum plant. There is a small wetland that runs from the southern neighboring property to the northern edge of the subject property, characterized by dense wetland vegetation including rushes and sedges. The roadcut itself has little to no vegetation growth.

- c) Project Scope. In accordance with Condition No. 3 of Resolution No. 24-004, the applicant has applied for a restoration permit to revegetate the disturbed area and establish Monterey cypress forest understory. The project consists of restoring the 250 foot linear road cut (approximately 2,000 square feet) to its pre-violation condition which involves collecting seeds from local sources, removing non-native plant species, planting of native Monterey cypress forest understory and coastal bluff plant species, and subsequent monitoring efforts. To achieve the proposed restoration, the applicant/owner shall fully adhere to the Restoration Plan (see Finding 2, Evidence "b" and as attached) prepared by qualified biologist, Nolan Kennedy of the EMC Planning Group. The goal of the Restoration Plan is to restore and enhance native habitats within the disturbed area along the south side of the property. The Restoration Plan includes a three-year monitoring and maintenance program which includes annual monitoring reports prepared by the project biologist, these reports shall be submitted to HCD-Planning for review and approval. At the end of the third year, the project biologist shall prepare and submit a Final Monitoring Report detailing the results of the annual monitoring and establish whether the success criteria detailed in the Restoration Plan have been met. If the success criteria are not met, the project biologist shall recommend appropriate measures and timing to bring the project into compliance. See Condition of Approval No. 4.
- d) Allowed Use. The property is located at 3172 17 Mile Drive, Pebble Beach (Assessor's Parcel Number APN: 008-491-023-000), within the Del Monte Forest Land Use Plan. The parcel is zoned Low Density Residential, 2 acres per unit, with Design Control district overlay in the Coastal Zone or "LDR/2-D (CZ)." The property is currently

undeveloped with the exception of the unpermitted roadcut. The granting of this Restoration Permit would allow approximately 2,000 square feet of project site to be restored its pre-violation state. In accordance with MCC section 20.90.130, the Director of Planning is authorized to take actions deemed necessary or expedient to enforce and secure compliance with the provisions of Title 20, including ordering restoration of a site to its pre-violation state. Issuance and adherence to this Restoration Permit would fully abate the violation.

- e) Violation. In September 2023, it was discovered by the property owner that an access road for the neighboring construction was graded on their property without authorization by them or local approval. Although there is no active HCD-Code Enforcement case on the subject property, grading of this access road would have required the granting of a Coastal Development Permit. Therefore, this unpermitted work is in violation of Monterey County Code. Pursuant to Monterey County Code (MCC) section 20.90.130, no application for a discretionary land use permit shall be deemed complete while there is a violation on said property until that property has been restored to its pre-violation state. "Restoration" of the property shall include, but not be limited to, the replanting of native plants and trees and the reconstruction of natural features of the land which have been removed or changed in violation of County ordinances regulating vegetation removal. See Finding 4 and supporting evidence.
- f) Lot Legality. The subject property was created through a lot line adjustment (LL91-42) that was approved by the County in 1992 (Resolution Number: MS 92007). The lot has not undergone any lot line adjustments, subdivisions or mergers since the approved adjustment in 1992. The lot is shown in its current size and configuration on the Lot Line Adjustment Map prepared by Bestor Engineers Inc. on January 16th, 1992. Therefore, the subject parcel is considered a legal lot of record.
- g) Environmentally Sensitive Habitat Area (ESHA). Monterey cypress habitat is specified in the DMF LUP Environmentally Sensitive Habitat Area Policy 20, Land Use and Development Policy 72, and the DMF CIP, as an important, valuable and sensitive habitat that should be protected. In accordance with section 20.147.040 of the DMF CIP, a biological survey was prepared for this project (LIB240185). This survey identified native special-status trees onsite, Monterey cypress and Monterey pine; no special-status animal species were observed. However, the biologist recommended a pre-construction survey and monitoring of the revegetation area immediately before and during the plant installation to ensure no special-status animal species, such as the Northern California legless lizard, are within the vicinity of installation activities (Condition No. 4). Successful implementation of the Restoration Plan will restore the Monterey cypress and coastal bluff scrub habitat back to its pre-violation state, providing biological features essential to its conservation. This would result in reverting the property back to an undeveloped lot. Therefore, DMF CIP section 20.147.040.D.2.c.2.e, requiring a 2 to 1 restoration enhancement off-site does not apply in this case.

- h) Archaeological Resources. The subject parcel is located in a highly sensitive area for archaeological resources. Multiple archaeological reports have been prepared for this property and adjacent properties, including one in 1991 prepared by Gary Breschini, one in 2007 also prepared by Gary Breschini and the most recent one in 2023, prepared by Susan Morely (LIB230325). These reports consistently identify archaeological resources on the subject property. To avoid potential impacts to these known resources, an archaeological monitor will be present during all ground disturbance activities involved with the restoration of the site (Condition No. 3). The ground disturbance activities will be limited to hand removing non-native iceplant and digging planting basins measuring six-inches wide by six-inches deep to install the native plants. The basins will then be backfilled with excess loosened soil to accommodate the root crown of the plants.
- i) Site Inspection. Staff reviewed aerial imagery of the site as well as the photos provided by the biologist to verify that the project on the subject parcel conforms to the plans, policies, and regulations discussed above.
- j) The application, restoration plan, and related support materials submitted by the project applicant to Monterey County HCD-Planning for the proposed restoration are found in Project File PLN240135.

2. FINDING: **SITE SUITABILITY** – Following the restoration of the project site, the subject property shall be considered in compliance with all rules and regulations pertaining to zoning uses and any other applicable provisions of the Monterey County Zoning Ordinance Title 20.

- EVIDENCE:**
- a) The project has been reviewed for site suitability by the following departments and agencies: HCD-Planning, HCD-Environmental Services and Monterey County Environmental Health Bureau. County staff reviewed the application materials and plans to verify that the project on the subject site conforms to the applicable plans and regulations, and there has been no indication from these departments/agencies that the site is not suitable for the proposed restoration. Recommended conditions of approval have been incorporated.
 - b) Monterey cypress and coastal bluff scrub habitats have been impacted by previous unpermitted activities. The following report has been prepared to fully restore the property and address this impact:
 - Biological Resource Evaluation and Restoration Plan (LIB240185) prepared by Nolan Kennedy, Monterey, CA, March 28, 2024.
 The above-mentioned technical report was prepared by an outside consultant indicate that there are no physical or environmental constraints that would indicate that the site is not suitable for the proposed restoration. County staff has independently reviewed these reports and concurs with their conclusions.
 - c) Staff reviewed aerial imagery of the site as well as the photos provided by the biologist to verify that the site is suitable for this use.
 - d) The application, restoration plan, and related support materials submitted by the project applicant to Monterey County HCD-Planning for the proposed restoration are found in Project File PLN240135.

3. **FINDING:** **HEALTH AND SAFETY** – The establishment of the proposed Restoration Plan will not under the circumstances of this particular case, be detrimental to the health, safety, peace, morals, comfort, and general welfare of persons residing or working in the neighborhood of such proposed activity or be detrimental or injurious to property and improvements in the neighborhood or to the general welfare of the County.

