Exhibit D

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Biotic Resources Group
Biotic Assessments ◆ Resource Management ◆ Permitting

Incorrect/former APN, application associated with APN's 009-471-025-000, 009-471-026-000 and 009-471-014-000 -HCD-Planning

July 5, 2022

Jon Reynolds
Marina Square Partners, LP
1200 Concord Avenue, Suite 200
Concord, CA 94520

RE: 26454 Carmelo Street, Carmel (APN's 009-471-014 and 009-471-009): Addendum to Biotic Assessment for Proposed New Accessory Dwelling Unit on Lot B

Dear Mr. Reynolds,

The Biotic Resources Group has prepared an addendum to our previous biological assessment for the proposed development of an Accessory Dwelling Unit (ADU) on Lot B at 26454 Carmelo Street (formerly referenced as 26489 Scenic Road) in the Carmel area of Monterey County. The assessment was focused on evaluating biological resources within the area proposed for the ADU, evaluating potential impacts to biological resources from such construction, and evaluating the project relative to previous reports (*Biotic Assessment 26489 Scenic Road*, Biotic Resources Group, December 15, 2003, *Addendum*, letter report dated January 18, 2008, and *Addendum for Bedroom Addition and Garage*, letter report dated April 15, 2010).

The findings of this addendum are described herein.

Project Description
The project site is located along the north side of Scenic Road and westward of Carmelo Street. The property supports a single-family residence and garage accessed from Carmelo Street. The proposed project is construction of a 1,200 square-foot ADU, with 500 square feet of exterior patios and walkways, in the northeast portion of the parcel (Sheet A-1, Site Plan and Project Information, Flynn Architecture, Inc., May 17, 2022).

Methods
A site reconnaissance survey was conducted on June 29, 2022. The survey was conducted to assess the biological resources within the areas proposed for ADU construction. The California Natural Diversity Database (CNDDB 2022) was accessed for updated records of special status species in the project vicinity to supplement records from the 2003, 2008, and 2010 reports.

Existing Habitat Types
The property is located within a residentially developed area. The area proposed for the ADU is comprised of a mixture of native and non-native landscaping. Plantings of rush (*Juncus sp.)*, rosemary (*Rosmarinus officinalis)*, Matilja poppy (*Romneya coulteri)*, lavender cotton (*Santolina sp.)*, pride of Madeira (*Echium fastuosum)*, sage (*Salvia sp.)*, wild rye (*Elymus glaucus)*, iceplant (*Carpobrotus sp.)*, and varieties of *Echeveria, Aloe, Euphorbia* and *Sedum* intermix with locally native species of California poppy (*Eschscholzia californica)*, salt grass (*Distichlis spicata)*, *sagewort (Artemisia pycnocephalus)* and yellow sand verbena (*Abronia latifolia)*. A row of non-native juniper (*Juniperus sp.)* grows along the property line and a Monterey cypress (*Cupressus macrocarpa)* tree grows near the construction area. A portion of the area supports irrigated turf.

The character of the proposed ADU construction area is depicted in Figures 1 and 2.

Figure 1. View southeasterly of proposed ADU construction area, June 2022

Figure 2. View northwesterly of proposed ADU construction area, June 2022

Special Status Species

Sensitive Habitats

Sensitive habitats are defined by local, State, or Federal agencies as those habitats that support special status species, provide important habitat values for wildlife, represent areas of unusual or

regionally restricted habitat types, and/or provide high biological diversity. No habitats meeting these criteria occur within the proposed ADU development area, with the exception of the nearby Monterey cypress tree. Under Monterey County ordinance, trees over 12 inches diameter are considered "protected trees".

Special Status Plant Species
No special status plant species were observed within the proposed ADU development area. Individuals of Monterey paintbrush (CNPS List 4 species) have been documented from this parcel (Lot B) in previous years, yet none were observed within the proposed ADU development area or elsewhere on the parcel in June 2022. No other special status plant species were observed, or are expected to occur, on the site.

Special Status Wildlife Species
No individuals of buckwheat (*Eriogonum spp.*), which are the host plant for the endangered Smith's blue butterfly, were observed within the proposed ADU development area, and thus this butterfly is not expected to occur here. No other special status wildlife species are expected to occur at this site due to lack of suitable habitat.

Summary of Potential Project Effects on Biological Resources

☑ The proposed project will remove landscaped areas to accommodate the proposed ADU development.

