Exhibit E

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BIOLOGICAL ASSESSMENT

APN 197-101-019
DRC PLN23013

CAMPBELL RESIDENCE
23 Wawona Road, Carmel Valley, CA

March 11, 2024

Prepared For: Jim and Lynda Campbell
23 Wawona Road
Carmel Valley, CA 93924

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PROPERTY PROFILE

DATE: March 11, 2024

PREPARED BY: Nicole Nedeff, Consulting Ecologist. nikki@ventanaview.net
11630 McCarthy Road, Carmel Valley, CA 93924; (831) 320-9463.

SITE NAME, APN: Camp Steffani, APN 197-101-019.

PHYSICAL ADDRESS: 23 Wawona Road, Carmel Valley, CA 93924.

ACREAGE: Total acreage in property = 1.75 acres.

USGS QUAD: Carmel Valley 7.5' USGS quadrangle, T17S, R2E, unsurveyed section.

OWNER: Campbell Family Trust/Jim and Lynda Campbell, 23 Wawona Road, Carmel Valley, CA 93924. camp695@gmail.com. (831) 214-3927.

MONTEREY COUNTY PLANNING AREA: Carmel Valley Master Plan.

ZONING/PRESENT LAND USE: Monterey County Zoning Designation = LDR/2.5-D-S-RAZ, which indicates that under Title 21, the property is zoned Low Density Residential, with a 2.5-acre minimum parcel size. The parcel is also in Design Control, Site Plan Review, and Residential Allocation Districts. The property has been in Lynda's family for more than 60 years and the lot is presently developed with a small cabin, garage and out-building adjacent to similar rural residential homes in the Camp Steffani neighborhood east of Carmell Valley Village.

SITE LOCATION: The approximately 1.75-acre parcel is situated adjacent to the Carmel River at the north-western terminus of Wawona Road 0.75-miles east of the Carmel Valley Village commercial district. The irregularly shaped parcel extends from the south side of the Carmel River in a north-easterly direction across the river channel. From the right bank of the river (looking downstream), the parcel continues across a level terrace and then uphill towards another private parcel that borders Carmel Valley Road. The existing cabin is snugged up against the slope break at the edge of the flat terrace as far from the river channel as possible. The existing cabin and garage are situated within the 100-year floodplain of the Carmel River, however are constructed at an elevation outside of the floodway.

PROJECT DESCRIPTION: A single family residential development and a detached garage are proposed on this parcel. Existing time-worn structures will be deconstructed and a new residence and garage will be built in similar positions and footprints. The subject parcel is accessed by an improved driveway from Wawona Road off Carmel Valley Road.

SITE VISIT: February 22, 2024.

HABITAT IN PRIMARY PROJECT AREA: Widely spaced woodland and riparian trees, annual grasses, landscaped areas and gardens.

SIGNIFICANT BIOLOGICAL ATTRIBUTES:

- √ Coast Live Oak Woodland
- √ Carmel River Riparian and Aquatic habitat

1. INTRODUCTION and PROPERTY DESCRIPTION

In January 2024, I was contacted by property owner Jim Campbell and asked to prepare a Biological Assessment on a developed parcel he and his wife Lynda own east of Carmel Valley Village, APN 197-101-019. The physical address for the parcel is 23 Wawona Road in the Camp Steffani neighborhood and the site is currently developed with a cabin, garage and one small out-building. The parcel has been in Lynda's family since 1963 and Lynda's mother first visited the property as a young girl in the 1930's. Jim and Lynda Campbell propose to deconstruct the existing structures and replace them with a new single-family residence and garage. Figure 1 identifies the general location of the project site and Figure 2 depicts the Assessor's Parcel.

The building site is on a wide, flat, sparsely landscaped fluvial terrace just outside of the Carmel River floodway and below a relatively steep hillside that exceeds 25-percent in slope. Elevations on the parcel range from approximately 368' at the top of the hillside above the cabin, to approximately 295' at the Carmel River. The area of the terrace where the existing structures are located is approximately 308' in elevation. Figure 3 and Figure 4 display site plans prepared by Polaris Land Surveying May (2023) and Architect Merritt Amanti Palminteri (August 2023).

All municipal utilities and infrastructure connections are in-place for the existing structures, including a private well. An improved driveway extends from the terminus of Wawona Road to the garage and home site, and then beyond to an adjacent parcel also owned by the Campbells.