- EVIDENCE:**
- a) The project was reviewed by HCD-Planning, HCD-Environmental Services and Monterey County Environmental Health Bureau. The respective agencies have recommended conditions where appropriate to ensure the project will not have an adverse effect on the health, safety, and welfare of persons either residing or working in the neighborhood.
 - b) The residential property is currently undeveloped and does not utilize and onsite utilities.
 - c) Staff reviewed aerial imagery of the site as well as the photos provided by the biologist to verify that the site is suitable for this use.
 - d) The application, restoration plan, and related support materials submitted by the project applicant to Monterey County HCD-Planning for the proposed restoration are found in Project File PLN240135.

4. **FINDING:** **VIOLATIONS** - The subject property currently out of compliance with County Code as unpermitted grading and vegetation removal occurred within 750 feet of known archaeological resources and within Environmentally Sensitive Habitat Areas. As a result of this action to restore the property to its pre-violation state, the subject property shall be considered in compliance with rules and regulations pertaining to zoning uses, subdivision, and any other applicable provisions of the Monterey County Zoning Ordinance Title 20.

- EVIDENCE:**
- a) The subject property owner self-reported the unpermitted development on their property and volunteered to restore it to its pre-violation state. There is no open code enforcement case related to this unpermitted development.
 - b) This Restoration Plan has been reviewed and approved by the HCD Chief of Planning. A construction access road was created without permission of the property owners or a permit and impacted environmentally sensitive habitat areas. In compliance with Condition of Approval No. 3 under PLN240025, the homeowner has applied to restore approximately 2,000 square feet of Monterey cypress and coastal bluff scrub habitat to its pre-violation state, including the removal of non-native plant species, planting of native plant species, and subsequent monitoring efforts. Implementation of said plan, with the restoration complete will abate the violation. No additional discretionary or ministerial permits from the HCD-Planning or Building are needed to rectify the violation.
 - c) Staff reviewed aerial imagery of the site as well as the photos provided by the biologist and researched County records to assess the violations on the subject property and how proposed activities would address them.
 - d) The application, restoration plan, and supporting materials submitted by the project applicant to Monterey County HCD-Planning for the

proposed restoration are found in Project File PLN240135.

- 5. FINDING:** **CEQA (Exempt)** - The project is categorically exempt from environmental review and no unusual circumstances were identified to exist for the proposed project.
- EVIDENCE:**
- a) California Environmental Quality Act (CEQA) Guidelines Section 15333 categorically exempts small habitat restoration projects less than 5 acres in size.
 - b) The proposed project includes the restoration of a 2,000 square foot portion of Monterey cypress and coastal bluff scrub habitat. As conditioned and designed, the proposed restoration project does not pose any significant impacts to endangered, rare, or threatened species, or their habitat. No hazardous materials are known to exist at, or around, the project site and no earth movement is proposed that could disturb such materials. The project will restore the disturbed Monterey cypress and coastal bluff scrub habitats to their pre-violation state and may enhance the habitat value. Therefore, the project meets the Class 33 Categorical Exemption requirements.
 - c) As the project site contains known archaeological resources, an archaeological monitor will be onsite during all ground disturbance activities to ensure there are no significant impacts to archaeological resources (Condition No. 3).
 - d) None of the exceptions under CEQA Guidelines Section 15300.2 apply to this project. The project is not a class 3, 4, 5, 6, or 11 exemptions, which qualifies by consideration of project location. Restoration of the project site to its pre-violation condition would not contribute to any potentially significant cumulative impact as the result of implementation would restore the Monterey cypress forest understory improving the habitat. There are no unusual circumstances affecting the property or the proposed project which would create the reasonable possibility implementation would have a significant effect on the property. As demonstrated in Finding 1 and supporting evidence, the goal of the restoration plan is to remediate the disturbed area resulting in an improved habitat similar to the surrounding undisturbed area. The restoration project would not damage any scenic resources and the site is not known to be included on the hazardous site list compiled pursuant to Section 65962.5. There are no identified historical resources on the property which would be impacted by the execution of the project. As demonstrated in Finding 1, Evidence "h", an archaeological monitor will be onsite to ensure ground disturbance will not impact unknown resources accidentally uncovered.
 - e) See Finding Nos. 1 and 2 and supporting evidence.
 - f) Staff did not identify any potential adverse impacts staff review of the development application, aerial imagery of the site or the photos provided by the biologist.
 - g) The application, restoration plan, and related support materials submitted by the project applicant to Monterey County HCD-Planning for the proposed restoration are found in Project File PLN240135.
- 6. FINDING:** **APPEALABILITY** - The decision on this project may be appealed to

- the Board of Supervisors and the California Coastal Commission.
- EVIDENCE:** a) MCC section 20.86.030 states an appeal may be made to the Board of Supervisors by any public agency or person aggrieved by a decision of an Appropriate Authority other than the Board of Supervisors.
- b) Pursuant to Title 20 section 20.86.080, the project is appealable to the California Coastal Commission because the project site is between the first through public road and the sea.

DECISION

NOW, THEREFORE, based on the above findings and evidence, the HCD Chief of Planning does hereby:

- 1) Find that the project qualifies for a Class 33 Categorical Exemption pursuant to CEQA Guidelines Section 15333 and there no exceptions to the exemption pursuant to Section 15300.2 can be made; and
- 2) Approve a Restoration Permit to remediate the disturbance of a 250 foot construction access road (approximately 2,000 square feet) within an Environmentally Sensitive Habitat Area and 750 feet of a known archaeological resource.

PASSED AND ADOPTED this 4th day of September, 2024.

DocuSigned by:

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Melanie Beretti, AICP
HCD, Chief of Planning

COPY OF THIS DECISION MAILED TO APPLICANT ON DATE **SEPTEMBER 20, 2024.**

THIS APPLICATION IS APPEALABLE TO THE BOARD OF SUPERVISORS.

IF ANYONE WISHES TO APPEAL THIS DECISION, AN APPEAL FORM MUST BE COMPLETED AND SUBMITTED TO THE CLERK TO THE BOARD ALONG WITH THE APPROPRIATE FILING FEE ON OR BEFORE **SEPTEMBER 30, 2024.**

THIS PROJECT IS LOCATED IN THE COASTAL ZONE AND IS APPEALABLE TO THE COASTAL COMMISSION. UPON RECEIPT OF NOTIFICATION OF THE FINAL LOCAL ACTION NOTICE (FLAN) STATING THE DECISION BY THE FINAL DECISION MAKING BODY, THE COMMISSION ESTABLISHES A 10 WORKING DAY APPEAL PERIOD. AN APPEAL FORM MUST BE FILED WITH THE COASTAL COMMISSION. FOR FURTHER INFORMATION, CONTACT THE COASTAL COMMISSION AT (831) 427-4863 OR AT 725 FRONT STREET, SUITE 300, SANTA CRUZ, CA.

This decision, if this is the final administrative decision, is subject to judicial review pursuant to California Code of Civil Procedure Sections 1094.5 and 1094.6. Any Petition for Writ of Mandate must be filed with the Court no later than the 90th day following the date on which this decision becomes final.

NOTES

1. This permit expires 3 years after the above date of granting thereof unless construction or use is started within this period.