☑ The December 2003 Biological Assessment recommended dune scrub revegetation on the slope abutting Scenic Drive as mitigation for development. The 2008 Addendum documented implementation of this work and recommended continued protection and management of this area. Here is excerpt from the 2003 Biotic Assessment:

> ***Mitigation Measure 1:*** *The applicant shall develop and implement a dune scrub revegetation plan to re-establish dune scrub vegetation along the portion of the property that abuts Scenic Road. The revegetation plan shall include the use of locally collected native dune species, including Monterey paintbrush. A minimum of five Monterey paintbrush plants shall be established within the revegetation area (5:1 replacement ratio for plant removed).*
>
> However, at the 2022 site visit, many non-native landscape plantings (i.e., varieties of *Echeveria, Euphorbia, Aloe,* and S*edum)* have been installed in this area and large patches of iceplant have colonized previously restored areas. The cover and diversity of native dune scrub plant species is now low, such that the area no longer meets the mitigation recommendations contained in the 2003 Biotic Assessment and 2008 Addendum.
>
> The existing character of the dune scrub protection/enhancement area is portrayed in Figure 3.

Figure 3. View of dune scrub revegetation/enhancement area showing sparse native cover and presence of non-native plant species, June 2022

Recommendations

☑ The project should incorporate tree protection measures to avoid adverse impacts to the Monterey cypress tree that is located near the construction area during all stages of site construction work. Construction fencing should be erected at the dripline of the tree, or as directed by a qualified arborist. If tree roots are encountered during ground disturbance, all roots greater than 2 inches shall be hand cut (use of sawzall or equivalent) under the direction of a certified arborist.

☑ The previously designated coastal dune scrub revegetation area should be restored and enhanced. Non-native plant species, including non-native succulents and iceplant, should be removed and native dune scrub plant species be installed. The area should support a minimum of 5 Monterey paintbrush plants. Dune scrub revegetation and enhancement should occur concurrent with the ADU construction, as some native plants within the ADU impact area could be salvaged and transplanted into the dune scrub revegetation area. Revegetation and enhancement should be completed within one year of ADU construction, with monitoring implemented to ensure successful completion and project compliance.

Please call me if you have any questions on this assessment.

Sincerely,

Kathleen Lyons

Kathleen Lyons
Plant Ecologist

CC: Teri Flynn, Flynn Architecture

Biological Assessment

26489 Scenic Road, Carmel
APN 009-471-014

Biological Assessment

26489 Scenic Road, Carmel
APN 009-471-014

Prepared for:

Marina Square Partners, L.P.
and
Engineered Construction Services Corp
Attn: Roger Ashton

Prepared by:

Biotic Resources Group
Kathleen Lyons, Plant Ecologist

With

Dana Bland & Associates
Dana Bland, Wildlife Biologist

December 15, 2003

INTRODUCTION

The proposed Reynolds House is located at 26489 Scenic Road within Carmel (Figure 1). The project site (APN 009-471-014) encompasses 9,873 square feet and is proposed to be developed as a single-family residence. The property is bound by Scenic Road to the southwest (and nearby Carmel River State Beach), and existing residences to the west and east.

Kathleen Lyons (plant ecologist) and Dana Bland (wildlife biologist) conducted a field survey of the biotic resources of the project area in December 2003. The focus of the assessment was to identify sensitive biotic resources within the property. Specific tasks conducted for this study include:

- Characterize the major plant communities on the property,
- Identify potential sensitive biotic resources, including plant and wildlife species of concern and native trees, on the property, and
- Evaluate the potential effects of the development of a single-family residence on sensitive biotic resources and recommend measures to avoid or reduce such impacts.

Intended Use of this Report

The findings presented in this botanical report are intended for the sole use of Marina Square Partners, L.P. and the County of Monterey in evaluating the proposed development. The findings presented by the Biotic Resources Group in this report are for information purposes only; they are not intended to represent the interpretation of any State, Federal or County laws or ordinances pertaining to permitting actions within sensitive habitat or endangered species. The interpretation of such laws and/or ordinances is the responsibility of the applicable governing body.

EXISTING BIOTIC RESOURCES

METHODOLOGY

The biotic resources of the Reynolds Parcel were assessed through field observations on December 3, 2003. The major plant communities on the parcel were identified during the field reconnaissance visit and mapped onto the project base map. The parcel was walked and all species observed were recorded in a field notebook.