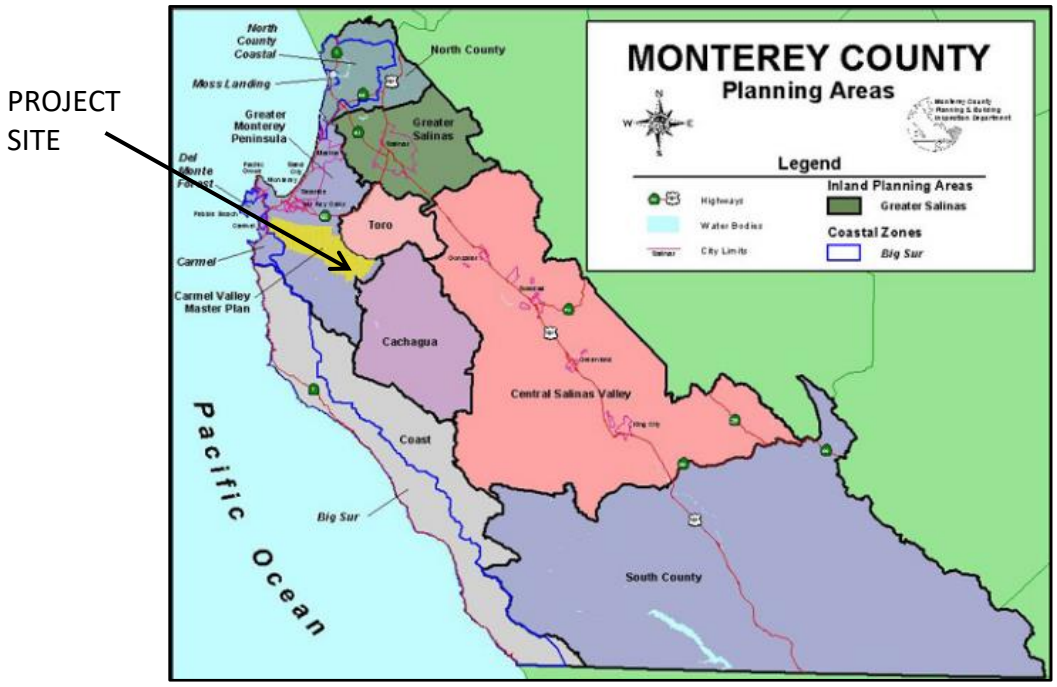

Figure 1 – Project site on map of Monterey County Planning Areas.

Natural vegetation on the subject parcel consists of Coast Live Oak Woodland, Carmel River Aquatic and Riparian habitat, and landscaped areas with non-native garden species under a loose canopy of widely spaced riparian trees. The structures intended for replacement and the

proposed new residence and garage are situated in landscaped areas, with sparse native vegetation nearby. Isolated and widely spaced coast live oaks, cottonwoods, sycamores and bays occur near the existing residence and on the hillside above the home site. Several large, planted redwoods line the river-side of the driveway and all trees are appropriately limbed up to reduce fire hazards. Figure 5 is a general vegetation map of the property depicting natural community habitat types and Figures 6 and 7 are of the existing cabin and garage that are proposed for replacement.

Soils on the flat terrace in the vicinity of the structures are primarily composed of fine silty sands that are alluvial in nature. Soils tend to become coarser below the surface, with cobbles and boulders typical of the Carmel River corridor occurring at depth. A “Geotechnical Report” and a “Percolation and Groundwater Study” have been prepared for the site by Grice Engineering (September 2019).

The buildable portion of the parcel where the existing structures are located is outside the Floodway of the Carmel River, however is within the 100-year Floodplain of the Carmel River.

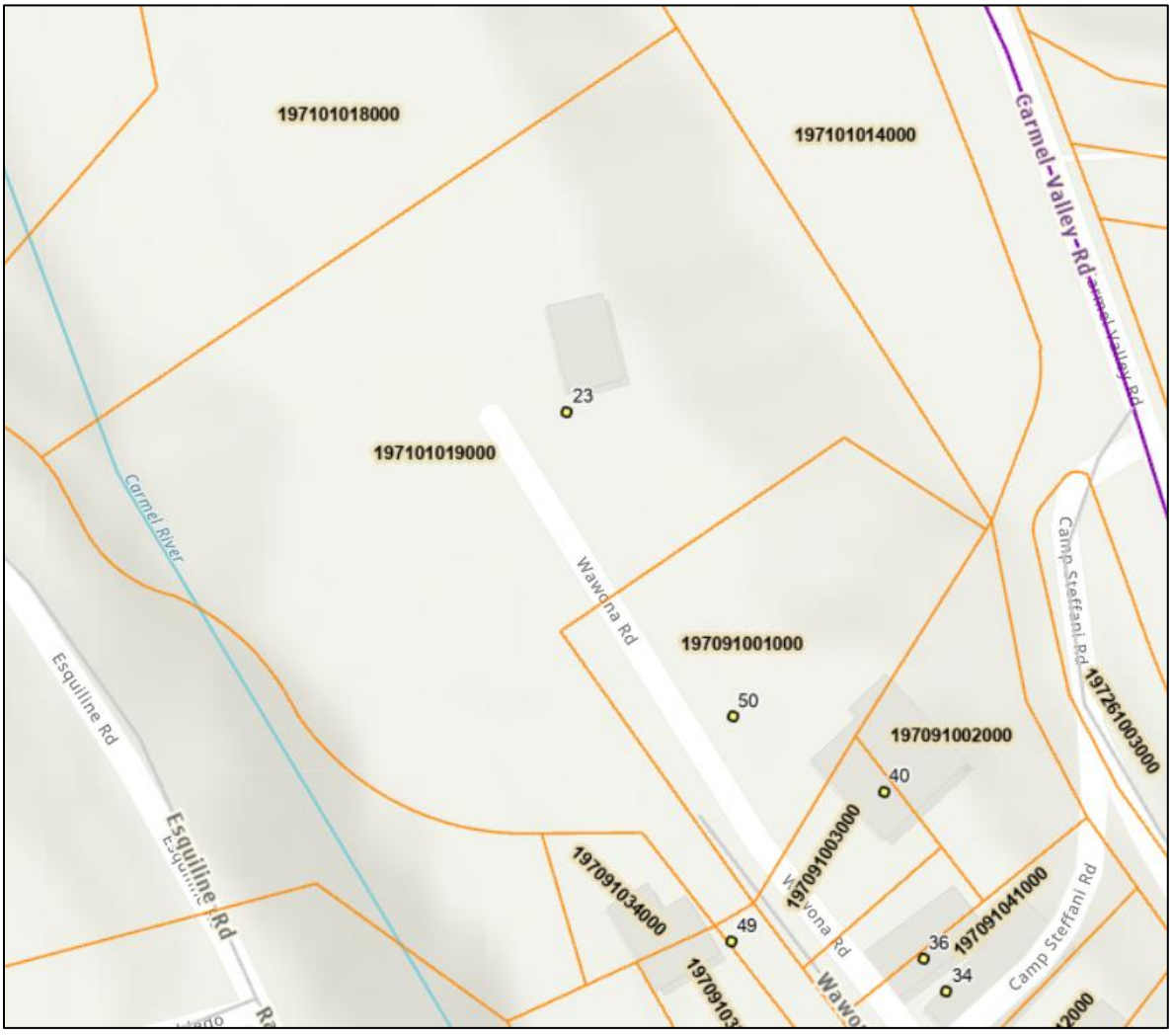

Figure 2 – Parcel Map, APN 197-101-019, 23 Wawona Road, Carmel Valley (source = Monterey County online GIS).

