

EXHIBIT F
TECHNICAL REPORT (BIOLOGICAL)

PLN090253 – Jagers

Board of Supervisors
July 27, 2010

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Date: Sunday, 27 September 2009

Memo to: Jon Erlandson, AIA

Subject: Letter Report re Biological Resources of 2741 Calle de Cruz, Carmel, CA

APN: 243-031-33

PLN: N/A

GEOG: lat 36.534077 // lon -121.924901 @ 50-70 ft ASL

INTRODUCTION

The objective of this report is accurate biological information to meet the requirements of the County of Monterey (RMA Planning & Building Inspection), and to support its determination of effect regarding the proposed project (residential demolition and new construction). Representing the Applicant's plans and designs, this study relied on materials including an Existing Use Site Plan and Proposed Site Plan as were prepared by project architect Jon Sather Erlandson AIA. This report is based on a recent and thorough field investigation made of the entire property (17,749 ac) on Sunday, 06 September 2009. Along with field notes, the record includes a useful series of digital ground and aerial photographs representing onsite landscape and vegetative cover conditions.



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FINDINGS

The existing site is overlain with a large residence and open paved and vegetated areas on three sides, N, S, and E (see attached Figure 1 and 2). The West side closely abuts an adjacent house (Figure 3). Vegetation, which consists entirely of maintained and ruderal plant cover is discontinuous with native vegetation and habitat that cover a broadening and steep slope that extends N from the property to a better defined mixed natural and ruderal habitat closer to Carmel Lagoon (Figure 4). There is a steep and overgrown garden setting at the extreme NW corner of the property -- away from the project area -- that incorporates most of the onsite plants listed below and features several multi-stemmed California Live Oaks. Following are the principal onsite plant species, none of which are subject to special governmental conservation or management listings, except that several plants are nonnative weed species that are widely prioritized for reduction and removal in the local coastal and foothill region.

Onsite Plants

- Native Species: California Live Oak; Coyotebrush;
- Exotic Hillside Species: Himalayan Blackberry; Iceplant (*Caprobrotus*); Southern Heaven-Bamboo (*Nandina*); assorted other bamboos; yellow ginger (*Hedychium*)
- Exotic Yard Species: Large-leaved Hydrangea; floribunda roses; unid. junipers

Impacts to Native Plants

Most of the onsite vegetation that will be disturbed or removed to accommodate the proposed construction consists of nonnative species. However unlikely, it is not clear from the Proposed Site Plan whether the six (6) mature live oaks (6-12 inch @ d.b.h.)

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will be indirectly affected (trimmed or re-landscaped) by the proposed new construction. If no effect, adequate in-project and post-project care should include protection against increased or directed surface drainage that could threaten the oak roots; and if an effect, planting an equal number of oaks (15-25 gallon) would suffice as mitigation.

Wildlife

The wild fauna that inhabits the property or its immediate vicinity includes Striped Skunk, Raccoon, and at least two in-house rodents, plus Western Scrub-Jays, Northern Mockingbird, Song Sparrow, White-crowned Sparrow and probably Bushtit, Golden-crowned Sparrow and other common songbirds. Other common species are expected to inhabit the site, e.g., American Crow, Coyote, et al. No evidence of nesting raptors was observed or expected on the property. The project site includes a limited amount of appreciable wildlife habitat, and outside of the oaks, there are no areas of special note or status that would indicate mitigation when removed or directly impacted.