County of Monterey HCD Planning

Conditions of Approval/Implementation Plan/Mitigation Monitoring and Reporting Plan

PLN240135

1. PD001 - SPECIFIC USES ONLY

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: This Restoration permit (PLN240135) allows restoration to remediate the disturbance of a 250 foot construction access road (approximately 2,000 square feet) within an Environmentally Sensitive Habitat Area and 750 feet of a known archaeological resource. The property is located at 3172 17 Mile Drive (Assessor's Parcel Number 008-491-023-000), Del Monte Forest Land Use Plan. This permit was approved in accordance with County ordinances and land use regulations subject to the terms and conditions described in the project file. Neither the uses nor the construction allowed by this permit shall commence unless and until all of the conditions of this permit are met to the satisfaction of the Director of HCD - Planning. Any use or construction not in substantial conformance with the terms and conditions of this permit is a violation of County regulations and may result in modification or revocation of this permit and subsequent legal action. No use or construction other than that specified by this permit is allowed unless additional permits are approved by the appropriate authorities. To the extent that the County has delegated any condition compliance or mitigation monitoring to the Monterey County Water Resources Agency, the Water Resources Agency shall provide all information requested by the County and the County shall bear ultimate responsibility to ensure that conditions and mitigation measures are properly fulfilled. (HCD - Planning)

Compliance or Monitoring Action to be Performed: The Owner/Applicant shall adhere to conditions and uses specified in the permit on an on-going basis unless otherwise stated.

2. PD002 - NOTICE PERMIT APPROVAL

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: The applicant shall record a Permit Approval Notice. This notice shall state:
"A Restoration Permit (Resolution Number 24-036) was approved by the Chief of Planning for Assessor's Parcel Number 008-491-023-000 on September 4, 2024. The permit was granted subject to 4 conditions of approval which run with the land. A copy of the permit is on file with Monterey County HCD - Planning."

Proof of recordation of this notice shall be furnished to the Director of HCD - Planning prior to issuance of grading and building permits, Certificates of Compliance, or commencement of use, whichever occurs first and as applicable. (HCD - Planning)

Compliance or Monitoring Action to be Performed: Prior to the issuance of grading and building permits, certificates of compliance, or commencement of use, whichever occurs first and as applicable, the Owner/Applicant shall provide proof of recordation of this notice to the HCD - Planning.

3. PD003(B) - CULTURAL RESOURCES POSITIVE ARCHAEOLOGICAL REPORT

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: If archaeological resources or human remains are accidentally discovered during construction, the following steps will be taken:

There shall be no further excavation or disturbance of the site or any nearby area reasonably suspected to overlie adjacent human remains until the coroner of the county in which the remain are discovered must be contacted to determine that no investigation of the cause of death is required.

If the coroner determines the remains to be Native American:

- The coroner shall contact the Native American Heritage Commission and HCD - Planning within 24 hours.
- The Native American Heritage Commission shall identify the person or persons from a recognized local tribe of the Esselen, Salinan, Costonoans/Ohlone and Chumash tribal groups, as appropriate, to be the most likely descendant.
- The most likely descendant may make recommendations to the landowner or the person responsible for the excavation work, for means of treating or disposing of, with appropriate dignity, the human remains and any associated grave goods as provided in Public Resources Code Section 5097.9 and 5097.993, Or

Where the following conditions occur, the landowner or his authorized representatives shall rebury the Native American human remains and associated grave goods with appropriate dignity on the property in a location not subject to further subsurface disturbance:

1. The Native American Heritage Commission is unable to identify a most likely descendant or the most likely descendant failed to make a recommendation within 24 hours after being notified by the commission.
2. The descendant identified fails to make a recommendation; or
3. The landowner or his authorized representative rejects the recommendation of the descendant, and the mediation by the Native American Heritage Commission fails to provide measures acceptable to the landowner.

(HCD - Planning)

Compliance or Monitoring Action to be Performed: Prior to commencement of work, the Owner/Applicant shall submit the contract with a Registered Professional Archaeologist to HCD-Planning for review and approval demonstrating that archaeological monitoring services will be provided throughout ground disturbing activities, including installation of erosion control measures.

Upon completion of work, the Applicant/Owner shall submit a report or letter from the archaeologist summarizing their provided services, whether resources were found, and what recommendation were implemented in the event of discovery.

4. PDSP001 - REVEGETATION PLAN & MONITORING

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: No later than 90 days after the issuance of this Restoration Permit, the Applicant/Owner shall undertake the immediate remediation efforts detailed in PLN240135. All restoration work of the subject site shall be undertaken and executed in a manner consistent with the restoration work detailed in PLN240135 and the restoration plan prepared for the project, LIB240185, dated 03/28/24. Accordingly, restoration of the subject property's riverbank shall be completed in three phases: 1) invasive species removal; 2) re-vegetation and planting of native species; and 3) monitoring and maintenance. The Applicant/Owner shall enter into an agreement with a qualified biologist to ensure that all restoration goals and objectives, maintenance, and recommendations of LIB240185 are adhered to. The project biologist shall conduct a pre-restoration special status species survey, monitor on-site activities for the duration of work, as prescribed under this Restoration Permit (removal of invasive species and other unsuitable plant species and the replanting of riverbank with native species), and will provide on-going monitoring for three years after the completion of work. The first annual monitoring event will occur at the end of the first growing season following plant installation with annual monitoring visits conducted for two additional years. An Annual Monitoring Report will be submitted to the permitting agencies by February 1 following each monitoring year. Monitoring Reports will present the findings of the annual field surveys relative to the performance standards in the monitoring plan. At the end of the three -year monitoring period, the Project Biologist will prepare a report that describes the results of the monitoring, initial and ongoing maintenance activities, evaluates the results of the qualitative sampling, and provides recommendations for on-going management of the area. The success criteria are as follows: less than 5% nonnative cover on entire habitat restoration zone at the end of year 3 and 70% survival of all planted native species after 3 years. If during the monitoring period installed native plants do not survive, the Project Biologist shall document such occurrence and replace the species appropriately within the next rainy season. If success criteria are met, the monitoring and maintenance period will be concluded, and ongoing maintenance recommendations are encouraged. If success criteria are not met, the Project biologist will contact HCD-Planning and recommend appropriate measures to the Applicant/Owner. The Applicant/Owner shall adhere to additional remediation measures.
(HCD-Planning)

**Compliance or
Monitoring
Action to be
Performed:**

Within 90 days after the issuance of this Restoration Permit, the Owner/Applicant shall submit to HCD-Planning a copy of a signed contract between the Owner/Applicant and a qualified biologist (Project Biologist) indicating that the Project Biologist will a conduct pre-restoration special status species survey, monitor on-site activities for the duration of restoration activities, remove invasive species (Phase 1), plant native species (Phase 2), provide on-going monitoring and maintenance for three years after the completion of restoration work (Phase 3), and prepare reports at that the conclusion of each Phase.

Within 30 days of completion of Phase 1, the Project Biologist shall prepare and submit to HCD-Planning for review and approval, a report indicating whether all non-native and invasive species have been removed from the restoration area and if additional remediation is required. Phase two shall then commence.

Within 30 days of completion of Phase 2, the Project Biologist shall prepare and submit to HCD-Planning for review and approval, a report confirming that all replanting and re-vegetation activities as detailed in LIB240185 have successfully occurred, and such plantings shall be monitored for three years.

At the end of the first growing season following plant installation, the Project Biologist shall prepare and submit the 1st year Monitoring Report to HCD-Planning for review and approval. This report shall include evidence of monitoring/site visits by the Project Biologist and detail the qualitative and quantitative data that has been collected to track the progress of the restoration efforts. The Applicant/Owner shall adhere to any maintenance recommendations/remediation of the 1st year Monitoring Report. The 2 year report shall be submitted one year after the 1st report, the Project Biologist shall prepare and submit the 2nd year Monitoring Report to HCD-Planning for review and approval. The Applicant/Owner shall adhere to any maintenance recommendations/remediation of the 2nd year Monitoring Report.

