

Exhibit C

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November 12, 2021

Sherie and John Dodsworth
33 Calle De Los Helechos
Carmel Valley, CA 93924

SUBJECT: Biological Assessment for Residential Structure Demolition and Rebuild Project
APN 189-311-003
Monterey County PLN 210178

Dear Mr. and Mrs. Dodsworth:

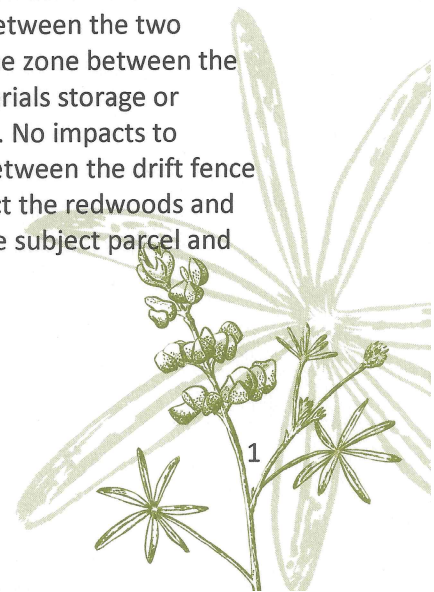
I understand that you are planning to demolish your home and rebuild with a new residential structure at 33 Calle De Los Helechos in Carmel Valley Village. At the request of your design and permit facilitator Luke Ingram, I conducted a biological assessment of your property on November 4, 2021 to determine whether there could be potential impacts to biological resources associated with the proposed work at your home site.

There will be no impacts to biological resources in the front yard area of the parcel adjacent to Los Helechos, as this portion of the property is landscaped with non-native horticultural species.

The back yard of your parcel is immediately contiguous to the Carmel River riparian corridor and your property boundary extends northwards nearly to the channel of the river. The back yard of your parcel is divided into two zones: an open, unvegetated area adjacent to the residential structure and a small shed, and a vegetated area that grades into the natural riparian corridor of the Carmel River. The riparian corridor is characterized by a thicket of arroyo willows (*Salix lasiolepis*).

No impacts to biological resources associated with the Carmel River or the vegetated riparian corridor will occur during the implementation of the proposed home remodel if the following recommendations are incorporated into the project work plan:

1. At the approximate location of the Carmel River floodway in the back yard, there are two large redwood trees (*Sequoia sempervirens*) that were planted along the fence line on either side of the parcel. A large sycamore tree (*Platanus racemosa*) is located between the redwood trees in the central portion of the back yard. A short distance beyond the redwoods and the sycamore is the willow thicket lining the south bank of the Carmel River. Prior to the onset of demolition and construction associated with your project, a temporary drift fence or similar barricade should be erected between the two redwood trees to separate the open, unvegetated portion of the back yard from the zone between the floodway and the Carmel River riparian corridor. No construction activities or materials storage or staging should occur beyond the construction drift fence towards the Carmel River. No impacts to sensitive riparian habitat will occur as long as construction activities are focused between the drift fence at the floodway boundary and the construction site. The drift fence will also protect the redwoods and the large sycamore tree situated in the center of the back yard. Figure 1 depicts the subject parcel and the proposed location of the construction fence at the floodway boundary.



2. 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, 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 inspections, however before the project gets underway, each project worker must attend a focused training session conducted by a qualified biologist in order to learn how to correctly identify the federally threatened frog species. 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.

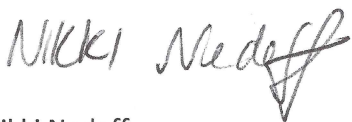
In the event the construction workers see a California red-legged frog at any time during the project work period, all work activities must stop and I should be contacted immediately to arrange for a qualified biologist to trap and relocate the amphibian to a safe location.

With the incorporation of the drift fence at the floodway boundary and the construction worker training for California red-legged frog identification, there will no potential impacts to biological resources associated with the proposed demolition and reconstruction of the residential structure at 33 Calle De Los Helechos.

Please contact me to schedule the California red-legged frog training as the start date for demolition approaches.

Please contact me if you have questions or if I can provide any additional information.

Sincerely,

A handwritten signature in dark ink, appearing to read "Nikki Nedeff". The signature is fluid and cursive, with the first name "Nikki" written in a larger, more prominent script than the last name "Nedeff".