Summary & Conclusion

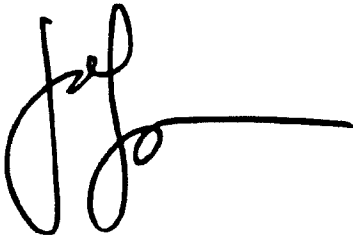
The nonstructural portions of the project site are composed of a common and largely ruderal hillside habitat that is dominated by nonnative and weedy plant species. No noteworthy disturbance or significant negative effect to native flora and/or fauna will likely occur as the result of construction. There is one caveat, however: If approved construction were to start during the general nesting season for local birds (March-August), a qualified ornithologist should be retained to survey for potential nesting activity and nests. If native nesting birds would be jeopardized by construction activities, the ornithologist should prescribe a protocol for bird and nest protection,

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one that would stay in effect until nesting is concluded. The protocol might range from erecting a screen between the nest site and construction works to staging construction to avoid work in the immediate vicinity of the nest until young have fledged or nesting is otherwise concluded.

This concludes my report and opinion concerning the property's principal biological resources and the likelihood for adverse effects as the result of the proposed project.

Signed,

A handwritten signature in black ink, appearing to read 'Jeff', with a long horizontal line extending to the right.

Jeffrey Benjamin Froke, Ph.D.
Consulting Ecologist / Ornithologist

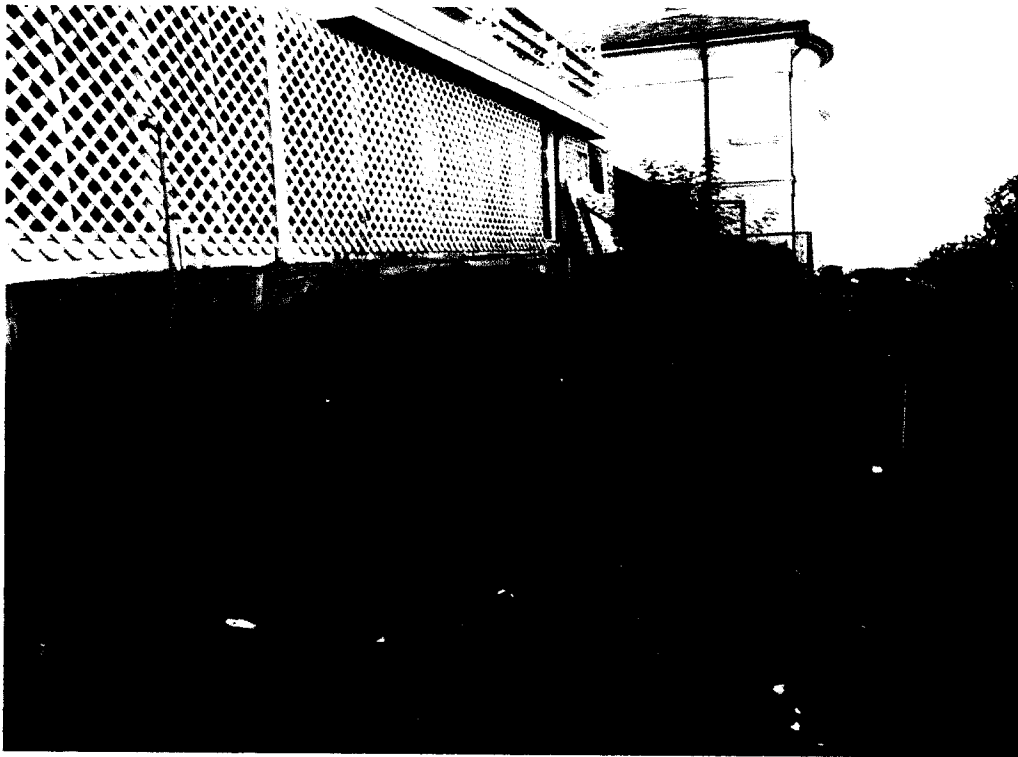
Attachments:

Figures 1 - 4: site photographs

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Figures 1 & 2. Front (1) and back (2) of the existing residence, 2741 Calle de la Cruz, Carmel, Monterey County, CA (06 September 2009).



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Figures 3 & 4. W side of residence (3), and steep hillside garden at extreme NW corner, 2741 Calle de la Cruz, Carmel, Monterey County, CA (06 Sep 2009).