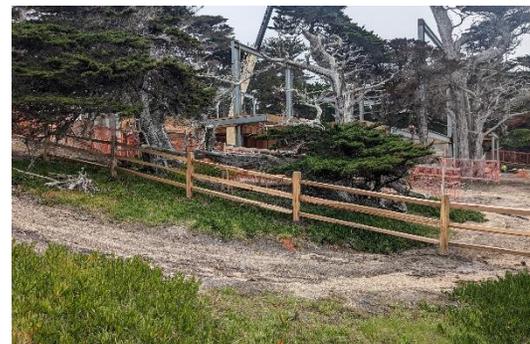
The Project Biologist shall prepare and submit a Final Monitoring Report to HCD-Planning for review and approval 3 years following the end Phase 2. This Final Report shall detail the results of the annual monitoring, evaluates the results of the qualitative sampling, determines the health and vigor of installed plants, and describes the regeneration of invasive species, initial and ongoing maintenance activities, as well as the remediation activities which occurred or need to occur. The Final Report shall establish whether the success criteria detailed in LIB240185 have been met.

Biological Resource Evaluation and Restoration Plan

3172 17 MILE DRIVE ROADCUT

Monterey County, California

March 28, 2024



Prepared by
EMC Planning Group



BIOLOGICAL RESOURCE EVALUATION AND RESTORATION PLAN

3172 17 MILE DRIVE ROADCUT

MONTEREY COUNTY, CALIFORNIA

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March 28, 2024



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1.1 Background

The 17 Mile Drive Roadcut biological resource evaluation and restoration plan seeks to remediate the unpermitted disturbance of an environmentally sensitive habitat area (ESHA) at APN: 008-491-023 in Pebble Beach, Monterey County, California. The subject lot (APN 008-491-023) is a vacant lot consisting of closed cone Monterey cypress forest and coastal bluff, is within the coastal zone, and is a known archeological site. The subject lot is accessible through the adjacent lot (APN 008-491-022) to the northwest. Both lots are owned by the same proprietor. Construction on the neighboring parcel (APN 008-491-024) to the south encroached on the project parcel and included a 250-foot unpermitted, unauthorized access roadcut through sensitive habitat. This biological assessment and restoration plan has been drafted to remediate the site to pre-activity conditions and replace the lost value and function of wildlife habitat.

The project site is located at 3172 17 Mile Drive, Pebble Beach, in unincorporated Monterey County, CA, within the United States Geographical Survey's Monterey 7.5-minute quadrangle map. [Figure 1-1, Location Map](#), shows the vicinity location of the project site.

The 2.016-acre parcel borders the Pacific Ocean on the west and 17 Mile Drive on the east. It is undeveloped and covered with native vegetation and trees. The site begins at mean higher high water (MHHW) on a coastal bluff then gently slopes up to 17 Mile Drive. [Figure 1-2, Site Photographs](#), shows the project site in detail.

The roadcut removed all understory vegetation from the disturbance zone with bare ground remaining. To prevent the loss of top soil caused by winter rains, an emergency erosion control permit was obtained through Monterey County (PLN 240025). Erosion control measures were installed on March 14, 2024.

This report provides an assessment of the biological resources and conditions at the site, making inferences to the vegetation that was disturbed, and provides a restoration plan for remediating the roadcut in compliance with Monterey County's Local Coastal Program.

The following sections document the existing habitat conditions, provide methodology and design for the restoration of the site, develop performance criteria, and present methodology for site maintenance, monitoring, and reporting.

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Project Parcels



Neighboring Parcel



Illegal Roadcut

Source: Monterey County GIS 2023, Google Earth 2023

Figure 1-1

Location Map

3172 17 Mile Drive Roadcut

Biological Resource Evaluation and Restoration Plan



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Photo 1. Transition between coastal bluff and Monterey cypress forest.



Photo 2. Road cut in Monterey cypress with absent vegetation and bare topsoil.



Photo 3. Looking northeast from the western end of the roadcut. Bare ground and erosion gullies present on disturbed slope.



Photo 4. Looking west at roadcut where disturbance reenters neighboring property.

Source: EMC Planning Group 2024

Figure 1-2 Site Photographs

3172 17 Mile Driver Roadcut
Biological Resource Evaluation and Restoration Plan



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2.0 Existing Conditions

2.1 Biological Survey

A site visit was made by EMC Planning Group biologist Rose Ashbach, MS, on March 4, 2024 to assess the conditions at the project site. Prior to conducting the field survey, Mrs. Ashbach reviewed aerial photographs, natural resource database accounts, and other relevant scientific literature. This included searching the U.S. Fish and Wildlife Service (USFWS) Endangered Species Database (USFWS 2024a), California Department of Fish and Wildlife (CDFW) California Natural Diversity Database (“CNDDDB”, CDFW 2024a), and California Native Plant Society (CNPS) Inventory of Rare and Endangered Plants (CNPS 2024) to identify special-status plants, wildlife, and habitats known to occur in the vicinity of the project site and off-site improvement locations.

The reconnaissance-level biological field survey documented existing plant communities and wildlife habitats and evaluated the potential for special-status species to occur in the project area. Biological resources were documented in field notes, including species observed, dominant plant communities, significant wildlife habitat characteristics, and riparian and wetland habitat. Qualitative estimations of plant cover, structure, and spatial changes in species composition were used to determine plant communities and wildlife habitats. Habitat quality and disturbance levels were described. Plant species were identified in the field or collected for subsequent identification. Birds were identified by visual and/or auditory recognition and mammals were identified by diagnostic signs (including scat and tracks).

2.2 Special-Status Species Database Results

A total of 26 special-status plants and 16 special-status wildlife species were recorded as occurring in the vicinity of the project site (Figure 2-1, Special-Status Species Map, Appendices A and B). Most of these species are not likely to occur due to lack of suitable habitat. Special-status plant and wildlife species with a low potential to occur on the project site include plants: Hickman's onion (*Allium hickmanii*), marsh microseris (*Microseris paludosa*), Monterey clover (*Trifolium trichocalyx*), Monterey cypress (*Cupressus macrocarpa*), Monterey pine (*Pinus radiata*), Pacific Grove clover (*Trifolium polyodon*), Pine rose (*Rosa pinetorum*), and Yadon's rein orchid (*Piperia yadonii*); and animals: Western bumblebee (*Bombus occidentalis*), Monarch butterfly (*Danaus plexippus*), and Northern California legless lizard (*Anniella pulchra*) (Appendices A and B). Although several special-status species may be present on

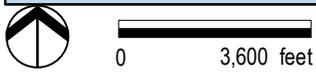
the project site, the proposed restoration activities will not disturb them. These species include: Monterey cypress, Monterey pine, angel hair lichen, Monarch butterfly, and western bumblebee.

2.3 Existing Plant/Vegetation Communities

Plant and Wildlife Habitat. Vegetation communities at the site include Monterey cypress (*Cupressus macrocarpa*) forest and coastal bluff scrub. The Monterey cypress forest includes a dense canopy of Monterey cypress trees with occasional occurrences of Monterey pine (*Pinus radiata*). The understory is dominated by seaside daisy (*Erigerion glaucus*), and associate species Douglas iris (*Iris douglasiana*), bedstraw (*Gallium* sp.), blue eyed grass (*Sisyrinchium bellum*), blue wild rye (*Elymus glaucus*), California brome (*Bromus carinatus*), hedge nettle (*Stachys bullata*), paintbrush (*Castilleja* sp.), and non-native iceplant (*Carpobrodus edulis*). The coastal bluff habitat included low to no cover of Monterey cypress and an understory dominated by saltgrass (*Distichlis spicata*) and non-native iceplant with associate species seaside daisy, fleshy jaumea (*Jaumea carnosa*), California orache (*Extriplex californica*), and gum plant (*Grindelia* sp.).