Nikki Nedeff
831.320.9463 mobile number

cc: Luke Ingram

Attachment – Figure 1

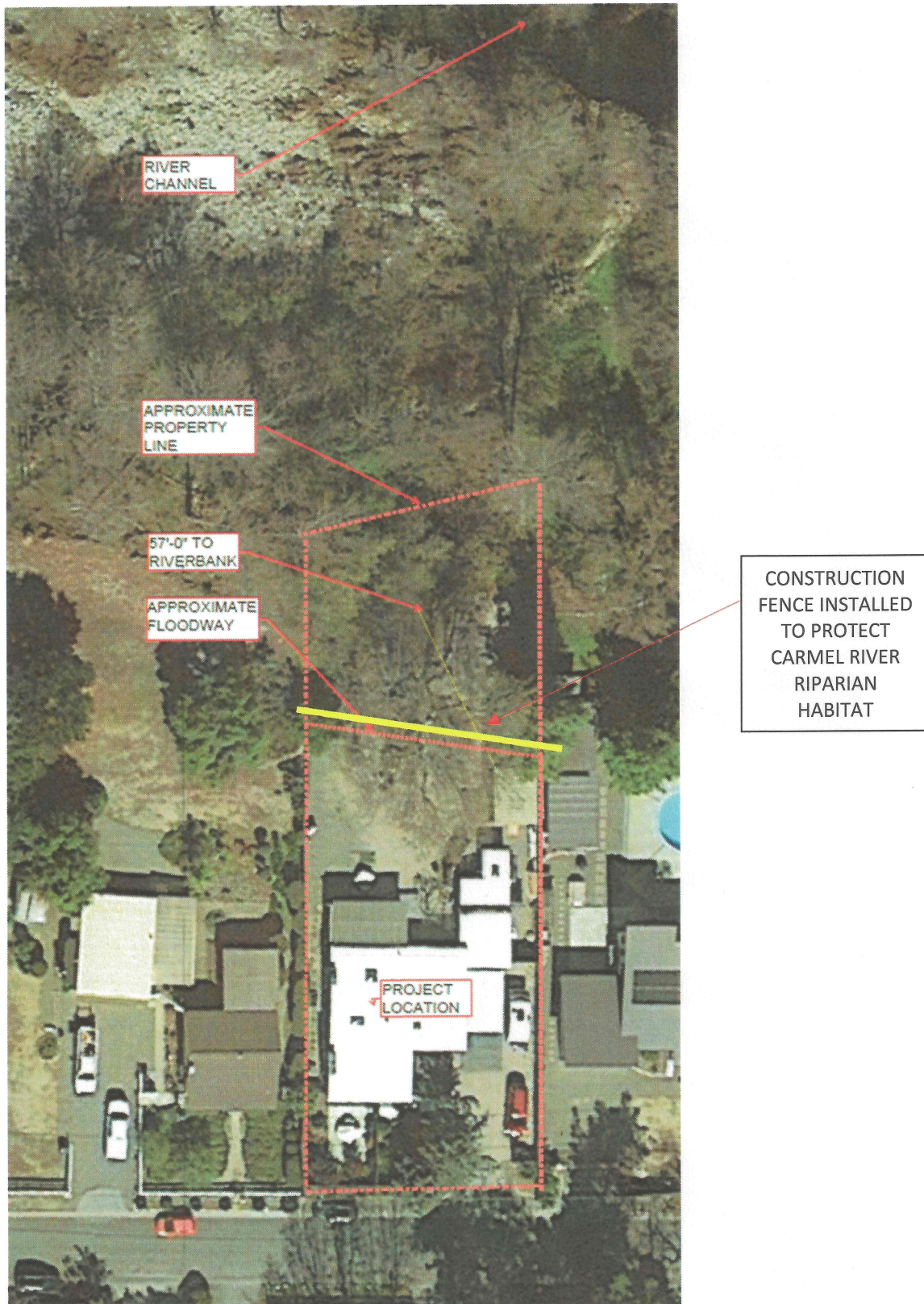


FIGURE 1 – 33 Calle De Los Helechos Project Area
Base map on aerial image provided by Luke Ingram.