To assess the potential occurrence of special status biotic resources within the project area, two electronic databases were accessed to determine recorded occurrences of sensitive plant communities and sensitive species. Information was obtained from the California Department of Fish & Game's (CDFG) RareFind 3 database (CDFG 2003) and California Native Plant Society Rare Plant Inventory (CNPS, 2002) for the Monterey and Carmel Valley U.S.G.S. quadrangles.

This report summarizes the findings of the biotic assessment. The potential impacts of the proposed single-family residence on sensitive biotic resources are discussed below. Measures to reduce significant impacts to a level of less-than-significant are recommended, as applicable.

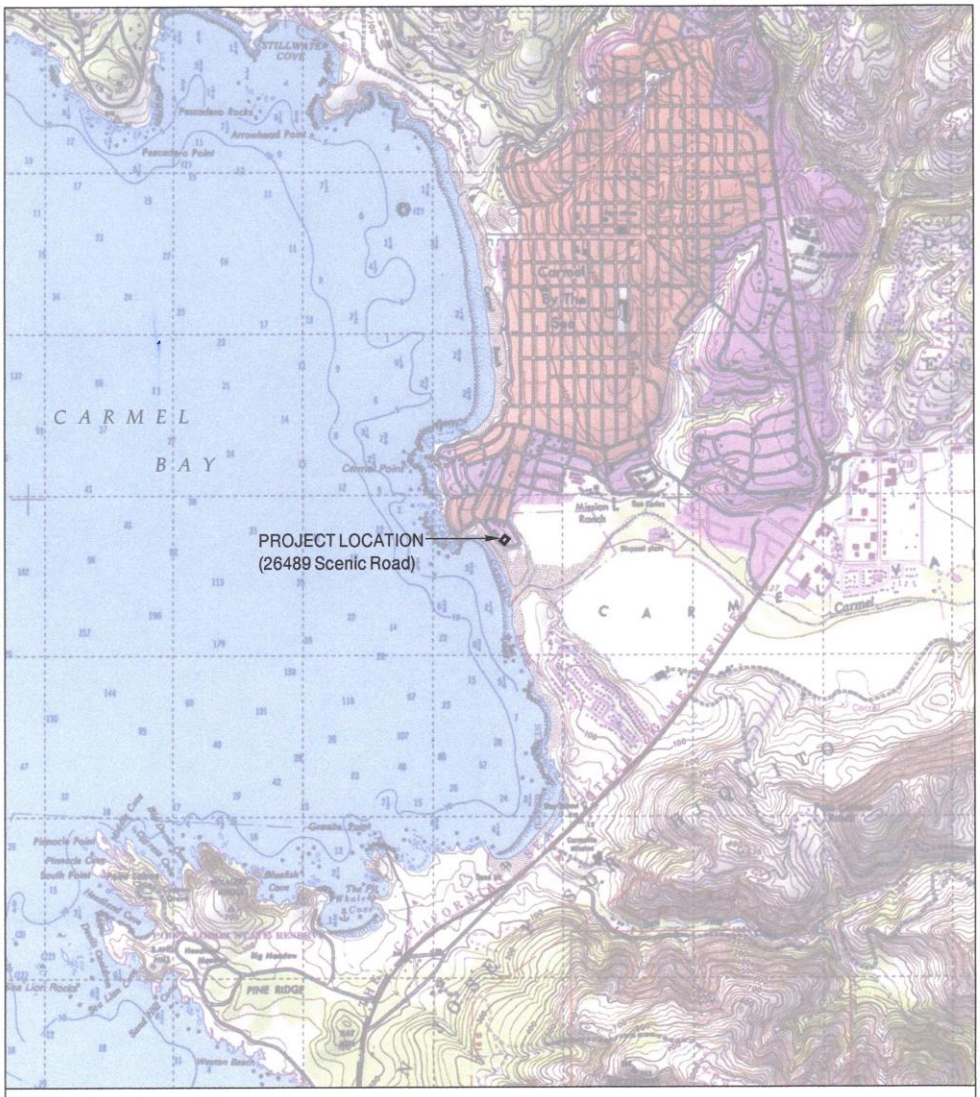
EXISTING BIOTIC RESOURCES

The project site is dominated by urban landscaping, as the majority of the project site is inhabited by iceplant (*Carpobrotus edulis)*, a non-native groundcover. The southern portion of the site supports remnant patches of coastal dune scrub, intermixed with iceplant. A small grove of Monterey cypress (*Cupressus macrocarpa)* also occurs on the property. The distribution of these plant communities is depicted on Figure 2.