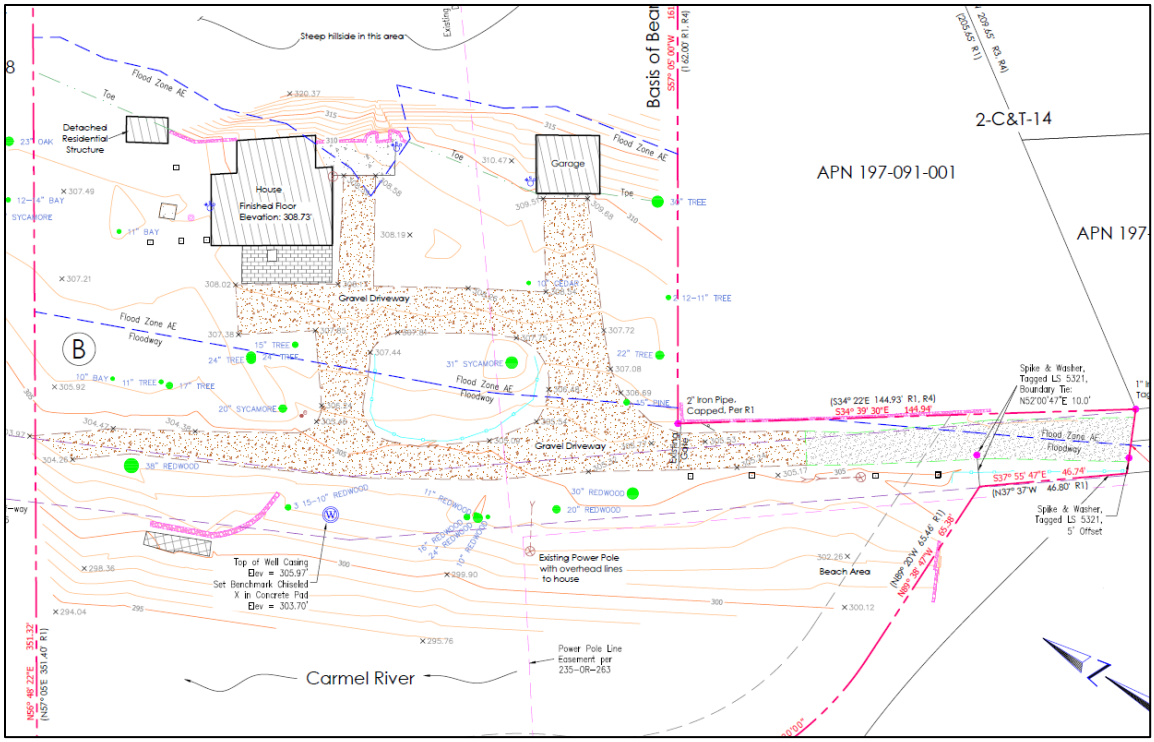

Figure 3 – Relevant portion of project site plan with existing structures, prepared by Polaris Land Surveying, May 2023.

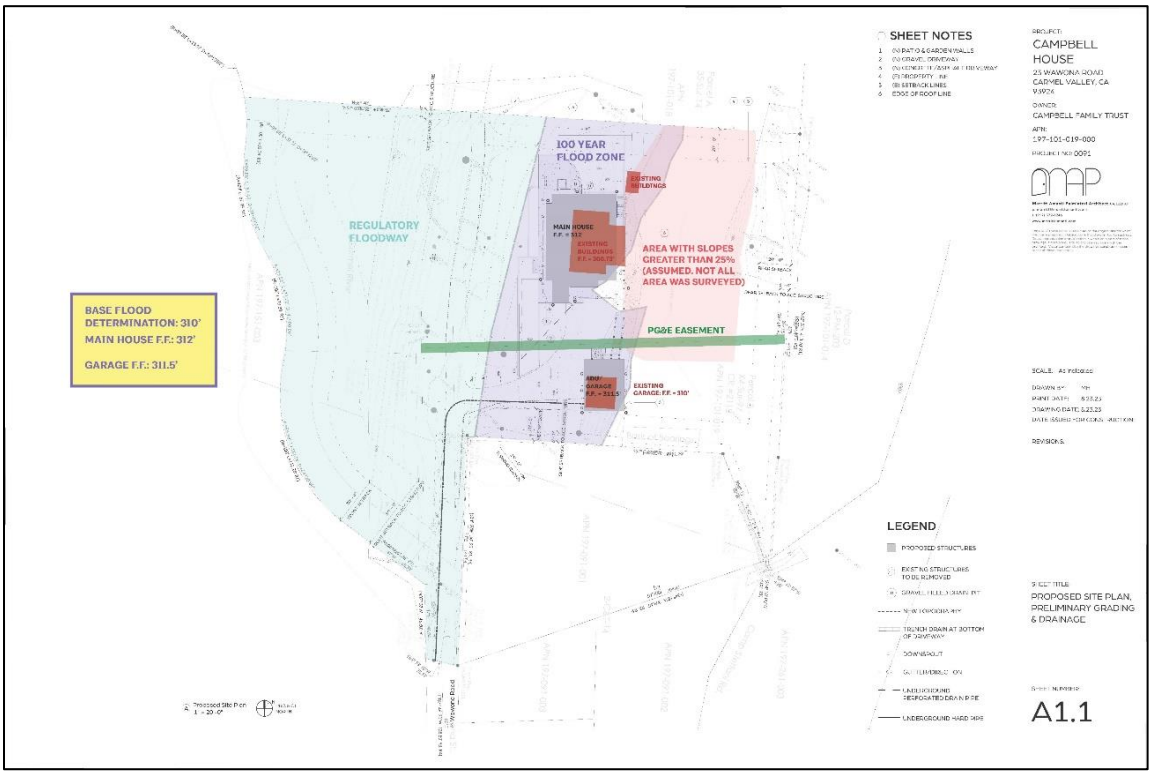

Figure 4 – Site plan for new residential dwelling and garage (note different orientation of parcel), Merritt Amanti Palminteri, August 2023.

