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Fred Ballerini
Biological and Horticultural Services

June 9, 2018

To: Laura Lawrence, R.E.H.S.
Senior Planning Development Analyst
The Law Office of Aengus L. Jeffers
215 West Franklin Street, 5th Floor
Monterey, CA 93940

RE: **3186 Del Ciervo Road, Pebble Beach, CA**
APN 008-361-017
Biological Resource Review

Dear Laura,

Per your request, on June 7, I visited the residential parcel located at 3186 Del Ciervo Road, to review the biological resources on the subject parcel within the proposed development areas in relation to a proposed lot subdivision.

The purpose of this letter is to document the findings of a brief biological resources survey conducted within the area proposed development and adjacent open space areas within the subject parcel. The proposed areas of development were surveyed for occurrences of habitat and potential sensitive elements including rare, threatened or endangered plant and wildlife species. The Del Monte Forest Area Land Use Plan (LUP) and The California Natural Diversity Data Base (CNDDB) maintained by the State of California Department of Fish and Wildlife (DFW) were utilized to determine known populations of Federal and State listed rare, threatened and endangered habitat and plant species on or in the vicinity of the project site.

SUMMARY OF RESULTS:

The proposed subdivision development area of the parcel is thoroughly impacted and overrun with invasive, exotic species grass species, primarily veldt grass (*Erharta erecta*). Apart from several mixed-aged, coast live oaks (*Quercus agrifolia*) and Monterey pines (*Pinus radiata*) found scattered throughout the property, the proposed development site is nearly devoid of any native plant constituents outside of the proposed development envelope. Remnant native *Coastal Scrub* habitat is found intermixed with coast live oak forest and Monterey pine forest along the canyon slopes to the north, downward from the development area leading to a drainage corridor at the edge of the parcel.

Monterey pine are endemic to Monterey County and are listed as sensitive elements for the Monterey quadrangle and within the Del Monte Forest Land Use Plan. The California Native Plant Society lists Monterey pines are a List 1B.1 (Threat Rank 0.1 is defined as "seriously threatened in California – high degree/immediacy of threat") species. All plants constituting List 1B meet the definitions of Sec. 1901, Chapter 10 (Native Plant Protection Act) or Secs. 2062 and 2067 (California Endangered Species Act) of the California Department of Fish and Game Code, and are eligible for

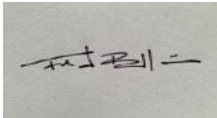
state listing. Monterey pines are found within the parcel, though outside of the currently proposed areas of construction and there should be no adverse impacts to the resource if native soil grades are retained and trunk and root impacts are avoided during development activities.

In several locations throughout the parcel, exotic species are growing unchecked. Several of these invasive species are classified by the California Invasive Plant Council as having low to high level impacts on native ecosystems. Invasive species on site include wattle trees (*Acacia longifolia*), French broom (*Genista monspessulana*), poison hemlock (*Conium maculatum*), periwinkle (*Vinca major*), and the previously mentioned pervasive veldt grass. Removal of the invasive wattle trees located on the proposed subdivision lot would expand the potential subdivision terrace area for development. The Del Monte LUP (Chapter 2 Policy 8) calls for land uses adjacent to environmentally habitats to be compatible with the long-term maintenance of the resource. Thus, comprehensive eradication of the aggressive exotic species from areas adjacent to the environmentally sensitive Monterey Pine Forest found on site to the north and surrounding the project site on neighboring parcels would allow the proposed development improvements to be compatible with this natural community.

The proposed subdivision development area is nearly devoid of any native plant or communities constituents and it would be highly unlikely to find any sensitive spring-flowering native elements (including the Federally-listed Endangered Yadon's piperia - *Piperia yadonii*, found throughout the Del Monte Forest within Monterey Pine Forest Habitat) in these areas that have experienced a high level of adverse impacts as observed now growing with a monoculture of exotic, non-native grass cover. Any future development would require erosion control measures to prevent any sedimentation or erosion of soils from migrating into the northern canyon and into the sensitive drainage corridor below in addition to tree protection measures to prevent impacts to existing native tree resources found near the development areas.

Thank you for the opportunity to provide biological services for your project. Please phone or email if you have any questions or require further analysis.

Sincerely,

A rectangular box containing a handwritten signature in dark ink, which appears to read "Fred Ballerini".

Fred Ballerini

Exotic wattle trees flanking the access road up to the 4-car garage within the proposed subdivision lot.



Invasive mixed grass species growing within the proposed development area.



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