Cypress Tree Grove

The property supports two multi-trunk Monterey cypress trees. These trees are located along the eastern property line, as depicted on Figure 2. The understory is dominated by iceplant, as depicted on Figure 3. The proposed residential development will be placed adjacent to these trees; however, the trees will be retained.

The cypress trees on the Reynolds property do not support any locally unique or special status wildlife habitat. They may occasionally be used as perches by common birds that can tolerate the surrounding residential uses, and the dense litter under the trees may be used as cover for common species such as western fence lizard (Sceloporus occidentalis).



Biotic Resources Group
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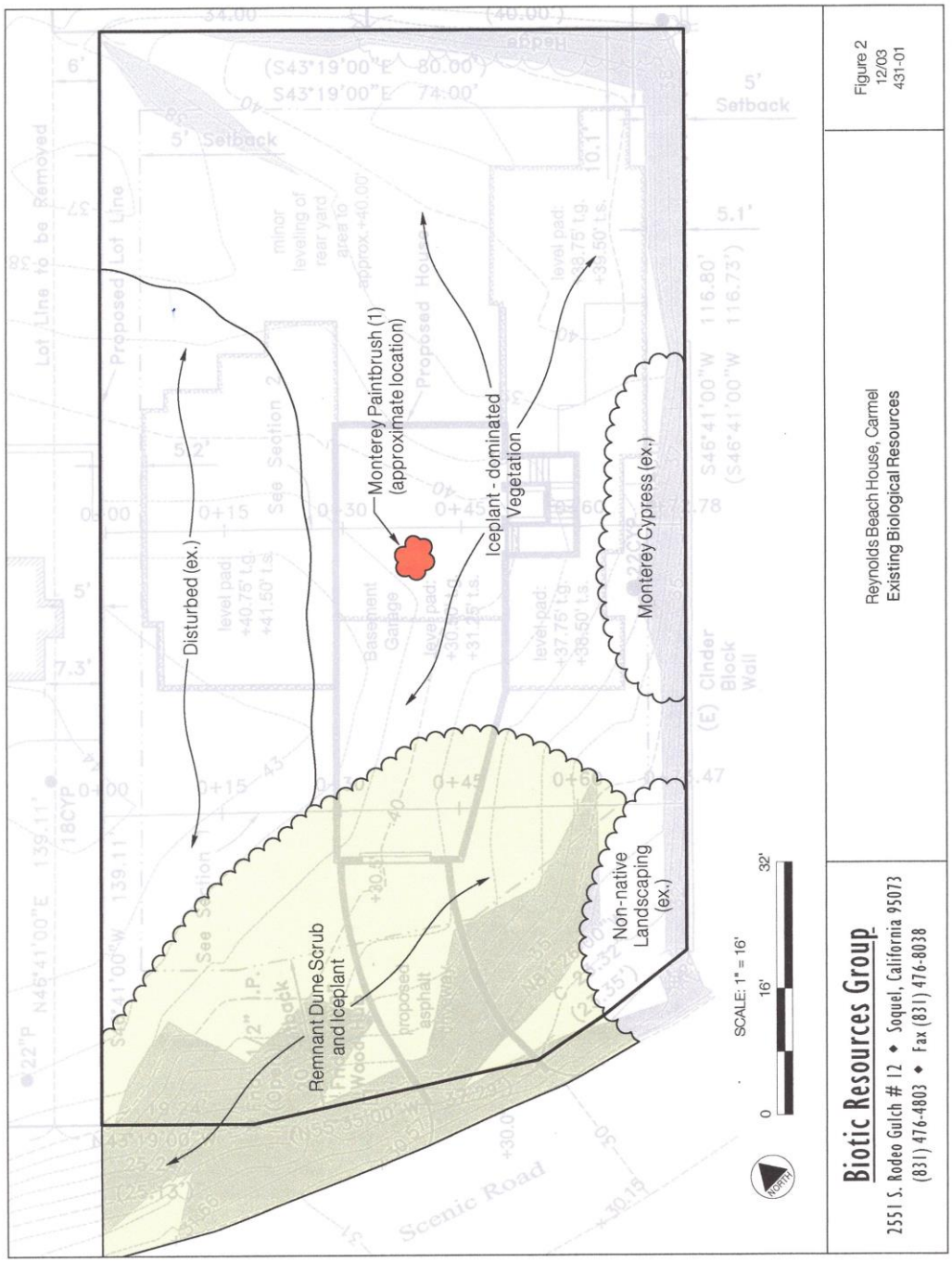
Reynolds Beach House, Carmel
Location Map