The only aquatic feature on the site is a small wetland that runs from the southern neighboring property to the northern edge of the subject property. The wetland was two to six inches in depth and characterized by dense wetland vegetation including rushes (*Juncus* sp.) and sedges (*Carex* sp.). Birds were observed and heard throughout the project parcel including: chestnut-backed chickadees (*Poecile rufescens*), black phoebe (*Sayornis nigricans*), dark eyed junco (*Junco hyemalis*), song sparrow (*Melospiza melodia*), wrenit (*Chamaea fasciata*), white-breasted nuthatch (*Sitta carolinensis*), and Bewick's wren (*Thryomanes bewickii*). Native special-status trees Monterey cypress and Monterey pine were observed onsite. No special-status animal species were observed.

The entire road cut had little to no vegetation growth. An organic layer comprised the soil surface at the upper portion of the road cut. No erosion was noted in this area. Based on the composition of plants surrounding the road cut, vegetation removed by the disturbance was likely dominated by seaside daisy. As the road cut slopes down to the west and entered into the coastal bluff area, the road cut soil becomes coarse and sandy. There is no top soil in this area. Erosion gullies were present along this slope due to exposed soil during winter precipitation. Non-native iceplant and native salt grass were likely the dominant vegetation removed from this section of the disturbance.



- ★ Project Site
- ▭ Special-Status Plants
- ▭ Special-Status Wildlife
- ⋯ 3 mile buffer

Source: ESRI 2024, CNDDDB 2024
 CRLF: California red-legged frog, FYLF: Foothill yellow-legged frog
 NCLL: Northern California legless lizard



Figure 2-1 Special-Status Species Map

3172 17 Mile Drive Roadcut
 Biological Resource Evaluation and Restoration Plan

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3.0 Revegetation Plan

3.1 Target Habitat

The goal for revegetation is the establishment of a diverse Monterey cypress forest understory at the eastern end of the road cut area, consisting of dominant seaside daisy, with associated Douglas’ iris, blue eyed grass, and hedge nettle (Table 3-1). The western portion of the roadcut will be restored to coastal bluff species with dominant saltgrass (Table 3-2).

Container plants for restoration will be limited to a few dominant species. Associate species are expected to migrate into the restoration site over time.

Table 3-1 Upper Roadcut Planting Pallet

Common Name	Scientific Name	Spacing	Number	Container Size
Seaside daisy	<i>Erigerion glaucus</i>	18” on Center	550	stubby
Douglas’ Iris	<i>Iris douglasiana</i>	18” on Center	50	4” pot
Blue eyed grass	<i>Sisyrinchium bellum</i>	18” on Center	50	stubby

Table 3-2 Lower Roadcut Planting Pallet

Common Name	Scientific Name	Spacing	Number	Container Size
Saltgrass	<i>Distichlis spicata</i>	12” on Center	300	stubby
Fleshy jaumea	<i>Jaumea carnosa</i>	12” on Center	20	stubby
Gumplant	<i>Grindelia sp.</i>	12” on Center	20	stubby

3.2 Implementation

Initial Restoration Timeline

Table 3-3, *Restoration Timeline*, details the timing of each task required during the restoration process.

Table 3-3 Restoration Timeline

Date	Activity
March 2024	Erosion Control
Summer-Fall 2024	Seed Collection
Fall – Winter 2024	Propagation of seeds in nursery
Winter 2024/25	Initial weed removal and out planting
Quarterly 2025-2027	Quarterly inspections and maintenance

Erosion Control

Per the approved erosion control plan, jute net and bio-wattles will be established throughout the disturbance area, stabilizing bare ground along the roadcut ([Appendix C](#)).

Seed Collection from Local Sources

To maintain the ecotypic adaptations of the onsite flora, seeds will be collected and propagated from local genetic stock. Seed collection will take place within the project parcel.

Collected seed will be delivered to a phytophthora free, native plant nursery with experience in propagation of Monterey area plant species. The nursery will implement Best Management Practices (BMPs) to prevent the spread of pathogens and invasive species. Propagation will begin in the late summer 2024 for delivery and out planting in December 2024.

Non-Native Plant Removal

Invasive plants within and adjacent to the restoration area will be removed by hand prior to native plant installation. These include all non-native invasive species that are currently present on the site or that were introduced to the site during the disturbance. Non-native iceplant will be removed within a ten-foot buffer on either side of the road cut to prevent encroachment into the site during the three-year establishment period.

Plant Installation Methods

Planting will occur after winter rains have soaked the ground from six-inches to one-foot in depth. This is typically from December to February.

Plants will be laid out by the project biologist in a random natural pattern throughout the restoration area. Small stubby cones and 4-inch pots will be installed in planting basins measuring six-inches wide by six-inches deep. The basins will be backfilled with excess loosened soil to accommodate the container plant. After carefully extracting the plant from the container, soil will be backfilled around the plant so that the root crown is 0.5 inches below the surrounding soil surface. Soil will be pressed down to create a small basin around each out planted container plant. This will serve to capture and concentrate precipitation to aid in natural irrigation.

All rocks greater than 3 inches in diameter will be removed from the excavated holes. Only hand tools such as shovels, rakes, and wheel barrows will be used in the installation.

Fertilizers/Herbicides/Pesticides

No fertilizers, herbicides, or pesticides will be used in the installation and maintenance of the revegetation area. No offsite mulch will be added to the restoration area.

Irrigation

All plants will be installed in the winter months to utilize natural precipitation to irrigate restoration plants. If precipitation is not sufficient, supplemental irrigation may be required during the 3-year plant establishment. Supplemental irrigation may include an above ground temporary irrigation system or manual watering by landscapers.

3.3 Maintenance

Establishment Period

Plantings will require maintenance during a three-year establishment period following initial restoration. Maintenance during the three-year period will include irrigation, weed control, and dead plant replacement as needed. Quarterly site inspections, and annual monitoring by a qualified biologist will guide maintenance actions necessary to meet performance criteria. Maintenance will occur quarterly or on an as needed basis at the discretion of the project biologist.

Irrigation

All plants will be installed in the winter months to utilize natural precipitation to irrigate restoration plants. If precipitation is not sufficient, supplemental irrigation may be required during the three-year plant establishment. Supplemental irrigation may include an above ground temporary irrigation system or manual watering by landscapers.

Invasive Plant Control

Planting areas will require invasive plant control during the three-year plant establishment period. All weed removal will be done by hand-pulling and without the use of herbicides. A qualified biologist will assess the type, distribution, and abundance of invasive plant species during quarterly inspection and, when warranted, recommend effective control measures. Invasive weed removal tends to occur more frequently in the spring or early in the year, before the weeds go to seed or become established. Weed removal will likely include non-native iceplant and annual grasses.

Natural Recruitment

Native plant species which naturally establish in the planting areas will be identified and avoided during weed control activities.

Trash Removal

During the three-year plant establishment period trash deposited within and immediately around the planting area will be removed when maintenance activities are performed.

Remedial Actions

Remedial actions are required if restoration progress is not on track to meet the required performance criteria. Remedial actions include:

- Additional planting;
- Manual irrigation; and/or
- Additional weed eradication.

All remedial actions will be determined by the restoration biologist in consultation with the property owner and maintenance personnel.

