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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

October 11, 2021

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APN: 008-234-007-000

Subject: Biological assessment for 1267 Cantera Court in Pebble Beach

A biological assessment was recently conducted for the property located at 1267 Cantera Court in Pebble Beach (APN: 008-234-007) in preparation for a proposed home remodel and addition project. This already developed and impacted lot is situated in a mixed woodland residential community in *Del Monte Forest*. This property assessment involved performing a ground level visual inspection of the subject parcel to record and document biological resources, vegetation types and habitat characteristics that may be present; 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 subject parcel and reviewing property development plans and maps (refer to the corresponding Construction Site Plans for construction details and property features). Where possible the characteristics and conditions described in this report are depicted in the photographs located at the end of the report (refer to attached photos, *Figures 1-4*). Findings and recommendations are provided herein.

I. SITE CHARACTERISTICS & BIOLOGICAL RESOURCES

Del Monte Forest supports a diversity of biological and cultural resources, including protected special status species and sensitive habitat. The subject parcel located at 1267 Cantera Court in Pebble Beach is a total of 1.01 acres in size and is located in an

environment that is significantly influenced by seasonally temperate coastal environmental conditions. This lot has an existing home that is proposed for remodeling, a paved driveway and a partially maintained landscape located in a mixed woodland residential community consisting of mature and senescing upper canopy Monterey Pine (*Pinus radiata*) and mid to lower canopy Coast Live Oak (*Quercus agrifolia*) trees (refer to *Figures 1-4*). Young and immature Monterey Pine, Coast Live Oak and Monterey Cypress trees, including several seedlings and saplings, are also occurring on the subject property. In regards to woodland health, harmful biotic disorders (e.g., pathogens, disease and/or insect pests) appear to be absent in levels that are detrimental to the health and viability of trees and woodland habitat.

The subject parcel is located in a woodland residential community with homes occurring in fairly close proximity to one another. This property is surrounded by 3 neighboring homes, exception being the area to the south of the front yard, which is the public roadway (i.e., Cantera Court). Less than a quarter mile from this property there are relatively large undeveloped open space areas of *Del Monte Forest* primarily consisting of mixed woodland and pine dominated forest habitat. Some of these open space areas support riparian and other sensitive habitat types, as well as protected special status species, such as Yadon's Piperia (*Piperia yadonii*) and California Red-Legged frog (*Rana draytonii*).

Per the assessment of this developed and previously disturbed and impacted lot, it is clearly evident that the subject property does not support federally and/or state protected special status species, sensitive habitat and/or environmentally sensitive habitat areas (ESHA), and none will be affected by proposed home remodeling and addition activities. There are no known occurrences of special status species (e.g., Yadon's Piperia [*Piperia yadonii*]), sensitive habitat or other protected resources occurring on the subject parcel and none were observed during the property assessment. Additionally, actively nesting birds were not observed on or adjacent to the subject property during the site assessment.

Mixed pine and oak woodland is the most noteworthy and ecologically valuable resource occurring on the subject parcel (refer to *Figures 1-4*). Native tree and plant species observed include the following: Monterey Pine (*Pinus radiata*), Coast Live Oak (*Quercus agrifolia*), Poison Oak (*Toxicodendron diversilobum*), Pacific Blackberry (*Rubus ursinus*), California Huckleberry (*Vaccinium ovatum*), California Honeysuckle (*Lonicera hispidula*), Douglas Iris (*Iris douglasiana*), Pink Flowering Currant (*Ribes sanguineum*), Bracken Fern (*Pteridium aquilinum*), Western Sword Fern (*Polystichum munitum*) and a few native grass and sedge (*Carex* spp) species. All the other plants observed on the subject property are non-native introduced trees, shrubs and grasses that were either planted on the lot or are occurring as non-native invasive weeds (e.g., Dwarf Periwinkle [*Vinca minor*], French Broom [*Genista monspessulana*], Bull Thistle [*Cirsium vulgare*], Acacia [*Acacia longifolia*] and Panic Veldt Grass [*Ehrharta erecta*]; [refer to *Figure 3*]).

Soils on this developed and previously disturbed parcel appear to be stable and sufficient for supporting healthy flora and proposed property development/improvement activities. Wind direction is predominantly out of the southwest. Per the project plans, proposed construction and property improvement activities will utilize the existing building footprint and adjacent areas that have been previously disturbed and impacted. This is a relatively flat lot and no development or soil disturbance will be occurring on steep slopes with high erosion potential.

As previously noted, special status species, sensitive habitat and nesting birds that have protection status were not observed during a recent site assessment and are not known to occur on the subject property. Although nesting birds were not observed during the assessment of this woodland parcel, an additional nesting bird survey 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 construction related impacts to woodland habitat 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 woodland 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, and tree protection measures. Properly install, repair and modify or improve resource protection measures and BMP's on a as needed basis, and keep properly maintained for the duration of the project.
- 2) In the landscape plan consideration should be given to utilizing plants that are native or well-adapted to a mixed woodland vegetation community. Plants selected for landscaping operations should be drought tolerant, relatively fire resistant, non-invasive to habitat and open space areas, and well adapted and appropriate to this mixed woodland environment.
- 3) Control and manage non-native invasive plant species, such as Dwarf Periwinkle (*Vinca minor*), French Broom (*Genista monspessulana*), Bull Thistle (*Cirsium vulgare*), Acacia (*Acacia longifolia*) and Panic Veldt Grass (*Ehrharta erecta*) to improve woodland habitat and reduce combustible fuel loads and wildland fire hazards (refer to *Figure 3*).
- 4) As previously stated, nesting birds were not observed during the assessment of this woodland property. 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 this previously disturbed and impacted property located at 1267 Cantera Court in Pebble Beach. Consequently, there is no evidence or indication that protected special status species and/or sensitive habitat will be impacted by proposed home construction and property improvement activities.

Proper implementation of resource protection BMP's will assist in minimizing construction related impacts to natural resources and woodland habitat, as well as to satisfy *Monterey County RMA-Planning Department* permit requirements and conditions of approval.

Best regards,

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Figure 1. Existing home on subject property is dominated by mature Monterey Pine trees. Several pine seedlings and saplings are occurring on the subject parcel.



Figure 2. View of pine dominated backyard area. The proposed home addition will extend off of the existing structure (left of center in photo).



Figure 3. One of a few small patches of native California Huckleberry occurring on the property. Exotic Acacia is also seen in the photo.



Figure 4. Another view of proposed home addition site, which will be in previously disturbed area next to existing home (right of center).

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