Figure 1
12/03
431-01


Disturbed (ex.)
Monterey Paintbrush (1)
(approximate location)
Iceplant - dominated
Vegetation
Monterey Cypress (ex.)
Remnant Dune Scrub
and Iceplant
Non-native
Landscaping
(ex.)
SCALE: 1" = 16'
0
16'
32'
NORTH
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Reynolds Beach House, Carmel
Existing Biological Resources
Figure 2
12/03
431-01

Figure 3. View of Monterey Cypress grove along eastern property line.

Remnant Dune Scrub with Iceplant

The southwestern portion of the property supports a mixture of native and non-native plant species. Plants typical of coastal dune scrub grow amid dense patches of non-native iceplant. The dune scrub plant species include yellow bush lupine (*Lupinus arboreus)*, yellow sand verbena (*Abronia latifolia)*, beach saltbush (*Atriplex leucophylla)*, lizard tail (*Eriophyllum staechadifolium)*, mock heather (*Ericameria ericoides)*, and coast sagebrush (*Artemisia californica)*. In addition to the iceplant, other non-native plant species in this area include field bindweed (*Convolvulus arvensis)*, sweet alyssum (*Lobularia maritima)*, stock (*Matthiola incana)*, and a garden sedum (*Sedum* sp.). The character of this vegetation type is depicted in Figure 4.

A portion of the dune scrub-iceplant vegetation will be removed during construction of the driveway, garage and associated residential features (i.e., pathway and stairs).

The variety of wildlife species that inhabit the remnant dune scrub at this site is expected to be low due to the arid soils and patchy habitat. Common species such as white-crowned sparrow (*Zonotrichia leucophrys*) and deer mouse (*Peromyscus maniculatus*) may forage for seeds in this habitat, Anna's hummingbird (*Calypte anna*) may find nectar on some plants, and western fence lizard (*Sceloporus occidentalis*) may forage on insects. Special status wildlife species that are associated with dune scrub habitat include Smith's blue butterfly (*Euphilotes enoptes smithi*) and black legless lizard (*Anniella pulchra nigra*); however, the conditions at the Reynolds property are not likely to support either of these species.

Figure 4. View of remnant dune scrub and iceplant vegetation along southwestern property line (along Scenic Road).

Iceplant - Dominated Vegetation

The central and northern portions of the property are dominated by a dense growth of iceplant. Few other species are present, however, small, open, sandy areas were observed to support both native and non-native plant species. Plant species occurring in these areas include alyssum, salt grass (*Distichlis spicata)*, mugwort (*Artemisia douglasiana)*, and yellow sand verbena.

One individual of Monterey paintbrush (*Castilleja latifolia)*, a locally unique native plant species (CNPS List 4), was observed growing amid the iceplant area. As depicted on Figure 2, the paintbrush was observed growing in the area proposed for the residence.

The iceplant habitat does not support any locally unique or special status wildlife species. Because it is non-native plant, and grows in dense mats, it precludes most native wildlife species.

Disturbed and Bare Areas

A portion of the property has been disturbed, as evidenced by open, disturbed sand. This area is located along the western property line. No vegetation was observed in this area, as depicted on Figure 5.

Figure 5. View of disturbed sandy area near western property line.

SENSITIVE BIOTIC RESOURCES

Sensitive Habitats

Sensitive habitats are defined by local, State, or Federal agencies as those habitats that support special status species, provide important habitat values for wildlife, represent areas of unusual or regionally restricted habitat types, and/or provide high biological diversity. The habitats meeting these criteria on the property is limited to the remnant dune scrub and the occurrence of Monterey paintbrush (List 4 species).