Avoidance and Minimization Measures

The following biological resources impact avoidance/minimization measures are proposed to protect special-status species. These measures include worker environmental awareness training, delineation of work area limits, wildlife entrapment avoidance, and construction site measures/best management practices that prevent wildlife feeding and water pollution.

- BIO-1 Before restoration begin, the project biologist will conduct a worker environmental awareness training session for all restoration personnel. At a minimum, the training should include a description of species with the potential to occur onsite, species descriptions and habitat requirements, wetland location, and general measures being implemented to protect sensitive resources during construction.
- BIO-2 To prevent birds and other wildlife from ingesting or becoming entangled in plastic trash, and to avoid providing supplemental food to attract predators that prey on nesting birds, amphibians, reptiles, and small mammals, all trash and food scraps should be placed in covered, wildlife-proof trash cans or removed from the site at the end of each work day. Microfilament should not be used on the project site and should be removed from the site if present.
- BIO-3 A qualified biologist will survey and monitor the revegetation area immediately before and during the plant installation to ensure no special-status animal species, such as Northern California legless lizard, are within the vicinity of installation activities. If individuals are found, work will not begin until the animal has vacated the site. If restoration activities will occur during the nesting season (March 1 – August 31), surveys for nesting birds and raptors shall be conducted.
- BIO-4 To prevent the accidental entrapment of special-status species during plant installation, all excavated holes or trenches deeper than six inches will be covered at the end of each work day with plywood or similar materials.
- BIO-5 Prior to ground disturbance, a biologist qualified in botany should conduct a focused survey of the proposed area of impact (including access corridors and staging areas) for marsh microseris, Hickman's onion, Monterey clover, Pacific Grove clover, pine rose, pink johnny nip, San Francisco collinsia, and Yadon's piperia in accordance with current CDFW and CNPS rare plant survey protocols (CDFW 2018 and CNPS 2001). The

surveys should occur during the peak blooming period for each species to determine its presence or absence (typically May through June for pink johnny nip and pine rose, and April – May for other previously listed special-status plants).

The biologist should then prepare a brief report documenting the results of the survey and, if appropriate, propose measures for avoiding, minimizing, and/or mitigating for possible impacts to special-status plants before and during restoration. If the focused survey concludes the species is not present within the project site boundary, or if it is present but impacts to it can be completely avoided, then no further measures would be required.

5.0 Monitoring and Reporting Plan

5.1 Overview

This monitoring plan defines the objectives and measurable performance criteria that will be used to determine if the vegetation is on a trajectory towards establishing the target habitat types described above. This section also describes the methodology that will be used to quantify the performance of the site. [Table 5-1, Monitoring and Reporting Timeline](#), details the timing of the restoration process.

Table 5-1 Monitoring and Reporting Timeline

Date	Activity
Winter 2024/2025	As built report
Quarterly	Quarterly inspections and maintenance
Annual (January) 2026-2028	Annual reports

5.2 Biological As-Built Report

A qualified biologist will monitor initial plant installation to document any significant deviations between the constructed condition and the restoration design presented herein. Observations will be summarized in a biological as-built report and submitted to Monterey County within 30 days of completion of activities.

5.3 Final Performance Criteria

The final performance criteria will be used to determine restoration success ([Section 5.4](#)). This includes native cover and non-native cover. The performance criteria are based off of existing conditions throughout the project parcel outside of the roadcut. If the cover in the undisturbed portion of the site is around 80%, we expect the restoration to be 70% of that cover by the third year of restoration. Non-native plant cover will be required at less than 5% absolute cover. Yearly vegetation monitoring will determine whether sufficient vegetation cover is establishing throughout the revegetation area to meet the quantitative vegetation success criteria or if adaptive management is required.

5.4 Performance Criteria

The yearly performance criteria of the planting zone will be as follows:

- The average percent cover of native species will display an increasing temporal trend toward meeting the final success criterion of 70% of reference site native cover.
- Foliar cover of invasive plant species (rated as highly invasive by Cal-IPC) will be less than 5% in the revegetation area during each monitoring year.

5.5 Monitoring Methods

A field survey will be carried out annually for three years to monitor vegetation establishment in the revegetation area. The following monitoring methods will be used:

- The average native understory cover will be quantified using the line intercept method (Elzinga 1998) along a permanent transect. A transect will span the entire length of each plant community within the revegetation area with the transect endpoints permanently marked immediately after plant installation using PVC stakes. Identification of plant species will follow *The Jepson Manual: Vascular Plants of California* (Baldwin et al 2012).
- One permanent transect will assess the reference site cover for each reference site plant community. The transect will span 50 feet through each community with endpoints marked using PVC stakes.
- Photographs will be taken from fixed photo-documentation points during each survey.
- Transect and photo monitoring will take place each spring during peak growth of vegetation.

5.6 Reporting Plan

An Annual Monitoring Report letter will be submitted to Monterey County by February 1 following each monitoring year. Monitoring Reports will present the findings of the annual field surveys relative to the performance criteria and quarterly qualitative observations. Monitoring Reports will include the following elements:

- Introduction
- Methods
- Results and Discussion - A summary of findings from quarterly and annual monitoring, and discussion of problems with achieving performance standards (if needed)
- Management Recommendations - Corrective measures (if needed)

6.0 References

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Appendix A Special-Status Wildlife Species with Potential to Occur in the Project Vicinity

Species	Status (Federal/State)	Suitable Habitat Description	Potential to Occur on Project Site
California black rail (<i>Laterallus jamaicensis coturniculus</i>)	--/ST	Inhabits freshwater marshes, wet meadows, and shallow margins of saltwater marshes bordering larger bays. Needs water depth of about 1 inch that does not fluctuate during the year and dense vegetation for nesting.	Unlikely. Suitable marsh habitat not present.
California condor (<i>Gymnogyps californianus</i>)	FE/SE	Requires vast expanses of open savannah, grasslands, and foothill chaparral in mountain ranges of moderate altitude. Deep canyons containing clefts in the rocky walls provide nesting sites. Forages up to 100 miles from roost/nest.	Unlikely. Suitable open habitats for foraging or deep canyons and rocky walls for nesting are not present.
California red-legged frog (<i>Rana draytonii</i>)	FT/SSC	Rivers, creeks, and stock ponds with pools and overhanging vegetation. Requires dense, shrubby or emergent riparian vegetation, and prefers short riffles and pools with slow-moving, well-oxygenated water. Needs upland habitat to aestivate (remain dormant during dry months) in small mammal burrows, cracks in the soil, or moist leaf litter.	Unlikely. Suitable freshwater habitat not present. Absence of burrows for upland shelter.
California tiger salamander (<i>Ambystoma californiense</i>)	FT/ST	Grasslands and oak woodlands near seasonal pools and stock ponds in central and coastal California. Needs upland habitat to aestivate (remain dormant during dry months) in small mammal burrows, cracks in the soil, or moist leaf litter. Requires seasonal water sources that persist into late March for breeding habitat.	Unlikely. Suitable seasonal ponds and upland habitat not present.
California least tern (<i>Sternula antillarum browni</i>)	FE/SE	Nests along the coast from San Francisco Bay south to northern Baja California. Colonial breeder on bare or sparsely vegetated, flat substrates (sand beaches, alkali flats, landfills, or paved areas).	Unlikely. Suitable flat, bare substrates (sandy beach, alkali flats, etc.) not present.
Foothill yellow-legged frog (<i>Rana boylei</i>)	--/SSC	Partly shaded, shallow streams and riffles with rocky substrate in a variety of habitats. Requires at least some cobble-sized substrate for egg-laying and 15 weeks of available water to attain metamorphosis.	Unlikely. No suitable stream habitat found within project area.
Globose dune beetle (<i>Coelus globosus</i>)	--/SSC	Inhabitant of coastal sand dune habitat, erratically distributed from Ten Mile Creek in Mendocino County south to Ensenada, Mexico. Inhabits foredunes and sand hummocks. It burrows beneath the sand surface and is most common beneath dune vegetation.	Unlikely. Suitable dune habitat not present.
Least Bell's vireo (<i>Vireo bellii pusillus</i>)	FE/SE	Summer resident of southern and central California in riparian habitats below 2,000 feet in elevation. Often nests in large shrubs, along margins of bushes or on twigs projecting into pathways.	Unlikely. Suitable riparian habitat not present onsite.
Marbled murrelet (<i>Brachyramphus marmoratus</i>)	FT/SE	Feeds near shore, and nests up to six miles inland from coast from Half Moon Bay to Santa Cruz in old-growth redwood forests, often in Douglas fir trees.	Unlikely. Suitable old-growth redwood forest or Douglas fir trees for nesting not present.
Monarch butterfly (<i>Danaus plexippus</i>)	FC/--	Winter roost sites. Wind protected tree groves (Eucalyptus, Monterey pine, cypress) with nectar and water sources nearby.	Possible. Suitable roosting trees present onsite.