July 26, 2022

Zoe Zepp
Assistant Planner
County of Monterey
Housing and Community Development
1441 Schilling Place, Salinas, CA, 93901

Sent via email to: zeppz@co.monterey.ca.us

SUBJECT: Addendum to Biological Assessment for Residential Structure Demolition and Rebuild Project, Dodsworth - APN 189-311-003
Monterey County PLN 210178

Dear Ms. Zepp:

Per your email request dated July 22, 2022 (Attachment 1), this Addendum to my November 12, 2021 Letter Report addresses the following items regarding the proposed Dodsworth project in Carmel Valley:

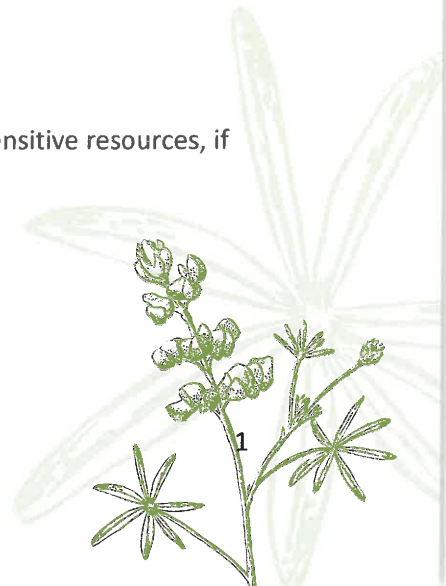
- Formal description of survey methods.
- Identification and analysis of potential impacts to California Red-legged Frog.

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 Dodsworth project. 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 communities.

Field assessment for the Biological Assessment of the Dodsworth 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 potential mitigation to reduce or eliminate potential impacts to sensitive resources, if needed.



As noted in my November 12, 2021 letter report, a botanical and habitat survey of the Dodsworth project site was conducted on November 4, 2021. Prior to the November 4, 2021 site visit, California Department of Fish and Wildlife - California Natural Diversity Database (CNDDDB) computer print-outs and maps for the Carmel Valley Village region and the general vicinity of the subject property were consulted. CNDDDB database information displays numerous records, or "element occurrences", of sensitive or special status species occurring in the Carmel Valley area, particularly along the Carmel River corridor immediately adjacent to the proposed Dodsworth project site. The CNDDDB map for this area was included in my email to you on June 14, 2022 (Attachment 1). The Dodsworth project area is in the approximate center of the attached CNDDDB map.

The November 4, 2021 botanical survey and biological resources site assessment around and through the project area was conducted on foot. The November survey period was not optimal to record nesting birds or annual, flowering plants that could potentially occupy the project area, however the survey period was entirely appropriate for the identification of rare shrubs and typical indicator plant and wildlife species common in and around the Carmel River riparian corridor in the Robles Del Rio neighborhood of Carmel Valley.

The November 4, 2021 field survey included an inspection of riparian habitat adjacent to the Carmel River channel, however this portion of the Dodsworth property is outside the project area. Detailed survey in the Carmel River riparian corridor was not warranted for this project, since all work will occur outside of the floodway in the already developed portion of the parcel and the riparian corridor will be fenced off from the work site with a temporary protective barrier.

Survey Results:

Biological Survey of the Dodsworth property did not identify any native habitat, native vegetation, native wildlife, or sensitive natural resources in the proposed project area. However, the work site is within 100-feet of Environmentally Sensitive Habitat along the Carmel River riparian corridor.

As described in the November 12, 2021 letter report, no impacts to biological resources will occur in the proposed project area. No impacts from the proposed project will occur in Environmentally Sensitive Habitat or to sensitive status species supported in riparian habitat along the Carmel River

The November 12, 2021 letter report described the project site and noted that the front portion of the parcel adjacent to Calle de Los Helechos is landscaped with non-native horticultural species and the backyard portion of the project area is essentially devoid of vegetation. The back yard of the property is essentially divided into two zones: an open, unvegetated area adjacent to the residential structure where the proposed demolition and construction activities will occur, and a vegetated area that grades into the natural riparian corridor of the Carmel River. The riparian corridor is characterized by a thicket of arroyo willows (*Salix lasiolepis*). As previously stated, the proposed project area does not extend into the vegetated area of the backyard and will not impact riparian habitat resources in any way.

CNDDDB documents occurrences of the federally threatened California Red-Legged Frog (*Rana draytonii*) in the Carmel River in the immediate vicinity of the Dodsworth property. During our zoom conversation on June 16, 2022, and in my prior email (Attachment 1), I pointed out that CNDDDB identifies nearly the entire Carmel River riparian corridor as potential habitat for California Red-legged Frog. The CNDDDB map also identifies a generalized potential along the Carmel River for the presence of the Foothill Yellow-Legged Frog (*Rana boylei*), and also a specific location downstream of the project site where Southwestern Pond Turtle (*Emys marmorata*) was observed. In addition, CNDDDB maps the Carmel River

as aquatic habitat supporting the federally threatened steelhead (*Oncorhynchus mykiss*). A native bumblebee species (*Bombus*) is also noted as occurring in the general location downstream of the Robles Del Rio neighborhood.