Special Status Plant Species

Plant species of concern include those listed by either the Federal or State resource agencies as well as those identified as rare by CNPS. The search of the CNPS and CNDDB inventories for the Monterey and Carmel Valley quadrangles resulted in 27 special status plant species of concern with potential to occur in the project vicinity. One uncommon plant species, Monterey paintbrush, was observed on the property during the December 2003 survey. This species is listed on CNPS List 4, a species that is uncommon with the region.

Table 1 lists the plant species evaluated for their potential presence at the site.

Table 1. List Of Special Status Plant Species with Potential to Occur In The Vicinity Of the Reynolds Beach House, 26489 Scenic Road, Carmel, Monterey County, California

Species	CNPS Status	State Status Federal Status	Habitat Type	Known Locations in Project Vicinity	Observed or Known Occurrence on Site? Potential Habitat on Site?
Hickman's onion (*Allium hickmanii*)	List 1B	None Species of Concern	Pine forest, chaparral, coastal scrub, coastal prairie	North of Carmel Mission, Veterans Memorial Park, Huckleberry Hill, Carmel Valley	No observations or records Low Potential
Hooker's manzanita *(Arctostaphylos hookeri)*	List 1B	None None	Chaparral, coastal scrub	Huckleberry Hill, Presidio of Monterey	No observations or records Low Potential
Sandmat manzanita (*Arctostaphylos pumila)*	List 1B	None None	Pine forest, chaparral, coastal scrub	Cypress Point, Asilomar State Beach, south side of Carmel, 17 Mile Drive	No observations or records Low Potential
Coastal dunes mil-vetch (*Astragalus tener var. titi)*	List 1B	Endangered Endangered	Coastal scrub, coastal dunes	17- Mile Drive between Bird Rock and Ocean Road	No observations or records Low Potential
Monterey paintbrush *(Castilleja latifolia)*	List 4	None None	Coastal dunes, coastal scrub	Not recorded by CNDDB	One individual observed on site (also observed on nearby State park lands)
Monterey spineflower *(Chorizanthe pungens var. pungens)*	List 1B	None Threatened	Coastal dunes, chaparral, coastal scrub	Pacific Grove, near Cypress Point, Navy Post Graduate School,	No observations or records Moderate Potential
Robust spineflower *(Chorizanthe robusta var. robusta)*	List 1B	None Endangered	Woodland, coastal scrub, coastal dunes	Del Monte (historic)	No observations or records Moderate Potential
Gowen cypress *(Cupressus goveniana ssp. goveniana)*	List 1B	None Threatened	Close cone pine forest	Del Monte Forest, Point Lobos, south of Pacific Grove	No observations or records Low Potential
Monterey cypress *(Cupressus macrocarpa)*	List 1B	None None	Close cone pine forest	Del Monte Forest, Point Lobos, 17 –Mile Drive	Planted trees occur on site Low Potential for native stand
Hutchinson's larkspur	List 1B	None	Upland forest,	San Jose Canyon, Point Pinos	No observations or records

Table 1. List Of Special Status Plant Species with Potential to Occur In The Vicinity Of the Reynolds Beach House, 26489 Scenic Road, Carmel, Monterey County, California