Appendix X

Species	Status (Federal/State)	Suitable Habitat Description	Potential to Occur on Project Site
Northern california legless lizard (<i>Anniella pulchra</i>)	--/SSC	Sandy or loose loamy soils under sparse vegetation, moist soils. <i>Anniella pulchra</i> is traditionally split into two subspecies: <i>A. pulchra pulchra</i> (silvery legless lizard) and <i>A. pulchra nigra</i> (black legless lizard), but these subspecies are typically no longer recognized.	Possible. Suitable sandy soil for burrowing present.
Obscure bumble bee (<i>Bombus caliginosus</i>)	--/SCE	Meadows and grasslands with flowering plants. May be found in some natural areas within urban environments. Require flowering plants that bloom and provide adequate nectar and pollen throughout the colony's flight period from as early as February to late November.	Unlikely. Host plant not present on project parcel.
Short-tailed albatross (<i>Phoebastria albatrus</i>)	FE/--	Found throughout the western Pacific, and the East China Sea in Japan. Range includes the North Pacific Ocean. Breeding season Dec-May in Japan.	Unlikely. Possible rare occurrence outside of breeding season as a flyby.
Smith's blue butterfly (<i>Euphilotes enoptes smithi</i>)	FE/--	Coastal dunes and coastal sage scrub plant communities. Host plants include <i>Eriogonum latifolium</i> and <i>E. parvifolium</i> for larval and adult stages.	Unlikely. Host plants <i>E. latifolium</i> and <i>E. parvifolium</i> not present onsite.
Vernal pool fairy shrimp (<i>Branchinecta lynchi</i>)	FT/--	Endemic to the grasslands of the Central Valley, Central Coast Mtns., and South Coast Mtns. in astatic rain-filled pools. Inhabits small, clear-water sandstone depression pools and grass swale, earth slump, or basalt-flow depression pools.	Unlikely. Vernal pools in grasslands present onsite.
Western bumble bee (<i>Bombus occidentalis</i>)	--/CE	Meadows and grasslands with flowering plants; can also be found in natural areas within urban environments.	Possible. Marginal suitable habitat within coastal bluff. However, disturbance of species due to restoration implementation is unlikely.

SOURCE: CDFW 2023

NOTE: Status Codes:

Federal (USFWS)

FE: Listed as Endangered under the Federal Endangered Species Act.

FT: Listed as Threatened under the Federal Endangered Species Act.

FC: A Candidate for listing as Threatened or Endangered under the Federal Endangered Species Act.

FSC: Species of Special Concern.

FD: Delisted under the Federal Endangered Species Act.

State (CDFW)

SE: Listed as Endangered under the California Endangered Species Act.

ST: Listed as Threatened under the California Endangered Species Act.

SR: Listed as Rare under the California Endangered Species Act.

SC: A Candidate for listing as Threatened or Endangered under the California Endangered Species Act.

SSC: Species of Special Concern.

SFP: Fully Protected species under the California Fish and Game Code.

SD: Delisted under the California Endangered Species Act.

Appendix B. Special-Status Plant Species with Potential to Occur in the Project Vicinity

Species	Status (Federal/State/ CNPS)	Suitable Habitat Description	Potential to Occur on Project Site
Angel hair lichen (<i>Ramalina thrausta</i>)	--/--/2B.1	North coast coniferous forest. On dead twigs and other lichens. 75-1390 m.	Possible. Species may occur on twigs on onsite trees; however, restoration activities will not disturb trees.
Beach layia (<i>Layia carmosa</i>)	FE/SE/1B.1	Coastal dunes, hugely reduced in range along California's north coast dunes, on sparsely vegetated semi-stabilized dunes, usually behind foredunes; elevation 0-75m. Blooming Period: March - July	Unlikely. Sandy coastal dune habitat not present on subject property.
Carmel Valley bush-mallow (<i>Malacothamnus palmeri</i> var. <i>involucratus</i>)	--/--/1B.2	Chaparral, cismontane woodland, coastal scrub; elevation 30-1100m. Blooming Period: May - October	Unlikely. Suitable chaparral, woodland, or scrub habitat no present on subject property.
Coastal dunes milkvetch (<i>Astragalus tener</i> var. <i>titi</i>)	FE/SE/1B.1	Coastal bluff scrub, coastal dunes. Known only from a few extant occurrences, mostly historical in Southern California. Moist sandy depressions of bluffs or dunes along and near the Pacific Ocean, one site on a clay terrace; elevation 1-50m. Blooming Period: March - May	Unlikely. Sandy coastal dune habitat not present on subject property.
Eastwood's goldenbush (<i>Ericameria fasciculata</i>)	--/--/1B.1	Closed cone coniferous forest, chaparral (maritime), coastal dunes, and coastal scrub/sand; elevation 30 - 275 meters. Blooming Period: July - October	Unlikely. Although Monterey cypress forest is considered suitable habitat, survey occurred during species blooming period and non were identified.
Fragrant fritillary (<i>Fritillaria liliacea</i>)	--/--/1B.2	Coastal scrub, valley and foothill grassland, and coastal prairie. Often on serpentine; various soils reported though usually clay in grassland; elevation 3-410m. Blooming Period: February - April	Unlikely. Suitable scrub, grassland, or coastal prairie habitat not present on subject property.
Gowen cypress (<i>Cupressus goveniana</i> ssp. <i>goveniana</i>)	FT/--/1B.2	Closed cone coniferous forest. Narrowly endemic to Monterey County. Coastal terraces, usually in sandy soils, sometimes with Monterey pine, Bishop pine; elevation 100-125m. Evergreen	Not present. Cypress species found on subject parcel is Monterey cypress.
Hickman's cinquefoil (<i>Potentilla hickmanii</i>)	FE/SE/1B.1	Coastal bluff scrub, closed-cone coniferous forest, meadows and seeps, marshes and swamps, small streams in open or forested areas along the coast; elevation 5-125m. Blooming Period: April - August	Unlikely. Although Monterey cypress forest is considered suitable habitat, the survey occurred during the species' blooming period and none were identified on the subject parcel.
Hickman's onion (<i>Allium hickmanii</i>)	--/--/1B.2	Closed-cone coniferous forest, chaparral, coastal scrub, valley and foothill grassland, coastal prairie, sandy loam, damp ground and vernal swales; elevation 20-200m. Blooming Period: April - May	Possible. Monterey cypress forest found on the subject parcel is considered suitable habitat for this species.
Hooker's manzanita (<i>Arctostaphylos hookeri</i> ssp. <i>hookeri</i>)	--/--/1B.2	Sandy soils in coastal scrub, chaparral, and closed-cone forest habitats; evergreen; elevation 45-215m. Blooming Period: February - April	Unlikely. Although Monterey cypress forest is considered suitable habitat, this species is identifiable throughout the year and none were found on the subject parcel.

