

Exhibit G

This page intentionally left blank.

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

August 3, 2019

Mr. & Mrs. Fred & Silvia Miranda
 24418 & 24424 San Juan Road
 Carmel, CA. 93923
 APN: 009-013-012 & 009-013-011

Subject: Biological assessment for 24418 & 24424 San Juan Road in Carmel

A biological assessment was recently conducted for two adjoining parcels located at 24418 (APN: 009-013-012) and 24424 (APN: 009-013-011) San Juan Road in Carmel in preparation for the proposed home construction project. These currently developed and previously impacted and disturbed lots are situated in a mixed woodland residential community in Carmel. This property assessment involved performing a ground level visual inspection of the two parcels to record and document biological resources, vegetation types and habitat characteristics, determine the presence or absence of biological resources that have protection status under federal and state laws (e.g., *Federal Endangered Species Act* [FESA], *California Environmental Quality Act* [CEQA] and *California Endangered Species Act* [CESA]), and provide resource protection and mitigation recommendations that may be necessary in preparation for the proposed property development project.

This biological assessment was conducted by performing a thorough walk through and visual inspection of the two subject parcels and reviewing property development plans and maps (refer to the *Exhibit A. Site Plans* for property features and characteristics). Where possible the characteristics and conditions described in this report are depicted in the photographs located at the end of the report (refer to *Figures 1-9*). Findings and recommendations are provided herein.

I. SITE CHARACTERISTICS & BIOLOGICAL RESOURCES

This region of the Monterey Peninsula supports a diversity of biological and cultural resources, including special status species, sensitive habitat and protected conservation

values. These two developed and previously impacted parcels at 24418 and 24424 San Juan Road total 0.44 acres in size and are located in an environment that is significantly influenced by seasonally temperate environmental conditions. These adjoining lots are occurring in a mixed woodland residential community that is dominated by mature and senescing upper canopy Monterey Pine (*Pinus radiata*) trees and mid to lower canopy Coast Live Oak (*Quercus agrifolia*) trees (refer to *Figures 1-9*). The subject lots are located on a west facing slope that supports a seasonal ephemeral drainage (refer to *Figures 5 & 6*; currently dry during this summer period) that feeds into nearby Pescadero Creek Canyon (a seasonal waterway and significant wildlife corridor) located a relatively short distance downslope of the two lots. Some of the homes in this fairly densely populated wildland-urban interface community have some natural open space or densely vegetated greenbelt areas occurring in the spaces between homes and structures, which serve as corridors for wildlife movement. That said, habitat fragmentation is significant in this residential community due to numerous fences and roadways.

Based on a thorough assessment and evaluation of these two previously disturbed and impacted lots it is evident that the subject parcels do not support federally and/or state protected special status species and/or sensitive habitat. There are no known occurrences of special status species, sensitive habitat or other protected resources occurring on the subject parcels and none were observed during the site assessment. It should be noted that Yadon's Piperia (*Piperia yadonii*) is a special status specie perennial herb that has the potential of occurring on the two subject lots, but this protected orchid that grows from buried tubers was not observed during the field assessment. Additionally, actively nesting birds also were not observed during the site inspection.

Mixed pine and oak woodland habitat is the most significant and ecologically valuable resource occurring on the two subject parcels (refer to *Figures 1-9*). The most common native tree and understory vegetation species observed on these two parcels include the following: Monterey Pine (*Pinus radiata*; dominant upper canopy specie), Coast Live Oak (*Quercus agrifolia*; dominant mid canopy specie), Monterey Cypress (*Cupressus macrocarpa*; common mid to upper canopy specie), Poison Oak (*Toxicodendron diversilobum*), Wild Blackberry (*Rubus ursinus*), Sticky Monkey Flower (*Mimulus aurantiacus*), Hedgenettle/Wood mint (*Stachys bullata*), Bracken Fern (*Pteridium aquilinum*) and Yerba Buena (*Clinopodium douglasii*). The most common non-native and introduced vegetation species that are occurring on the subject parcels include Deodar Cedar (*Cedrus deodara*), Pittosporum, Acacia, Geranium, Pride-of-Madeira (*Echium candicans*), Italian Thistle (*Carduus pycnocephalus*), French Broom (*Genista monspessulana*), Poison Hemlock (*Conium maculatum*), Cape Ivy (*Delairea odorata*), English Ivy (*Hedera helix*), Dwarf Periwinkle (*Vinca minor*), Black Mustard (*Brassica nigra*), as well as exotic grass species, such as Ripgut Brome (*Bromus diandrus*), Wild Oat Grass (*Avena fatua*) and Panic Veldt Grass (*Ehrharta erecta*). Additionally, it should be noted that natural recruitment and regeneration of native Monterey Pine appears to be

occurring at sufficient levels to sustain forest health and character; however natural oak recruitment appears to be deficient on the subject lots.