Figure 5 – Aerial image and vegetation types, APN 197-101-019-000,
(aerial image source = Monterey County online GIS).

Figure 6 – Cabin to be replaced.

Figure 7 – Garage proposed for deconstnruciton and south-easterly side of existing cabin. Note steep hill slope behind structures and Oak Woodland canopy of oak and bay.

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2. SURVEY METHODS

On-site inspection, local maps, place-based knowledge, literature references, and Internet data searches were used during the preparation of the Biological Assessment for the Campbell project. A topographic survey map covering a portion of the property (Figure 3) and a preliminary conceptual site plan were provided by the land owner (Figure 4).

Floristic field survey methods utilized in the Biological Assessment of the project area conform to protocols outlined by the California Department of Fish and Wildlife (November 2009). The purpose of the statewide survey protocols is to facilitate a comprehensive, consistent and systematic approach for the identification of plants, natural communities and special status elements in project areas. The goal is to produce reliable information and to maximize the potential for locating special status species and natural communities. The Biological Assessment also conforms to protocols for analysis outlined in Monterey County Zoning Ordinance Section 21.66.020, Standards for Environmentally Sensitive Habitats.

On-site field survey for the Biological Assessment of the project site focused on the following objectives:

- Identify and map natural communities.
- Locate and map special status plants and wildlife species.
- Identify and map significant biological features.
- Assess potential impacts to biological resources.
- Consider site conditions for potential restoration strategies, if needed.
- Consider specifications to reduce or eliminate potential impacts to sensitive resources, if needed.

A botanical and habitat survey of the project site was conducted on February 22, 2024. Prior to the February 2024, site visit, California Department of Fish and Wildlife - California Natural Diversity Database (CNDDB) RareFind computer data and BIOS maps were consulted for the vicinity of the subject parcel in Carmel Valley (Appendix A). CNDDB information for the vicinity of the proposed project displays several records, referred to as "element occurrences", of sensitive or special status species occurring along Carmel Valley Road and the Carmel River riparian corridor where aquatic and riparian habitat support a number of sensitive elements. The project area is noted by the black star in the right center on the CNDDB map included in Figure 11, and element occurrences in the general vicinity are described in Section 3.2 below. In addition, a query of the California Native Plant Society web-based "Inventory of Rare and Endangered Vascular Plant Species" was consulted to identify occurrences of special status plants and natural communities in the region where the subject parcel is located.

The February 22, 2024, botanical survey and biological resource site inspection around and through the project area was conducted on foot. The winter survey period was not optimal to record most nesting birds or annual, flowering plants that could potentially occupy the project site, however the survey period was entirely appropriate for the identification of rare shrubs, rare sub-shrubs, and typical indicator plant and wildlife species common in the Carmel Valley area.

Common names for plants and wildlife species are noted with scientific names when they are first mentioned in the text below, and thereafter only common names are used. Scientific nomenclature for plants described in this report follows conventions used in Matthews and Mitchell (2015), and Baldwin, et al (2012). A full plant list of species observed on the property is included in Appendix B.

3. SURVEY RESULTS

3.1 Vegetation: Vegetation cover on the subject parcel occurs in three basic zones - hillside Coast Live Oak Woodland, Riparian corridor, and landscaped areas on the terrace where the cabin and garage are located. Where the terrace area is not landscaped, general vegetation cover is dominated by non-native grasses and forbs. All canopy trees through the Coast Live Oak Woodland and on the terrace have been trimmed back along the utility easement maintained by Pacific Gas and Electric.

The Coast Live Oak Woodland area occurs above the existing structures on the steep, northerly hillside and is characterized by coast live oak (*Quercus agrifolia*), California bay (*Umbellularia californica*) and buckeye (*Aesculus californica*). This habitat type is classified as "*Quercus agrifolia* (Coast Live Oak) Woodland Alliance" in "The Manual of California Vegetation" (Sawyer, Wolf and Evans, CDFW and CNPS, on-line edition). The understory is generally open and sparse, with a number of typical indicator shrubs and herbaceous species, including snowberry (*Symphoricarpos albus*), black sage (*Salvia mellifera*), Douglas' nightshade (*Solanum douglasii*), and abundant poison oak (*Toxicodendron diversilobum*). Deconstruction of the existing structures and development of the new single-family residence and garage will not impact Coast Live Oak Woodland habitat on the hillside above the building site. No development is proposed in Coast Live Oak Woodland or on slopes in excess of 25-percent.

Riparian habitat along the Carmel River includes a narrow, linear corridor of arroyo willow (*Salix lasiolepis*), black cottonwood (*Populus trichocarpa*), white alder (*Alnus rhombifolia*), and occasional sycamore (*Platanus racemosa*), with thickets of creek dogwood (*Cornus sericea*). This habitat type is classified as "*Populus trichocarpa* (Black Cottonwood) Forest Alliance" (Sawyer, et al). A few sycamore trees and isolated cottonwoods occur at the edge of the riparian corridor above the river channel and a line of large, planted redwoods (*Sequoia sempervirens*) fringes the south-western side of the driveway. All redwood trees, Riparian corridor vegetation and Aquatic habitat in the Carmel River are outside the future development area and will not be impacted by the implementation of the proposed project.