Identification and Analysis of Potential Impacts to Riparian Vegetation and California

Red-legged Frog:

No species identified on the CNDDDB map for this portion of Carmel Valley will be impacted by the proposed Dodsworth project. Riparian habitat, native vegetation and specifically California Red-legged Frogs will not be impacted by this project. The project area includes no suitable habitat or attraction for the federally threatened frogs. Because many amphibians have the ability to move beyond their typical habitats it is *highly unlikely, but not impossible* that a frog might disperse out of the riparian corridor into the project work area. However, because there is no suitable habitat to attract frogs away from the protective cover of the riparian zone, it is *highly unlikely* that California Red-legged Frogs would move into the Dodsworth project area.

In my November 12, 2021 letter report I recommended that a daily morning survey be conducted by the contractors to inspect equipment and the work site for the potential presence of any frogs that may have moved into the work zone from the riparian corridor. This is a precautionary recommendation – there is no suitable habitat in the Dodsworth project area, however it is a prudent best practice to check for frogs before engaging in construction or the movement of vehicles anywhere near the Carmel River.

In addition to the morning frog inspection, I recommended that prior to the onset of demolition and construction, a temporary drift fence or similar barricade be installed between the two redwood trees at the edge of the project work area in the back yard. The protective fence will separate the open, unvegetated portion of the back yard from the zone between the floodway and the Carmel River riparian corridor. I recommended that no construction activities or materials storage or staging should occur beyond the construction drift fence towards the Carmel River. No impacts to sensitive riparian habitat will occur because the construction activities are focused between the temporary drift fence at the floodway boundary and the construction site. The drift fence will also protect the redwoods and the large sycamore tree situated near the edge of the project work zone.

To augment the fence installed at the edge of the work area, an 18-inch tall silt-stop fence, or similar barricade could be placed at ground level to prevent any potential frog or wildlife dispersal into the project site.

Concluding Remarks:

With the incorporation of the fencing, morning inspection and training specifications described above, and in my November 12, 2021 letter report, the Dodsworth rebuild project will have a less than significant impact on Carmel River riparian vegetation and the California Red-Legged Frogs that utilize habitat in the riverine corridor.

Conclusions of the Biological Assessment of the Dodsworth project area:

- Identify and map natural communities – No natural communities in work zone. Environmentally Sensitive riparian habitat is within 100-feet of the project area, however this natural community occurs outside of the project area and beyond the floodway mapped on the aerial photo in the November 12, 2021 letter report.
- Locate and map special status plants and wildlife species – None.

- Identify and map significant biological features – None.
- Determine whether there could be potential impacts to biological resources associated with the proposed work – *Extremely unlikely* chance presence of California Red-legged Frog, and less than significant impact if suggested recommendations are adopted.
- Consider site conditions for potential restoration strategies, if needed – None needed.
- Consider recommendations to reduce or eliminate potential impacts to sensitive resources, if needed – Fencing, training, morning inspections suggested.

Finally, I really appreciate the link you sent to the Title 21, Section 21.66.020 development standards for biological reports. This is very helpful, thank you!

Please do not hesitate to contact me if I can clarify anything or provide you with additional information during the preparation of your staff report.

Sincerely,



Nikki Nedeff

Attachment: July 22, 2022 email from Zoe Zepp, with thread of email correspondence.

CITATION REFERENCED: California Natural Resources Agency, Department of Fish and Wildlife. 2009. Protocols for Surveying and Evaluating Impacts to Special Status Native Plant Populations and Natural Communities. November 24, 2009. Sacramento, CA.