Species	CNPS Status	State Status Federal Status	Habitat Type	Known Locations in Project Vicinity	Observed or Known Occurrence on Site? Potential Habitat on Site?
(*Delphinium huthinsoniae)*		None	chaparral coastal scrub		Low Potential
Eastwood's goldenbush (*Ericameria fasciulata)*	List 1B	None None	Pine forest, chaparral coastal scrub	Monterey Airport, Carmel River, Ft. Ord, Carmel (historic), Pacific Grove	No observations Low Potential
Menzies wallflower (*Erysimum menziesii ssp. menziesii)*	List 1B	Endangered Endangered	Coastal dunes	Point Pinos, Asilomar State Beach, Spyglass Hill Dunes, Point Pinos Lighthouse, Signal Hill Road, Bird Rock area, Spanish Bay	No observations or records Low Potential
Fragrant Fritillary (*Fritillaria liliaceae)*	List 1B	None Species of Concern	Coastal scrub, coastal terrace prairie	Pebble Beach area	No observations or records Low Potential
Sand gilia (*Gilia tenuiflora ssp. arenaria)*	List 1B	Threatened Endangered	Coastal dunes, coastal scrub	Spanish Bay, Naval Post Graduate School, Asilomar	No observations or records Moderate Potential
Kellogg's horkelia *(Horkelia cuneata ssp. sericea)*	List 1B	None Species of Concern	Pine forest, coastal scrub, chaparral	Carmel Mission (historic), Asilomar, Del Monte area,	No observations or records Low Potential
Beach Layia *(Layia carnosa*)	List 1B	Endangered Endangered	Coastal dunes	South of Bird Rock, Spyglass Hill dunes, Pt. Pinos, Asilomar State Beach	No observations or records Low Potential
Jones Layia *(Layia jonesii*)	List 1B	None Species of Concern	Chaparral, grassland	Moss Beach (historic)	No observations or records Low Potential
Tidestrom's lupine *(Lupinus tidestromii*)	List 1B	Endangered Endangered	Coastal dunes	Pt. Pinos, Asilomar State Beach, 17-Mile Drive, Bird Rock Road, Moss Beach, Signal Hill Road, Spanish Bay Golf Course,	No observations or records Low Potential
Carmel Valley bush mallow (*Malacothamnus palmeri var. involucratus)*	List 1B	None Species of Concern	Woodland and chaparral	Los Laureles Grade near Hwy 68, near Jacks Peak County Park, Carmel Valley	No observations or records Low Potential
Carmel Valley malacothrix (*Malacothrix saxalilis* var. *arachnoidea)*	List 1B	None None	Chaparral	Carmel Valley Road, Chupines Creek. Tularcitos Creek	No observations or records Low Potential
Monterey pine (*Pinus radiata*)	List 1B	None None	Pine forest	Native Stands in Del Monte Forest, Carmel River to El Paso Creek	No observations or records Low Potential

Table 1. List Of Special Status Plant Species with Potential to Occur In The Vicinity Of the Reynolds Beach House, 26489 Scenic Road, Carmel, Monterey County, California

Species	CNPS Status	State Status Federal Status	Habitat Type	Known Locations in Project Vicinity	Observed or Known Occurrence on Site? Potential Habitat on Site?
Yadons' rein orchid (*Piperia yadonii*)	List 1B	None Endangered	Pine forests, chaparral, coastal bluff scrub	Cypress Point, Carmel Highlands (historic), Pebble Beach, Washington park, Veterans Memorial Park, Huckleberry Hill, 17-Mile Drive, Presidio of Monterey	No observations or records Low Potential
Hooked popcorn flower Clover *(Plagiobothyrs uncinatus*)	List 1B	None Species of Concern	Chaparral, grassland, coastal bluff scrub	Upper Carmel River near Los Padres Dam	No observations or records Low Potential
Hickman's cinquefoil *(Potentilla hickmanii*)	List 1B	Endangered Endangered	Coastal bluff scrub, pine forest, meadows, seeps	Bird Rock area, Pacific Grove, San	No observations or records Low Potential
Pine rose *(Rosa pinetorum*)	List 1B	None Species of Concern	Pine forest, wet areas	Pacific Grove, Veterans Memorial Park, near Morse Botanical Preserve, Pt. Lobos	No observations or records Low Potential
Maple-leaved checkerbloom *(Sidalcea malachroides*)	List 1B	None Species of Concern	Upland forest, coastal prairie	Near Pacific Grove (historic)	No observations or records Low Potential
Pacific Grove clover *(Trifolium polyodon*)	List 1B	Rare None	Pine forests, meadows, seeps	Pebble beach, 17-Mile Drive, Indian Village Picnic area, Asilomar State Beach, Spanish Bay Road, Pt. Lobos State Reserve, Lobos Ranch	No observations or records Low Potential
Monterey clover *(Trifolium trichocalyx*)	List 1B	Endangered Endangered	Pine forests, meadows, seeps	Morse Botanical Reserve, Huckleberry Hill	No observations or records Low Potential

CNPS Status:

List 1B: These plants (predominately endemic) are rare through their range and are currently vulnerable or have a high potential for vulnerability due to limited or threatened habitat, few individuals per population, or a limited number of populations. List 1B plants meet the definitions of Section 1901, Chapter 10 of the CDFG Code.
List 4.: These plants are of limited distribution or infrequent throughout a broader area of California. The species are uncommon.

Special Status Wildlife Species

Special status wildlife include those species proposed for listing, candidates for listing, and those species formally listed as threatened or endangered by either the Federal or State resource agencies, as well as those

designated as Federal and/or State species of special concern. Migratory birds are also protected by federal law (Migratory Bird Treaty Act), and nesting raptors are protected by the California Fish and Game Code. Table 2 lists special status wildlife species that are known to occur in the general vicinity of this project. No special status wildlife species are expected to occur within the project area, for the reasons summarized in Table 2.