The flat terrace area where the existing cabin, garage and small out-building are located is vegetated primarily with a mixture of non-native grasses and horticultural species, however a few widely scattered cottonwoods, sycamores, oaks, buckeyes and bays occur in the matrix of gardens and annual grasses. Two bay trees, two buckeye trees and a few sapling coast live oaks are slated for removal to accommodate the expanded footprint of the new residence, and one dead and hazardous cottonwood near the driveway is already scheduled for removal. No trees will be removed near the existing garage.

Figures 8, 9 and 10 depict typical Oak Woodland, Riparian and terrace habitat on the subject parcel.

Figure 8 – Oak Woodland area on hillside above the existing cabin.

Figure 9 – Riparian corridor of the Carmel River.

Figure 10 – Looking from the existing cabin across the terrace area towards the Carmel River.

3.2 Special Status Species: No plants or animals listed by the State of California or the Federal Government as Rare, Threatened or Endangered were observed on the property or in the immediate vicinity during field survey on February 22, 2024. However, CNDDB documents the presence of several special status species associated with Aquatic and Riparian habitat along the Carmel River that are likely to occur, or have the potential to occur on the subject parcel.

A. ***Animals***: CNDDB mapping shown in Figure 11 for the vicinity of the subject parcel documents the presence of federally threatened steelhead in the Carmel River, and Legless Lizard and federally threatened California Red-legged Frog nearby in the riparian corridor of the Carmel River.

- The federally threatened steelhead (*Oncorhynchus mykiss irideus)* is mapped by CNDDB in the red cross-hatched polygon that conforms to aquatic habitat in the Carmel River through the subject parcel. The environmentally sensitive Riparian corridor and Aquatic habitat associated with the Carmel River are entirely outside the proposed project area on this property. No impacts to the special status steelhead in the river will occur if suggested recommendations outlined in Section 4 of this Biological Assessment are implemented during construction activities for the proposed project.

- The federally threatened California Red-legged (*Rana draytonii)*, is mapped with a solid red circle by CNDDB depicting a confirmed observation of this uncommon species across the river

in the general vicinity of Camp Steffani and the Campbell parcel. Potential habitat for California Red-legged Frog occurs on all portions of the subject parcel, including the hillside Oak Woodland, Riparian corridor and the terrace area around all existing structures. California Red-legged Frogs are known to occupy or traverse across terrestrial habitats up to 5-miles from their natal locations and it is possible that this special status species could occur in the proposed project area. No focused survey for California Red-legged Frogs is recommended at this site and less than significant impacts to this special status species will occur if suggested recommendations outlined in Section 4 are implemented during construction activities for the proposed project.

- The Legless Lizard (*Anniela pulchra*), a California Species of Concern, is mapped in Riparian habitat near the subject parcel in small, red cross-hatched polygons. This generally subterranean species may potentially occur on the subject parcel in loose, sandy alluvium near the Riparian corridor, however less than significant impacts to this special status lizard will occur if suggested recommendations outlined in Section 4 are implemented during construction activities for the proposed project.

- CNDDB mapping includes a large, open, red circle indicating a very general occurrence of a native bee, the Obscure Bumble Bee (*Bombus caliginosus)*, which has the potential to occur on the subject parcel. This bumblebee has been noted on 19 families of plants, with worker bees most often seen on Fabaceae, the legume family, and queens most often seen on Ericaceae, the heath family. Males have been noted most often on Asteraceae, the aster family. Common plants visited by the workers in a sample included ceanothus, thistles, sweet peas, lupines, rhododendrons, Rubus, willows, and clovers. Queens emerge from hibernation in late January, the first workers appear in early March, and the males follow by the end of April. The colony dissolves in late October, when all the inhabitants die except the new queens (https://en.wikipedia.org/wiki/Bombus_caliginosus). This bumblebee species is considered vulnerable, however additional research is required before a rarity status can be assigned.

- CNDDB also includes a large, open, gray circle indicating a very general, unmapped occurrence of California Tiger Salamander (*Ambystoma californiense)*. This federally and state threatened species is known from ponds situated in grassland areas farther east in Carmel Valley. The subject parcel has no appropriate habitat to support this amphibian.

- Although not depicted in the immediate vicinity of the subject parcel, CNDDB mapping along the Carmel River downstream of the Camp Steffani neighborhood identifies a generalized potential along the Riparian corridor for the presence of the Foothill Yellow-Legged Frog (*Rana boylii*). CNDDB also maps a specific location downstream of the project site where Southwestern Pond Turtle (*Actinemys pallida*) was observed. Foothill Yellow-legged Frogs are found in swift, rocky, aquatic habitat, which only occurs along the immediate river channel on the subject parcel. Southwestern Pond Turtles could possibly occur in the Riparian corridor of the Carmel River and on the terrace around the existing structures, however less than significant impacts to the turtle, a Species of Concern, will occur if suggested recommendations outlined in Section 4 of this report are implemented during construction activities for the proposed project.

B. *Plants*: Of note is the green-lined polygon shown on the regional CNDDB map (Figure 11) depicting one special status plant documented along Carmel Valley Road. Also shown on the CNDDB map is a portion of a large green circle depicting a very general location for a rare perennial shrub. These plant species have the California Rare Plant Rank of 1B.2, indicating that they are considered rare, threatened or endangered in California or elsewhere. The subject

property does not have appropriate habitat conditions to support either of these endemic species documented in nearby locations:

• Carmel Valley cliff aster (*Malacothrix saxatilis* var. *arachnoidea*) is mapped by CNDDB in a sinuous, green-lined polygon along Carmel Valley Road north of the parcel. This white-flowering sub-shrub can be found clinging to exposed, rocky outcrops and road cuts in the interbedded shales and sandstones of Monterey Formation bedrock. This bedrock type does not occur on the subject parcel.

• Toro manzanita (*Arctostaphylos montereyensis*) is mapped by CNDDB with a big, green circle that notes a general, non-specific location in the greater Carmel Valley area. This endemic manzanita occurs exclusively in Maritime Chaparral habitat and is not found in this region of Carmel Valley.

