

Exhibit G

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Bruce Christiansen
Esalen Institute
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Project Name: Esalen Institute Long-term Development Plan
File Numbers: PLN010501 (A-Main Campus)
PLN020599 (B-South Coast Center)

Re: Biological Analysis for Proposed Staff Housing Units at South Coast Center

November 2, 2018

Dear Mr. Christiansen,

At your request, I visited the Esalen Institute on October 29, 2018. The purpose of my visit was to evaluate any potential biological impacts due to implementation of the proposal to build Staff Housing Units at the South Coast Center property.

My understanding is that several structures will be built on the eastern portion of the South Coast Center property in an area that was identified for construction in the Long-term Development Plan. The proposed layout of these structures is provided at the end of this letter. Building 1 is proposed for an area already developed, where a temporary building currently stands. Buildings 2 and 3 will be built on a terrace above Building 1.

Because building 1 is proposed in an area that is already developed, no impacts to habitat are expected from this work.

The majority of the site for Buildings 2 and 3 consists of fill that supports a number of non-native, invasive exotic species, with a few Coastal Scrub plants also observed (See Photos 1 – 3). Adjacent to this disturbed habitat area is a stand of evergreen trees consisting of *Pinus radiata* (Monterey pine) and *Hesperocyparis macrocarpa* (Monterey cypress). These trees, although native to California, are not native to the Big Sur area. They were likely planted or otherwise naturalized from a nearby planted population. A list of plant species observed is included at the end of this letter.

Although Coastal Scrub is not considered sensitive habitat in and of itself, impacts to this habitat were addressed during the CEQA process for the Long Term Development Plan and appropriate mitigations for impacts to this habitat were successfully implemented (Norman 2002; Toyon Consultants 2012; Toyon Consultants 2016). No impacts to this habitat beyond those described in the original Biological Assessment are expected, and so no additional mitigations are required.

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No *Eriogonum parvifolium* (sea cliff buckwheat) was observed growing within 100 feet of the proposed project. This is consistent with the biological survey that was performed as part of the Long-term Development Plan CEQA process, as that survey did not observe any buckwheat growing in the area (Norman 2002). Therefore, none of the specific mitigations required in Mitigation Measure 33 A&B (Condition of Approval 2) related to *E. parvifolium* are required for this site.

A single *Neotoma fuscipes annectens* (San Francisco dusky-footed woodrat) nest was observed on the slope under *P. radiata* / *H. macrocarpa* habitat adjacent to the proposed development area (Photo 4). *N. f. annectens* is listed by the California Department of Fish and Wildlife as a Species of Special Concern. The nest location is outside of the limits of grading, and so no impacts are expected to this species from the proposed project.

Mitigation Measure 41 A & B (Condition of Approval 10) relates to potential impacts to Arroyo Willow Riparian Forest found on the project site. In reviewing the Biological Report for the project (Norman 2002) and the plan sheets developed for the Long-term Development Plan, it is readily apparent that the requirements of this measure relate directly to the parking area improvements that were planned immediately adjacent to this habitat area, not to the proposed buildings. Due to the distance between the proposed development and the Arroyo Willow Riparian Forest, no impacts are expected to this area, and so the stipulations of this measure do not apply.

On January 5, 2016, Esalen received an arborist review for the proposed project. (Hamb 2015). No biological impacts are expected from implementation of the recommendations in this report.

If you have any questions or comments concerning this letter or my observations during the site visit, please do not hesitate to contact me.

Regards,



Joe Rigney
Biological and Land Use Consultant

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REFERENCES

Hamb, M. 2016. Letter to Esalen Institute from Certified Arborist Maureen Hamb. Dated January 5, 2016.

Norman, J. 2002. Biological Report Prepared for the Esalen Long-Term Development Plan. Submitted to Esalen Institute. Dated November 3, 2002.

Toyon Consultants. 2012. Letter addressed to Connie Mendoza, Monterey County Planning and Building Department. Esalen Long-Term Development Plan. PLN010501(A-Main Campus); PLN020599(B-South Coast Center). Dated December 12, 2012.

Toyon Consultants. 2016. Letter addressed to Liz Gonzales, Monterey County Planning and Building Department. Esalen Long-Term Development Plan. PLN010501(A-Main Campus); PLN020599(B-South Coast Center). Dated October 29, 2016.