Appendix B

Species	Status (Federal/State/CNPS)	Suitable Habitat Description	Potential to Occur on Project Site
Jolon clarkia (<i>Clarkia jolonensis</i>)	--/--/1B.2	Cismontane woodland, chaparral, coastal scrub; elevation 20-660m. Blooming Period: April - June	Unlikely. Suitable cismontane woodland, chaparral, or coastal scrub habitat not found on the subject parcel.
Kellogg's horkelia (<i>Horkelia cuneata</i> ssp. <i>sericea</i>)	--/--/1B.1	Closed-cone coniferous forest, maritime chaparral, coastal scrub, sandy or gravelly openings; elevation 10-200m. Blooming Period: April - September	Unlikely. Although Monterey cypress forest is considered suitable habitat, the survey occurred during the species' blooming period and none were identified on the subject parcel.
Marsh microseris (<i>Microseris paludosa</i>)	--/--/1B.2	Closed-cone coniferous forest, cismontane woodland, coastal scrub, valley and foothill grassland; elevation 5-300m. Blooming Period: April - June	Possible. Monterey cypress forest found on the subject parcel is considered suitable habitat for this species.
Menzies's wallflower (<i>Erysimum menziesii</i> ssp. <i>menziesii</i>)	FE/SE/1B.1	Coastal dunes. Known only from Mendocino and Monterey Counties, localized on dunes and coastal strand; elevation 0-35m. Blooming Period: March - June	Unlikely. Suitable coastal dune habitat not found on the subject parcel.
Monterey clover (<i>Trifolium trichocalyx</i>)	FE/SE/1B.1	Closed-cone coniferous forest, endemic to Monterey County. Poorly drained, low nutrient soil underlain with hardpan soils, also openings and burned areas; elevation 120-205. Blooming Period: April - June	Possible. Monterey cypress forest found on the subject parcel is considered suitable habitat for this species.
Monterey cypress (<i>Cupressus macrocarpa</i>)	--/--/1B.2	Closed-cone coniferous forest. Narrowly endemic to Monterey County, granitic soils; elevation 10-30m. Evergreen	Present. Species present on subject parcel however restoration activities will not disturb trees.
Monterey gilia (<i>Gilia tenuiflora</i> ssp. <i>arenaria</i>)	FE/ST/1B.2	Maritime chaparral, cismontane woodland, coastal dunes, coastal scrub, sandy openings; elevation 0-45m. Blooming Period: April - June	Unlikely. Suitable open dune habitat not found on the subject parcel.
Monterey pine (<i>Pinus radiata</i>)	--/--/1B.1	Closed-cone coniferous forest, cismontane woodland; elevation 25-185m. Evergreen	Present. Species present on subject parcel however restoration activities will not disturb trees.
Pacific Grove clover (<i>Trifolium polyodon</i>)	--/SR/1B.1	Closed-cone coniferous forest, coastal prairie, meadows and seeps, valley and foothill grassland, mesic; elevation 5-120m. Blooming Period: April - June	Possible. Monterey cypress forest found on the subject parcel is considered suitable habitat for this species.
Pine rose (<i>Rosa pinetorum</i>)	--/--/1B.2	Closed-cone coniferous forest; elevation 2-300m. Blooming Period: May - July	Possible. Monterey cypress forest found on the subject parcel is considered suitable habitat for this species.
Pink Johnny-nip (<i>Castilleja ambigua</i> var. <i>insalutata</i>)	--/--/1B.1	Coastal bluff scrub, coastal prairie. Wet or moist coastal strand or scrub habitats; 3-135m elevation. Blooming Period: May - August	Possible. Coastal bluff found onsite is considered suitable habitat for this species.
San Francisco collinsia (<i>Collinsia multicolor</i>)	--/--/1B.2	Serpentine sites in closed cone coniferous forest and coastal scrub. Prefers decomposed shale (mudstone) mixed with humus; elevation 30-250m. Blooming Period: March - May	Possible. Monterey cypress forest found on the subject parcel is considered suitable habitat for this species.

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Species	Status (Federal/State/CNPS)	Suitable Habitat Description	Potential to Occur on Project Site
Sandmat manzanita (<i>Arctostaphylos pumila</i>)	--/--/1B.2	Closed cone coniferous forest, maritime chaparral, cismontane woodland, coastal dunes, coastal scrub, sandy openings; elevation 30-730m. Blooming Period: February - May	Unlikely. Although Monterey cypress forest is considered suitable habitat, this species is identifiable throughout the year and none were found on the subject parcel.
Tidestrom's lupine (<i>Lupinus tidestromii</i>)	FE/SE/1B.1	Partially stabilized dunes, immediately near the ocean; elevation 0-3m. Blooming Period: April - June	Unlikely. Suitable coastal dune habitat not found on the subject parcel.
Seaside bird's-beak (<i>Cordylanthus rigidus</i> ssp. <i>littoralis</i>)	--/SE/1B.1	Closed-cone coniferous forest, maritime chaparral, cismontane woodland, coastal dunes, coastal scrub, sandy often disturbed sites; elevation 0-215m. Blooming Period: May - October	Unlikely. Although Monterey cypress forest is considered suitable habitat, the survey occurred during the species' blooming period and none were identified on the subject parcel.
Yadon's rein orchid (<i>Piperia yadonii</i>)	FE/--/1B.1	Sandy sites in coastal bluff scrub, closed cone coniferous forest, maritime chaparral; elevation 10-510m. Blooming Period: May - August	Possible. Monterey cypress forest found on the subject parcel is considered suitable habitat for this species.

SOURCE: CDFW 2023, CNPS 2023

NOTE: Status Codes:

Federal (USFWS)

FE: Listed as Endangered under the Federal Endangered Species Act.

FT: Listed as Threatened under the Federal Endangered Species Act.

FC: A Candidate for listing as Threatened or Endangered under the Federal Endangered Species Act.

FSC: Species of Special Concern.

FD: Delisted under the Federal Endangered Species Act.

State (CDFW)

SE: Listed as Endangered under the California Endangered Species Act.

ST: Listed as Threatened under the California Endangered Species Act.

SR: Listed as Rare under the California Endangered Species Act.

SC: A Candidate for listing as Threatened or Endangered under the California Endangered Species Act.

SSC: Species of Special Concern.

SFP: Fully Protected species under the California Fish and Game Code.

SD: Delisted under the California Endangered Species Act.

CNPS Rare Plant Ranks and Threat Code Extensions

1B: Plants that are considered Rare, Threatened, or Endangered in California and elsewhere.

2B: Plants that are considered Rare, Threatened, or Endangered in California, but more common elsewhere.

Appendix B

- .1: Seriously endangered in California (over 80% of occurrences threatened/high degree and immediacy of threat).
 - .2: Fairly endangered in California (20-80% occurrences threatened).
 - .3: Not very endangered in California (<20% of occurrences threatened or no current threats known).
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