3.3. Nesting Birds: No nesting or roosting birds were observed during field work for this Biological Assessment. Dark-eyes Junco, Golden-crowned Sparrow, Red-shouldered Hawk, Western Bluebird, Anna's Hummingbird, American Crow and two Hooded Mergansers floating on the Carmel River were observed on the subject parcel during field survey on February 22, 2024.

3.4. Environmentally Sensitive Habitat Areas: Monterey County Zoning Ordinance Section 21.66.020 provides standards for development in Environmentally Sensitive Habitats. All Riparian habitat along the Carmel River, as well as the planted redwoods on the subject parcel are considered Environmentally Sensitive, however the proposed project area is outside the 100-foot zone dedicated for the Carmel River Riparian corridor. Less than significant impacts to this sensitive streamside habitat type and planted redwoods will occur if suggested recommendations outlined in Section 4 of this report are implemented during construction activities.

Monterey County Zoning Ordinance Section 21.64.260.D identifies oaks as tree species that require special consideration. The Ordinance specifies that no oak, redwood or madrone with a diameter of 6-inches measured 24-inches above ground level may be removed without an appropriate permit. No coast live oaks measuring more than 3.75-inches in diameter will be removed during construction of the proposed project and all planted redwood trees on the subject parcel are outside of the proposed development areas. No madrone trees (*Arbutus menziesii*) were observed at this site during field survey. Bay trees and buckeye trees do not require specials permits for removal.

Technically the Coast Live Oak Woodland habitat type is not specifically identified as an Environmentally Sensitive Habitat Area, however care should be taken to minimize any disturbance of this vegetation community on the steep hillside above the existing cabin and garage during project implementation.

The County of Monterey adopted Voluntary Oak Woodland Stewardship Guidelines (2009) with technical information provided by Dr. Mark Stromberg, Director (retired) of the University of California Hastings Natural History Reserve. The County document encourages voluntary conservation and stewardship of oak landscapes.

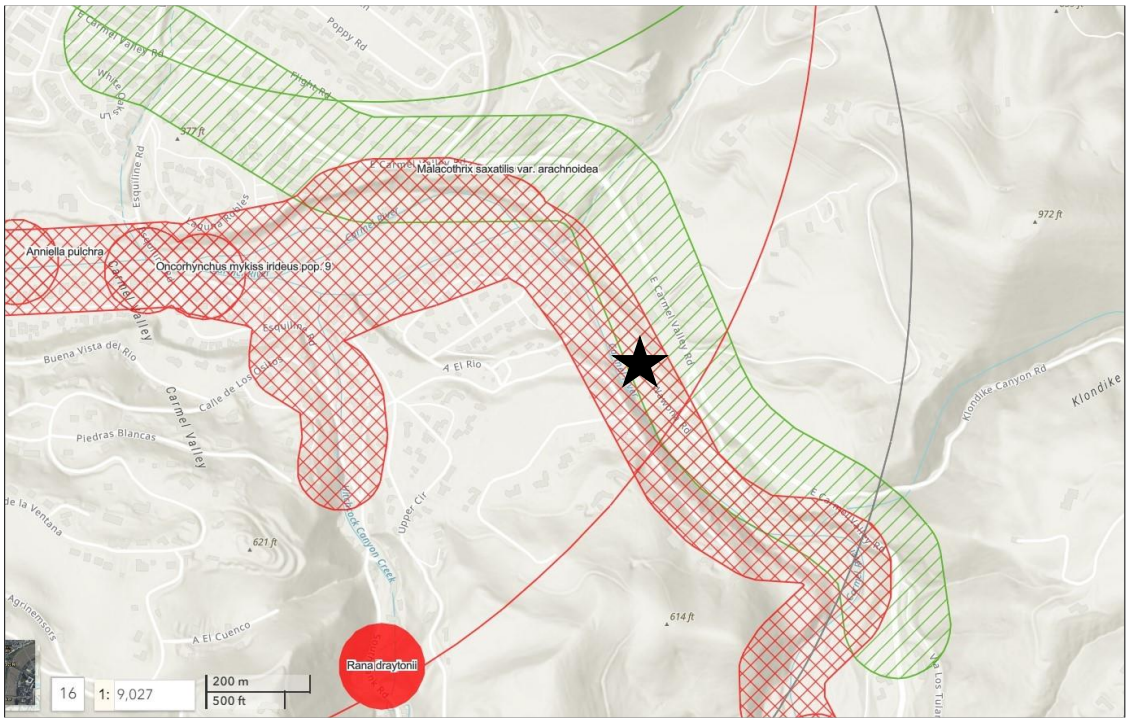

Figure 11 – California Natural Diversity Database map for vicinity of subject parcel (black star).

4. RECOMMENDATIONS TO REDUCE POTENTIAL ENVIRONMENTAL IMPACTS ASSOCIATED WITH PROJECT IMPLEMENTATION

General resource management policies in the County of Monterey, Carmel Valley Master Plan area, require that development activities, including vegetation removal, excavation, grading, filling and the construction of roads and structures shall have a less than significant impact on special status plants, wildlife and natural communities. With the following specifications incorporated into the proposed project, the deconstruction of existing structures and construction of a new residence and garage on the Campbell parcel will have a less than significant impact on resources at the project site and the surrounding environment.

4.1. GENERAL RECOMMENDAITONS

4.1.1. Geotechnical: Conform to conditions outlined in Grice Engineering reports that are required to maintain slope stability and eliminate erosion hazards in the project area. Erosion prevention Best Management Practices should be utilized at all times during all phases of the Campbell project.

4.1.2. Grubbed Vegetation, Construction Debris and Fill Material: No loose material, rubble, grubbed vegetation or excavated soil shall be side-cast towards the riparian corridor of the Carmel River, as demarcated by the existing driveway on the subject parcel. All grubbed biomass, rubble and debris shall be disposed of off-site in an appropriate landfill.