Soils on these two west facing sloped parcels appear to be stable and sufficient for supporting healthy flora and property development and landscape improvement activities. Wind direction is predominantly out of the southwest. Per the project plans, most of the proposed construction and property development activities will utilize the existing building footprint and adjacent disturbed and impacted areas, and no development or soil disturbance is occurring on slopes that are greater than 25% grade.

As previously noted, special status animal species, sensitive habitat and nesting birds that have protection status were not observed during a recent site assessment. Although nesting birds were not observed during the field inspection, which was anticipated since the assessment was performed toward the end of the nesting season, an additional nesting bird assessment should be conducted if construction activities begin during the nesting season, which in Monterey County may begin as early as February and continue through August.

II. RECOMMENDATIONS

In the interest of protecting and minimizing impacts to biological resources the following resource protection measures and best management practices (BMP's) should be implemented:

- 1) Prior to construction activities beginning, install resource protection measures to clearly identify and delineate the construction zone and to prevent unnecessary construction site expansion, disturbance and impacts into surrounding areas. Resource protection BMP's include appropriate erosion and sedimentation control measures, high visibility exclusionary fencing that clearly identifies and delineates the construction zone and building envelope (refer to corresponding set of construction site plans), and tree protection and preservation measures (refer to arborist report that was prepared for this project). Properly install, repair and modify or improve resource protection measures and BMP's on a as needed basis. Resource protection measures shall be properly maintained for the duration of the project.
- 2) More specifically, install protective exclusionary fencing along the outer perimeter of the construction site or property line, around trees that will be retained and protected, and along the intermittent drainage that runs adjacent to the proposed project site. This high visibility exclusionary fencing will assist in protecting surrounding resources from construction related impacts.
- 3) Install and properly maintain silt fence sedimentation control measures along the downslope perimeter of the project site and install sand bag or straw wattle sediment traps at drain inlets to prevent sediment runoff into nearby drainage that feeds into Pescadero Creek Canyon.

- 4) In the landscape plan consideration should be given to utilizing plants that are native or well-adapted to mixed pine and oak woodland habitat. Plants selected for landscaping operations should be drought tolerant, relatively fire resistant, non-invasive to nearby habitat and wildland areas, and well adapted and appropriate to this woodland environment.
- 5) In addition to retaining and protecting existing mature and healthy trees on the property from proposed construction activities (again, refer to corresponding arborist report), an effort should also be made to protect and preserve nearby young seedlings, saplings and other less than 6 inch diameter immature trees that generally do not require a permit to remove. Where possible, protecting and preserving young and healthy trees from construction related impacts, as well as planting some additional native specie trees that are appropriate to this environment and habitat type will assist in sustaining the health and character of this woodland environment.
- 6) Remove, contain and manage highly combustible and habitat degrading exotic invasive weeds (e.g., French Broom, Italian Thistle, Cape Ivy, Ripgut Brome [a noxious annual grass] and Panic Veldt Grass [an invasive perennial grass], among others) that occur on the subject parcels (refer to *Figures 8 & 9*), and promote the establishment of native flora (e.g., perennial grasses) that is beneficial to habitat and generally tends to be less combustible and flammable.
- 7) As previously stated, nesting birds were not observed during the site assessment. However, the nesting season in Monterey County may begin as early as February and continue through August. Consequently, if construction activities begin during this nesting period an additional nesting assessment should be conducted within two weeks of construction activities commencing.

III. CONCLUSION

In conclusion, biological resources that are protected under federal and state laws (e.g., FESA, CESA and CEQA) were not observed during the assessment of these two adjoining parcels located at 24418 and 24424 San Juan Road in Carmel. Consequently, there is no evidence or indication that protected special status species and sensitive habitat will be impacted by proposed home construction and property development activities.

Proper implementation of resource protection BMP's will assist in sustaining and protecting natural resources and woodland habitat that are occurring on or adjacent to the subject parcels, as well as satisfying *Monterey County Resource Management Agency* permit requirements and conditions of approval.

Thank you and please let me know if you have any questions or need additional information.