LIST OF PLANTS OBSERVED

Family	Species Name	Common Name	Native
Fabaceae	<i>Acacia mearnsii</i>	Black Wattle	n
Asphodelaceae	<i>Aloe sp.</i>	Aloe	n
Asteraceae	<i>Baccharis pilularis ssp. consanguinea</i>	Coyote brush, chaparral broom	y
Brassicaceae	<i>Brassica nigra</i>	Black mustard	n
Convolvulaceae	<i>Calystegia macrostegia ssp. cyclostegia</i>	Coast morning-glory	y
Rutaceae	<i>Citrus limon</i>	Lemon Tree	n
Apiaceae	<i>Conium maculatum</i>	Poison hemlock	n
Poaceae	<i>Cortaderia jubata</i>	Pampas Grass	n
Crassulaceae	<i>Crassula ovata</i>	Jade	n
Asteraceae	<i>Eriophyllum staechadifolium</i>	Lizard Tail	y
Myrtaceae	<i>Eucalyptus globulus</i>	Blue Gum	n
Fabaceae	<i>Genista monspessulana</i>	French broom	n
Cupressaceae	<i>Hesperocyparis macrocarpa</i>	Monterey Cypress	y
Rosaceae	<i>Heteromeles arbutifolia</i>	Toyon	y
Verbenaceae	<i>Lantana montevidensis</i>	Lantana	n
Rosaceae	<i>Malus pumila</i>	Apple Tree	n
Poaceae	<i>Pennisetum clandestinum</i>	Kikuyu Grass	n
Pinaceae	<i>Pinus radiata</i>	Monterey Pine	y
Fagaceae	<i>Quercus agrifolia</i>	Coast Live Oak	y
Euphorbiaceae	<i>Ricinus communis</i>	Castor Bean	n
Lauraceae	<i>Umbellularia californica</i>	California Bay Laurel	y
Arecaceae	<i>Washingtonia robusta</i>	Mexican Fan Palm	n

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Photo 1: Proposed Development Area, looking from Southern edge to North

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Photo 2: Proposed Development Area, looking from Center to South

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Photo 3: Proposed Development Area, looking from Northern Edge to South

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Photo 4: San Francisco Dusky Footed Woodrat Nest

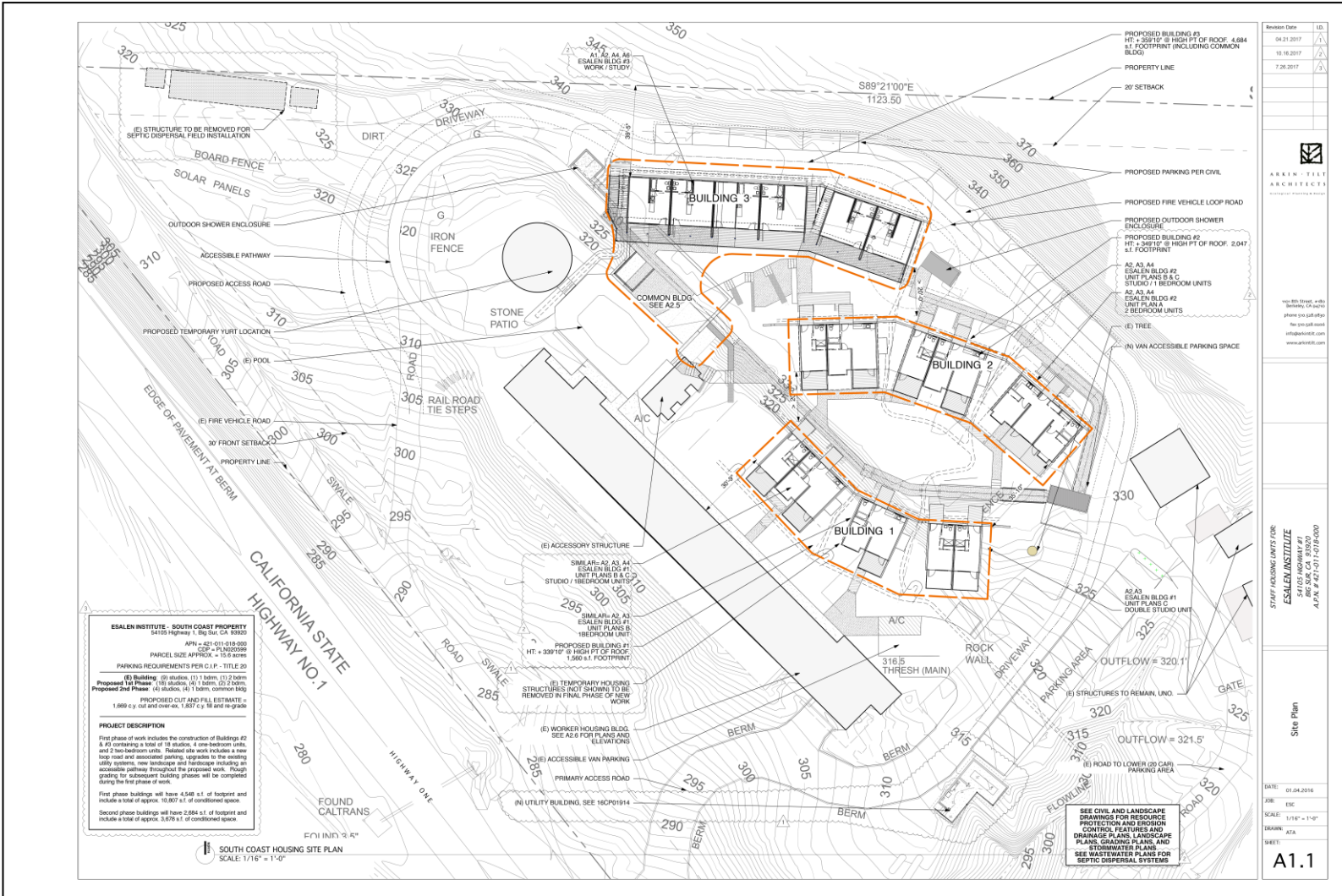
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