4.1.3. Invasive Plants: Maintain an active and rigorous weed eradication effort to eliminate, or at least control invasive, non-native plant species. Attention should be focused on disturbed soil in the project area to remove genista, thistles, ivy, Pride-of-Madeira and other undesirable invasive plants in the project area.

4.1.4. Control Dust: Maintain a dust-free environment, to the extent possible, by sprinkling disturbed soil during site preparation and construction activities.

4.2. SPECIFIC RECOMMENDAITONS

4.2.1. Coordination: Include Project Biologist in a pre-construction meeting with all contractors to communicate biotic concerns and share information regarding ecosystem values of Coast Live Oak Forest, Riparian habitat and general resources in and around the subject property. The pre-construction coordination meeting shall include on-site training for all contractors for the identification and proper handling methods for California Red-legged Frog, Legless Lizard and Southwestern Pond Turtle. Before the project gets underway, each project worker must attend a focused training session conducted by the Project Biologist in order to learn how to correctly identify the federally threatened frog species, legless lizard and turtle.

4.2.2. Fencing: Prior to the onset of construction activities associated with the Campbell project, a temporary silt fence or similar barricade should be erected along the existing driveway at the river-side edge to separate the Carmel River riparian corridor from the project area. The installation of the silt fence should be supervised by the Project Biologist to ensure that no sensitive resources are damaged. No construction activities, or materials storage or staging should occur beyond the construction drift fence towards the Carmel River. No impacts to sensitive Riparian vegetation or Aquatic steelhead habitat will occur as long as construction activities are focused between the drift fence and the construction site. The drift fence will also protect the redwoods situated along the driveway.

4.2.3. Special Status Species Protection: Each morning prior to the initiation of daily project activities, the entire work site and all equipment and materials should be inspected for the presence of California Red-legged Frogs and Southwestern Pond Turtles, which are known to occur in the vicinity of the Carmel River and could potentially venture into the project area. Equipment operators and construction workers may conduct the daily morning inspections around vehicles, tools, foundations and stock-piled materials, however in the event the construction workers see a California Red-legged Frog or Southwestern Pond Turtle at any time during the project work period, all work activities must stop and the Project Biologist should be contacted immediately to arrange trapping and relocating the sensitive species to a safe location. California Red-legged Frogs are known to travel up to several miles from perennial water sources and frequently move at night, particularly when there has been rain or fog to moisten the ground.

Although unlikely, the subterranean Legless Lizards could potentially occur in loose, sandy alluvium in and around the construction site. Care should be taken to inspect excavated materials for legless lizards when soil is disrupted in any location around the project site. If lizards are observed, they should be carefully relocated to sandy areas in the Riparian corridor.

4.2.4. Trees: All redwood trees and the sycamores, cottonwoods and oaks on the terrace in the project vicinity should be wrapped with orange, plastic drift fencing to prominently identify the trees for avoidance during all phases of construction. After installation, fencing should be

inspected by the Project Biologist. No protected trees will be removed to implement the proposed project.

4.2.4. Revegetation: In areas not proposed for immediate post-project landscaping, revegetation of exposed soils or areas disrupted during construction should be implemented with a native seed mix of blue wild ryegrass (*Elymus glaucus*), California brome (*Bromus carinatus*), purple needlegrass (*Stipa pulchra*), and other native grass species and wildflowers that would occur naturally on the property. It is recommended that future landscaping around the residence utilize drought-tolerant, native plants that do not create a fire hazard or contribute significantly to fuel loads.

5. CONCLUDING REMARKS:

The Campbell construction site is situated outside the floodway and the Carmel River Riparian corridor on a flat bench in the Camp Steffani neighborhood just east of Carmel Valley Village. The property includes Coast Live Oak Woodland and environmentally sensitive Riparian and Aquatic habitat, as well as scattered riparian and oak trees in and around landscaped portions of the property.

The proposed project area is separated from the Riparian corridor by more than 100-feet and is located below and outside Coast Live Oak Woodland habitat.

The identification and analysis of potential impacts to environmentally sensitive habitat and special status species has demonstrated that proposed construction activities associated with the Campbell project will have a less than significant impact on environmental resources as long as recommendations outlined in Section 4 of this report are executed before and during project implementation.

With the incorporation of project specifications described above, the proposed project to deconstruct existing structures and build a new single-family residence and detached garage at 23 Wawona Road will have a less than significant impact on the surrounding environment and natural communities, plants and animals protected by local, state or federal regulations.

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All photographs from site visit, February 22, 2024.

APPENDIX A

Federal or State Status and California Rare Plant Rank for Significant Natural Communities, Plants and Wildlife in the Vicinity of APN 197-101-019

