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Denise Duffy & Associates, Inc.

PLANNING AND ENVIRONMENTAL CONSULTING

December 21, 2017

Martin Orradre, VP of Operations
RAMCO Enterprises, L.P.
P.O. Box 6729
Salinas, CA 93912-6729

Subject: Marina Heights Restoration Area Alternatives Memo

Dear Mr. Orrandre,

Per your direction, I have prepared the following memo which presents potential alternatives to satisfying the restoration requirements associated with the Marina Station Subdivision Project (MS). The requirements discussed are from the MS Environmental Impact Report (EIR) and legal agreements between the previous land owner, developer, City of Marina, Ventana Chapter of the Sierra Club (VCSC), and Save Our Peninsula Committee (SOPC).

Relevant excerpts from the EIR and legal agreements are presented below:

- The applicant shall mitigate for the loss of 51 acres of Monterey spineflower through a program of seed and/or soil bank salvage and establishment of a new spineflower restoration area at a 1:1 ratio to the area impacted. *-Mitigation 4.4-1 MS EIR.*
- Prior to grading and construction, a Habitat Restoration and Management Plan (Restoration Plan) shall be prepared by a qualified biologist to revegetate and restore impacted coastal dune scrub and native grassland communities. The Restoration Plan shall require the approval of the City of Marina (Marina) and the U.S. Fish and Wildlife Service (Service). *-Mitigation 4.4-13 MS EIR.*
- A total of 66 acres of coastal dune scrub and 42 acres of native grassland shall be preserved and/or restored (108 Total ac). *-Mitigation 4.4-13 MS EIR.*
- The mitigation area required for Monterey spineflower can be included in the restoration areas. *-Mitigation 4.4-13 MS EIR.*
- Land owner agrees to record a permanent Conservation and Open Space Easement on 50 acres of the Armstrong Ranch north of and contiguous to the proposed Phase 8 development between Highway 1 and Lapis Road configured with extended frontage along Highway 1 and to include the two vernal ponds located within this area. *-VCSC Agreement #5.*
- Conveyance of 33 acres into a Conservation and Open Space Easement within the Armstrong Ranch. The 33 acres will be in addition to the 50 acres identified above. Location of the 33 acres shall require the approval of the SOPC.

It should be noted that the requirements of the EIR are separate from but, overlapping with the legal agreements made with VCSC and SOPC. The EIR identifies a total acreage required to be

put under conservation easement of **108** ac. As described in the EIR, some or all of the 108 ac. can be located within the Armstrong Ranch or at another suitable off-site location. In contrast, the legal agreements speak only to a subset (83 ac.) of the total acreage (108 ac.) that must be located on Armstrong Ranch. The rationale behind the agreements was to maximize the acreage to be conserved within the Armstrong Ranch in the context of a resistant land owner. As the land ownership has changed, and per your direction, the restoration area alternatives presented in this memo are located within the Ranch and do not include any off-site locations. Three alternative restoration areas are presented attached to this memo. The alternatives shown will satisfy all of the restoration mitigation area requirements of the EIR and legal agreements. Per our previous conversations, I can prepare a scope and cost estimate for the preparation of the Restoration Plan subsequent to the finalization of a preferred restoration area alternative, and at your request. We may want to consider soliciting approval of the preferred alternative restoration area from the Service, Marina, and SOPC prior to preparation of the restoration plan. We can discuss further at your convenience.

Please contact me at (831) 373-4341 if you have questions or require additional information.

Sincerely,

A handwritten signature in black ink, appearing to read "Josh Harwayne". The signature is fluid and cursive, with a long horizontal stroke extending to the right.

Josh Harwayne, Senior Project Manager
DENISE DUFFY & ASSOCIATES, Inc.

Monterey County Parcel Boundaries

Habitat Within Potential Conservation Area (Approx. 109.3 ac.)

Grassland/Wildflower Field (Approx. 43.2 ac)

Coastal Dune Scrub (Approx 66.1 ac.)

Vernal Pool Boundary



Conservation Area Option 1



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Date
12-21-2017

Scale
1 inch = 451 ft

Figure

X

Monterey County Parcel Boundaries

Habitat Within Potential Conservation Area (Approx. 109.0 ac.)

Grassland/Wildflower Field (Approx. 42.3 ac)

Coastal Dune Scrub (Approx. 66.7 ac.)

Vernal Pool Boundary



Conservation Area Option 2



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Planning and Environmental Consulting

Date
12-21-2017

Scale
1 inch = 537 ft

Figure

X

Monterey County Parcel Boundaries

Habitat Within Potential Conservation Area (Approx. 110.1 ac.)

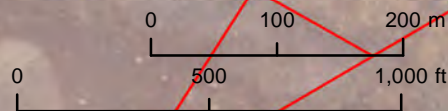
Grassland/Wildflower Field (Approx. 43.3 ac.)

Coastal Dune Scrub (Approx. 66.8 ac.)

Vernal Pool Boundary

Lapis Rd

1



Conservation Area Option 3



Denise Duffy and Associates, Inc.

Planning and Environmental Consulting

Date
12-21-2017

Scale
1 inch = 500 ft

Figure

X

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