Table 2. List of special status wildlife species known or with potential to occur in the vicinity of the Reynolds property, Carmel, California, December 2003

Species	State Status	Federal Status	Habitat Type	Potential to Occur on Site
Smith's blue butterfly (*Euphilotes enoptes smithi*)	None	Endangered	Coastal dunes with buckwheat	None, no buckwheat present
Black legless lizard (*Anniella pulchra nigra*)	Species of Special Concern	None	Dune scrub vegetation with sandy soils	None, dense mats of iceplant preclude this species
Western snowy plover (*Charadrius alexandrinum nivosus*)	Species of Special Concern	Threatened	Coastal beaches	None, site not immediately adjacent to ocean
Cooper's hawk (*Accipiter cooperii*)	Species of Special Concern	None	Oak or riparian woodlands	None, no suitable habitat

IMPACTS AND MITIGATION DISCUSSION

IMPACT CRITERIA

The thresholds of significance presented the California Environmental Quality Act (CEQA) were used to evaluate project impacts and to determine if the proposed development of the single-family residence poses significant impacts to biological resources. In addition to these criteria, removal of sensitive habitats as identified by Monterey County was deemed a significant impact.

For this analysis, significant impacts are those that substantially affect either:

- A species (or its habitat) listed or proposed for listing by State or Federal governments as rare or endangered (e.g., none on site);
- Breeding/nesting habitat for a State species of special concern (i.e., none identified to utilize the project area);
- A plant considered rare (i.e., List 1B) by CNPS (none identified to utilize the project area);
- A habitat regulated by State or Federal law (none identified within the project area),
- Nesting birds regulated under the Federal Migratory Bird Treaty Act or Section 3503.5 of CDFG Code (none identified to utilize the project area);
- A habitat or resource recognized as sensitive by CDFG or Monterey County (dune scrub).

Impacts were not considered significant to vegetation communities or habitats that are not protected, are generally common, and do not support listed candidate or special concern species. For the Reynolds Beach House project, impacts to the areas dominated by non-native iceplant were not considered to pose significant impacts to botanical or wildlife resources. No special status wildlife species are expected to occur within the project area, and therefore, no significant impacts to such species are expected to occur as a result of this project. Other significant impacts are described below.

POTENTIAL IMPACTS AND RECOMMENDED MITIGATION MEASURES

The project as proposed will result the removal of one individual of Monterey paintbrush, an uncommon plant species within the region. In addition, some areas of remnant dune scrub will be removed. Due to this habitats sensitive status with CDFG, this removal is a significant impact to botanical resources. House construction may also affect the existing Monterey cypress trees, as construction work will occur within the dripline of these trees.

The following measures are recommended to avoid, minimize and compensate for impacts to botanical resources:

> **Mitigation Measure 1:** The applicant shall develop and implement a dune scrub revegetation plan to re-establish dune scrub vegetation along the portion of the property that abuts Scenic Road. The revegetation plan shall include the use of locally collected native dune species, including Monterey paintbrush. A minimum of five Monterey paintbrush plants shall be established within the revegetation area (5:1 replacement ratio for plant removed).
>
> **Mitigation Measure 2:** The construction plans shall depict measures to protect all dune scrub vegetation that is adjacent to the construction area, yet that will be retained. The plan shall specify the placement of both silt fencing and plastic construction fencing along the edge of the dune

scrub vegetation to be retained. The plans shall specify that no construction work, equipment staging or other activities are to occur in these protected areas.

Mitigation Measure 3. The project shall incorporate tree protection measures to avoid adverse impacts to the Monterey cypress trees on the site during all stages of site construction work. Construction fencing shall be erected at the dripline of the trees. The integrity of the fencing should be checked periodically and repaired if damage is noted. If damage to the trees occurs, a remediation program should be developed by a certified arborist and implemented; the measures shall be inspected by the County and a qualified arborist.

Mitigation Measure 2b: All grading and trenching within the dripline of the cypress trees should be conducted under the supervision of a qualified arborist. The arborist shall supervise trenching and cutting of roots that are encountered during the trenching work.

LITERATURE CITED AND REFERENCES

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