		STATUS			PREFERRED HABITAT	FOUND/ NOT FOUND
SCIENTIFIC NAME	COMMON NAME	FEDERAL	STATE	CA RANK		
NATURAL COMMUNITIES						
Riparian Habitat					Streams	FOUND
Oak Woodland						FOUND
Wetlands					Seeps, springs, damp areas	NOT FOUND
PLANTS						
Arctostaphylos montereyensis	Toro Manzanita			1B.2	Maritime Chaparral	NOT FOUND
Malacothamnus palmeri var. *involucratus*	Carmel Valley bush mallow			1B.2	Coastal Scrub	NOT FOUND
Malacothrix saxatilis var. *arachnoidea*	Carmel Valley cliff aster			1B.2	Coastal Scrub on outcrops of Monterey Formation	NOT FOUND
Microseris decicpiens	Santa Cruz microseris			1B.2	Coastal Prairie	NOT FOUND
ANIMALS						
REPTILES/FISH/AMPHIBIANS						
Ambystoma californiense	CA Tiger Salamander	T	SC		Ponds, Grasslands	NOT FOUND
Anniella pulchra	CA Legless Lizard	Proposed	SC		Sandy soils, dunes	POTENTIAL
Actinemys pallida	Southwestern Pond Turtle	SC	CP, SC		Streams. Creeks, ponds	POTENTIAL
Oncorhynchus mykiss irideus	Steelhead	T	SC		Streams	LIKELY
Phrynosoma coronatum frontale	CA Horned Lizard	SC	CP, SC		Grassland, Chaparral, Coastal Scrub	NOT FOUND
Rana draytonii	CA Red-legged Frog	T	FP, SC		Streams, ponds	POTENTIAL
Rana boylii	Foothill Yellow-legged Frog	SC, FSS	CP, SC		Streams	NOT FOUND
Taricha torosa torosa	Coast Range Newt		SC		Streams, ponds, Woodlands	NOT FOUND
MAMMALS						
Neotoma fuscipes luciana	Monterey Dusky-footed Woodrat	SC	SC		Coastal Scrub, Oak Woodlands/Forest, Chaparral, Riparian	NOT FOUND
Taxidea taxus	American badger		SC		Grasslands, Oak Woodlands	NOT FOUND
BIRDS						
Falco mexicanus	Prairie Falcon				Grasslands	NOT FOUND
INVERTEBRATES						
Euphilotes enoptes smithi	Smith's Blue Butterfly	E			Coastal Scrub, Dunes	NOT FOUND

Abbreviations for Status Codes

E = Endangered

T = Threatened

SC = Species of Special Concern

CP = Protected under California Code of Regulations

FP = Protected under California Fish and Wildlife Codes

FSS = Forest Service Sensitive Species

1B = CNPS List 1B, Plants rare, threatened or endangered in California and elsewhere

List 2 = CNPS Rare, threatened or endangered in CA but more common elsewhere

APPENDIX B – PLANT LIST

Campbell Property, 197-101-019
23 Wawona Road, Carmel Valley, CA 93924

Plant Species Observed on February 22, 2024

Trees:
Aesculus californica, California Buckeye
Alnus rhombifolia, white alder
Platanus racemosa, Western sycamore
Populus trichocarpa, black cottonwood
Quercus agrifolia, coast live oak
Salix lasiolepis, arroyo willow
Sequoia sempervirens, coast redwood
Umbellularia californica, California bay

Shrubs:
Acmispon glaber, deerweed
Baccharis pilularis, coyote brush
Baccharis salicifolia, mulefat
Cornus sericea, creek dogwood
Diplacus aurantiacus, sticky monkey flower
Echium candicans, Pride-of-Madeira *
*Frangula californi*a, coffeeberry
Genista monspessulana, French broom, or genista *
Heteromeles arbitufolia, toyon
Prunus illicifolia, holly-leaved cherry
Rosa californica, wild rose
Salvia mellifera, black sage
Sambucus mexicana, elderberry
Solanum douglasii, Douglas' nightshade
Solanum umbelliferum, blue witch
Symphoricarpos albus, snowberry
Toxicodendron diversilobum, poison oak
Hesperoyucca whipplei, chaparral yucca (garden escape)

Herbaceous species:
Agapanthus sp. *
Artemisia douglasiana, mugwort
Asparagus asperoides, bridal-veil creeper *
Brassica nigra, black mustard *
Carduus pycnocephalus, Italian thistle *
Claytonia perfoliata, miner's lettuce
Conium maculatum, poison hemlock *
Galium aparine, goose grass
Geranium molle, dove's foot geranium *
Hedera helix, English ivy *
Kniphofia uvaria, red-hot poker *

Lamium amplexicaule, giraffe head *
Marah fabacea, wild cucumber
Oxalis pes-caprae, Bermuda buttercup *
Pholistoma auritum, fiesta flower
Rumex crispus, curly dock *
Scrophularia californica, bee plant
Silybum marianum, milk thistle *
Stachys bullata, wood mint
Stellaria media, common chickweed
Sonchus oleraceus, common sow thistle *
Vinca major, periwinkle *
Urtica dioica ssp. *holosericea*, stinging nettle
Zantedeschia aethiopica, calla lily *

Ferns and Grasses:
Avena fatua, wild oats
Dryopteris arguta, wood fern
Ehrharta erecta, panic veldt grass *
Pteridium aquilinum, bracken fern

* Indicates a non-native, invasive species or garden escapes that have naturalized on-site.

June 19, 2024

Jim and Lynda Campbell
23 Wawona Road
Carmel Valley, CA 93924

RE: PLN230137, June 14, 2024, Letter from Christina Vu, Assistant Planner, HCD, to Map Architect MERRITT HAWLEY

Dear Jim and Lynda,

This letter provides a response to a request in the June 14, 2024, letter from Monterey County HCD – Planning Services Assistant Planner Christina Vu, regarding your proposed project at 23 Wawona Road in Carmel Valley.

Ms. Vu's letter requests:

Tree Assessment. The driveway expansion and replacement is within proximity of protected redwoods, please provide a tree assessment based on the proposed project and any impacts it may have on protected trees.

In the March 11, 2024, Biological Assessment for your project, there are specific recommendations noted that will serve to protect the redwoods near the existing driveway. No additional Tree Assessment is needed to fulfil Ms. Vu's request.

The relevant text in the Biological Assessment is as follows:

Section 4.2.2, Fencing (page 15). Text specifies that drift fencing be installed along the river side edge of the existing driveway to protect riparian and aquatic habitat and the redwoods situated along the driveway. No work, equipment staging or project-related activity will occur beyond the driveway drift fence

Section 4.2.4, Trees, provides additional protection for the redwoods. The text in this paragraph of the Biological Assessment specifies that all trees in the project area, including the redwoods along the driveway, should be wrapped with orange, plastic drift fencing to identify trees for avoidance and thus, further protecting them.

Please contact me if I can provide any additional information regarding biological conditions in your project area.

Sincerely,

Nicole Nedeff
Consulting Ecologist
831.320.9463

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