Best regards,

Rob Thompson
Resource Ecologist
ISA Certified Arborist

Date

Thompson Wildland Management (TWM)
57 Via Del Rey
Monterey, CA. 93940
Office (831) 372-3796; Cell (831) 277-1419
Email: thompsonworm@gmail.com ; Website: www.wildlandmanagement.com

THIS REPORT HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF CLIENT. THOMPSON WILDLAND MANAGEMENT (TWM) ACCEPTS NO RESPONSIBILITY FOR ITS USE BY OTHER PERSONS.

CLIENT ACKNOWLEDGES THAT THIS REPORT, AND ANY OPINIONS, ADVICE OR RECOMMENDATIONS EXPRESSED OR GIVEN IN IT, ARE BASED ON THE INFORMATION SUPPLIED BY CLIENT AND ON THE DATA, INSPECTIONS, MEASUREMENTS AND ANALYSIS CARRIED OUT OR OBTAINED BY TWM.

ALTHOUGH OPINIONS MAY BE OFFERED REGARDING THE RESULTS OF THE SUBJECT MATTER, TWM CANNOT GUARANTEE ANY PARTICULAR RESULT. CLIENT ACKNOWLEDGES THAT TWM HAS MADE NO PROMISE ABOUT THE OUTCOME AND THAT ANY OPINION OFFERED IN THE FUTURE WILL NOT CONSTITUTE A GUARANTEE.



Figure 1. View of property looking north from San Juan Road located in mixed woodland environment that is dominated by mature Monterey Pine and Coast Live Oak.

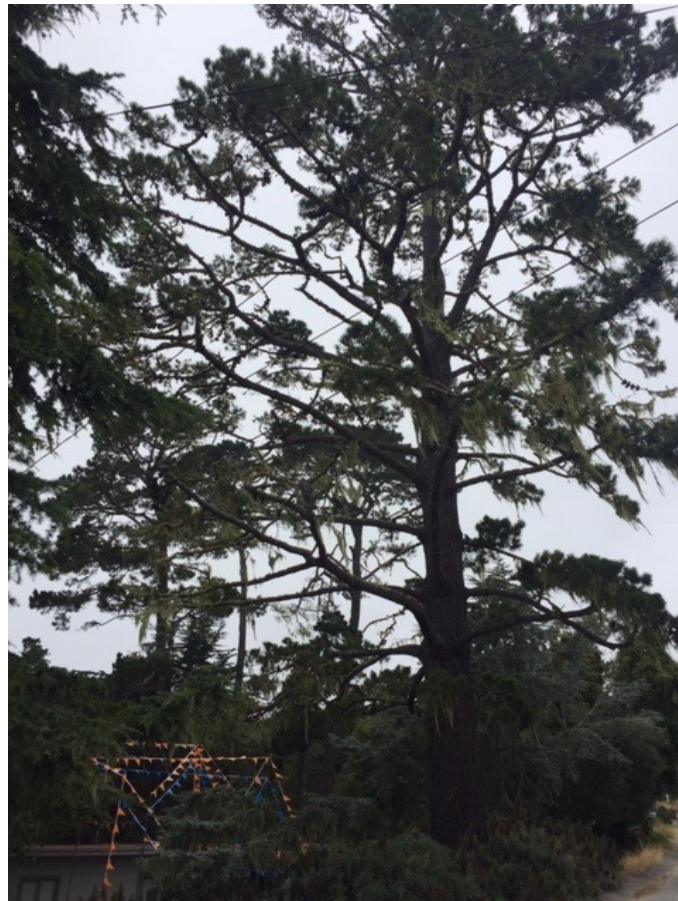


Figure 2. Large and aging Monterey Pine is located in front yard of property next to road.



Figure 3. Another view of property from San Juan Road looking southwest. Overstay of natural landscape is dominated by native oak and pine.



Figure 4. Existing driveway and introduced landscape plants consisting mostly of ornamental species.



Figure 5. Seasonal intermittent drainage located next to subject parcels feeds into Pescadero Canyon downslope of the property.



Figure 6. Looking up ephemeral/intermittent drainage towards San Juan Road.



Figure 7. A few dead pine snags located on property provide food storage and nesting habitat for various native bird species. Actively nesting birds were not observed during the property assessment.



Figure 8. Non-native invasive weed stands, such as this French Broom population, are located on the subject lots. Several young pines are located in the background and in other areas of the property.



Figure 9. Non-native and habitat degrading Cape Ivy population is occurring in upper section of intermittent drainage. Invasive weed populations should be controlled, managed and removed to improve habitat, reduce combustible fuel loads and reduce fire hazard concerns.

This page intentionally left blank.