ATTACHMENT

From: Zepp, Zoe <ZeppZ@co.monterey.ca.us>
Sent: Friday, July 22, 2022 5:35 PM
To: Nicole Nedeff <nikki@ventanaview.net>
Cc: Luke Ingram <plansdrawnup@gmail.com>; Quenga, Anna V. <QuengaAV@co.monterey.ca.us>; Angelo, Philip <AngeloP@co.monterey.ca.us>
Subject: RE: Biological Assessment, APN 189-311-003, Monterey County PLN 210178

Hi Nikki,

Thank you for the detailed response and for meeting with us a few weeks ago. Could you please formalize some of our discussion into a letter that I can attach as an addendum to the report/include in my staff report discussion:

- Please describe your survey methods. From our meeting I recall you indicated that you both conducted a physical survey of the site and reviewed database information including the CNDDDB (you also reference the CNDDDB below).
- Please clarify your impact analysis in terms of the CRLF. From below it seems like it's very unlikely that they would be onsite as there isn't any suitable habitat, but are still recommending a condition to address them. Is the site potential dispersal habitat? Is the condition purely precautionary given your experience in the Carmel River Area? We need to be able to evaluate the significance of impacts in our report, even if they're addressed by project conditions.
- The development standards for biological reports in the inland area are in Title 21 Section 21.66.020:
https://library.municode.com/ca/monterey_county/codes/code_of_ordinances?nodeId=TIT21Z_O_CH21.66DEST

Please reach out if you have any questions.

Thank you,

Zoe Zepp
Assistant Planner
County of Monterey
Housing and Community Development
1441 Schilling Pl, Salinas, CA, 93901
(831) 755-5198 zeppz@co.monterey.ca.us



From: Nicole Nedeff <nikki@ventanaview.net>
Sent: Tuesday, June 14, 2022 8:37 AM
To: Zepp, Zoe 755-5198 <ZeppZ@co.monterey.ca.us>
Cc: Quenga, Anna 755-5175 <QuengaAV@co.monterey.ca.us>; Luke Ingram
<plansdrawnup@gmail.com>
Subject: RE: Biological Assessment, APN 189-311-003, Monterey County PLN 210178

[CAUTION: This email originated from outside of the County. Do not click links or open attachments unless you recognize the sender and know the content is safe.]

Hi Zoe (and Anna and Luke) –

Thanks for reaching out to clarify any questions you might have. The Dodsworth demo and rebuild in Carmel Valley is quite straight-forward. There were basically no potential impacts to native habitat related to the proposed project. The project area is essentially unvegetated, except for sparse horticultural landscaping plants around the front of the house near the street. There was no native habitat area to survey in the proposed work zone of the parcel.

However, at the line demarcating the Carmel River Floodway (a line in the backyard that corresponds with a line connecting the two redwood trees at either edge of the back yard), riparian vegetation associated with the Carmel River riparian corridor occurs and extends down-slope to the channel of the Carmel River. All riparian vegetation in this zone is completely out of the project area and will not be impacted in any way if protective fencing is installed at the edge of the floodway. This area of the parcel must be avoided and protected with temporary fencing during project implementation - this is the recommendation I forwarded in the Biological Letter Report.

Survey in the Carmel River riparian corridor was not warranted for this project, since all work will occur outside of the floodway in the already developed portion of the parcel and the riparian corridor will be fenced with a temporary protective barrier.

The California Natural Diversity Database identifies nearly the entire Carmel River riparian corridor as potential habitat for California Red-legged Frog (*Rana draytonii*). A snip of today's CNDDDB map is attached below. One of the first steps in conducting a biological survey of a property is to review the CNDDDB records – I have worked in this area of Carmel Valley before and have personally observed CA Red-legged Frogs in the Carmel River near the Dodsworth property (I formerly supervised river restoration efforts for the Monterey Peninsula Water Management District).

Because California Red-Legged Frogs are known to occur along the Carmel River in many locations and could travel into the Dodsworth project area, I recommended that a daily morning survey be conducted by the contractors to inspect equipment and the work site for the potential presence of any frogs that may have hopped into the work zone from the riparian corridor. California Red-Legged Frogs are known to travel up to several miles from a breeding site and could conceivably move from the river into the Dodsworth property, particularly overnight when conditions are moist. It's highly unlikely, but conceivably could happen that a frog might wander into the project area overnight. Frogs can be attracted to dense vegetation and water features in landscaped yards and these features do not exist on the Dodsworth property. But, just as a precaution, I recommended that the construction crew receive training to identify California Red-legged Frogs and instructions on what to do if one is seen in the project area. This is specified in the Biological Survey Letter Report. No physical survey for California

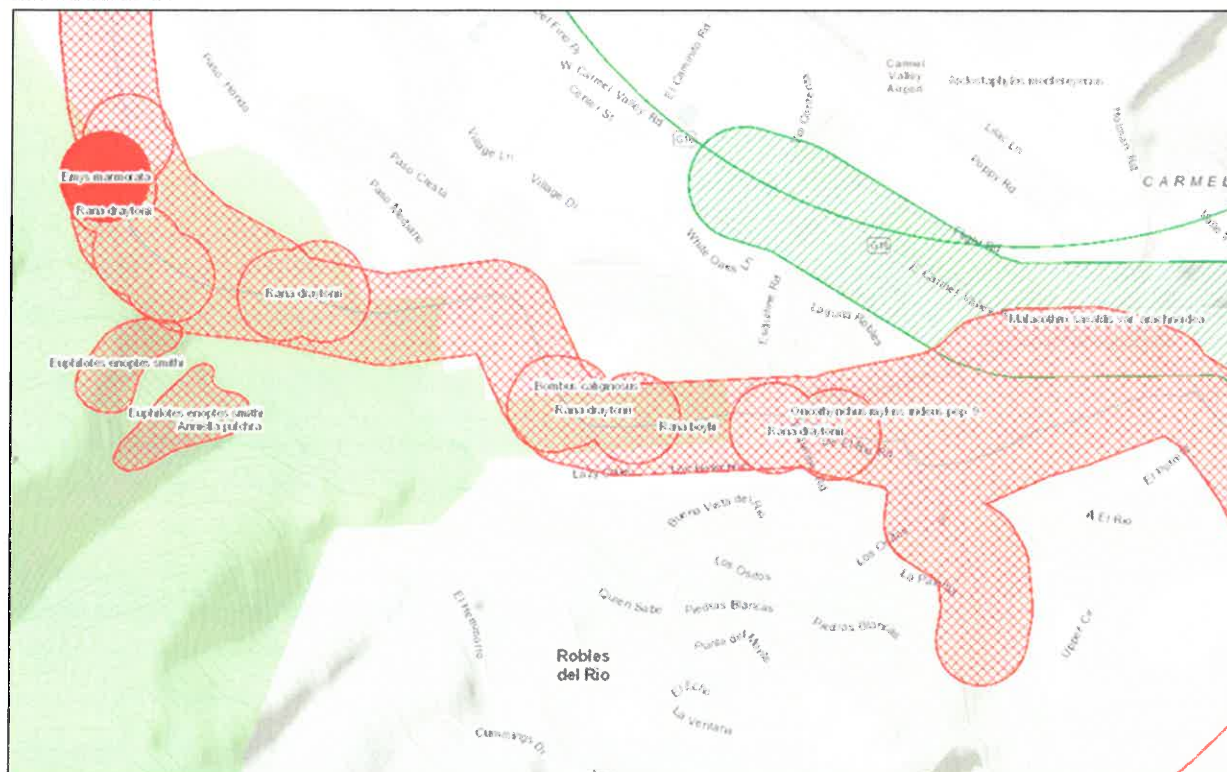
Red-legged Frog was conducted on the Dodsworth property because the project area does not support any potential habitat for this federally threatened species.

I'd be happy to speak with you if I can elaborate on anything! Please give me a call anytime.

Thanks.

Nikki

831.320.9463



From: ZeppZ@co.monterey.ca.us <ZeppZ@co.monterey.ca.us>

Sent: Monday, June 13, 2022 12:40 PM

To: Nicole Nedeff <nikki@ventanaview.net>

Cc: Quenga, Anna <QuengaAV@co.monterey.ca.us>; Luke Ingram <plansdrawnup@gmail.com>

Subject: Biological Assessment, APN 189-311-003, Monterey County PLN 210178

Hello Nikki,

I am the Monterey County planner assigned to PLN 210178, a residential structure demolition and rebuild project for Mr. and Mrs. Dodsworth at 33 Calle De Los Helechos in Carmel Valley. I reviewed your biological assessment of the project site and was wondering if you could explain your methods of survey, and provide more information regarding the California red-legged frogs. I would like to have a better understanding of how the project will impact the environmentally sensitive habitat area.

Was a survey done to find out if the frogs were present, or if they regularly occur in the vicinity of the project site?

Are there any confirmed sightings of the California red-legged frogs in any nearby areas?

Is there a timing component to the suggested mitigation procedure? For example, is there a particular season, or time of day, when the frogs are most likely to be present?

Please let me know, I appreciate your time.

Thank you,

Zoe

Zoe Zepp

Assistant Planner

County of Monterey

Housing and Community Development

1441 Schilling Pl, Salinas, CA, 93901

(831) 755-5198 zeppz@co.monterey.ca.us



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