Exhibit C

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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

February 26, 2025

Mr. Edward Whittemore
1263 Sombria Lane
Pebble Beach, CA. 93953
APN: 008-291-014-000

Subject: 1263 Sombria Lane Biotic Assessment

Per the request of the property owner, a biological assessment was recently conducted on February 11, 2025 to determine whether or not protected plant species and/or sensitive habitat is occurring on the property located at 1263 Sombria Lane in Pebble Beach (APN: 008-291-014). This presence and absence survey was performed in response to non-permitted tree removal operations that took place in early 2024 (refer to attached photos, *Figures 1-6*). Findings are provided herein.

This 4.7 acre parcel is located in Monterey pine (*Pinus radiata*) woodland habitat that supports a variety of native and non-native plant species that inhabit the woodland understory. Common native plants observed include Pacific reedgrass (*Calamagrostis nutkaensis*), creeping wildrye (*Leymus triticoides*), poison oak (*Toxicodendron diversilobum*), Pacific blackberry (*Rubus ursinus*), coyote brush (*Baccharis pilularis*), toyon (*Heteromeles arbutifolia*), Pacific sanicle (*Sanicula crassicaulis*), Douglas iris (*Iris douglasiana*), common yarrow (*Achillea millefolium*), bracken fern (*Pteridium aquilinum*), rush (*Juncus spp*) and sedge (*Carex spp*), among other native species. Common exotic plants and non-native invasive weeds observed include panic veldt grass (*Ehrharta erecta*), kikuyu grass (*Cenchrus clandestinus*), jubata grass (*Cortaderia jubata*), Italian thistle (Carduus pycnocephalus), golden wattle acacia (*Acacia longifolia*) and French broom (*Genista monspessulana*), among other exotic species.

It should be noted that currently there is healthy and abundant natural recruitment of young Monterey pine seedlings and saplings on the subject property, which should be more than adequate and sufficient for sustaining the long-term health, viability and character of pine woodland habitat. In order to continue to support and sustain the

healthy development and maturation of young native trees, these seedlings and saplings (primarily consisting of young pines [*Pinus radiata*], but also include coast live oak seedlings [*Quercus agrifolia*]), should be preserved and protected from property management and fuel reduction activities, such as lot mowing operations. For tree replacement and mitigation recommendations, refer to the *Tree Assessment & Management Plan* prepared by arborist Mr. Albert Weisfuss.

Based on the property evaluation and biotic assessment, it has been determined that protected flora, such as Yadon's piperia (*Piperia yadonii*) and Hooker's manzanita (*Arctostophylos hookeri*), and fauna, such as the California red-legged frog (*Rana draytonii*), that have the potential of occurring in the area, are not inhabiting the property and do not appear to have been impacted by tree removal operations.

Non-permitted tree removal occurred in early 2024 following an incident where a large Monterey pine fell on the property owner's home during a storm, which caused significant damage to the structure and resulted in heightened fears and concerns regarding the structural integrity and hazard level of several remaining large and aging pines that were potentially targeting the home. These concerns regarding the safety and well-being of the owners family and home resulted in the decision to remove several pines that he felt were a real threat and hazard following the structural failure of the large pine that impacted and damaged his home (refer to the Weisfuss arborist report).

It should be noted that the areas near the home where tree removal operations took place are previously disturbed and impacted sites, and at the time of tree removal it appears these areas were, and currently still are, primarily composed on non-native and introduced plant species. Previously disturbed areas such as these, that have been impacted by past property development and landscaping activities, are unlikely to support special status species and there is no evidence to suggest that protected flora or fauna were occurring at the site at the time of tree removal operations.

Per the recent property assessment, it has been confirmed that protected special status species currently are not inhabiting the site and were unlikely to be present at the time of tree removal activities. It should be noted that the areas of this property that have the greatest potential of supporting protected species, such as Yadon's piperia, are the less disturbed and impacted Monterey pine dominated woodland areas that are located further away from the home and maintained landscaped areas where no tree removal operations or disturbance took place. Even in these surrounding woodland habitat areas where tree removal did not occur that is more suitable and hospitable for supporting protected species, no protected flora or fauna were observed or detected during the biotic assessment. For these reason, other than the mitigation recommendations that are provided in the Weisfuss arborist report, as well as the recommendation to control and manage habitat degrading non-native invasive plants that are occurring on this woodland property, no further action should be necessary or required at this time.

Best regards,

Rob Thompson *2-26-25*
Resource Ecologist Date
ISA Certified Arborist

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Figure 1. Monterey pine woodlands surrounding the developed area of the property was not impacted by tree removal activities.

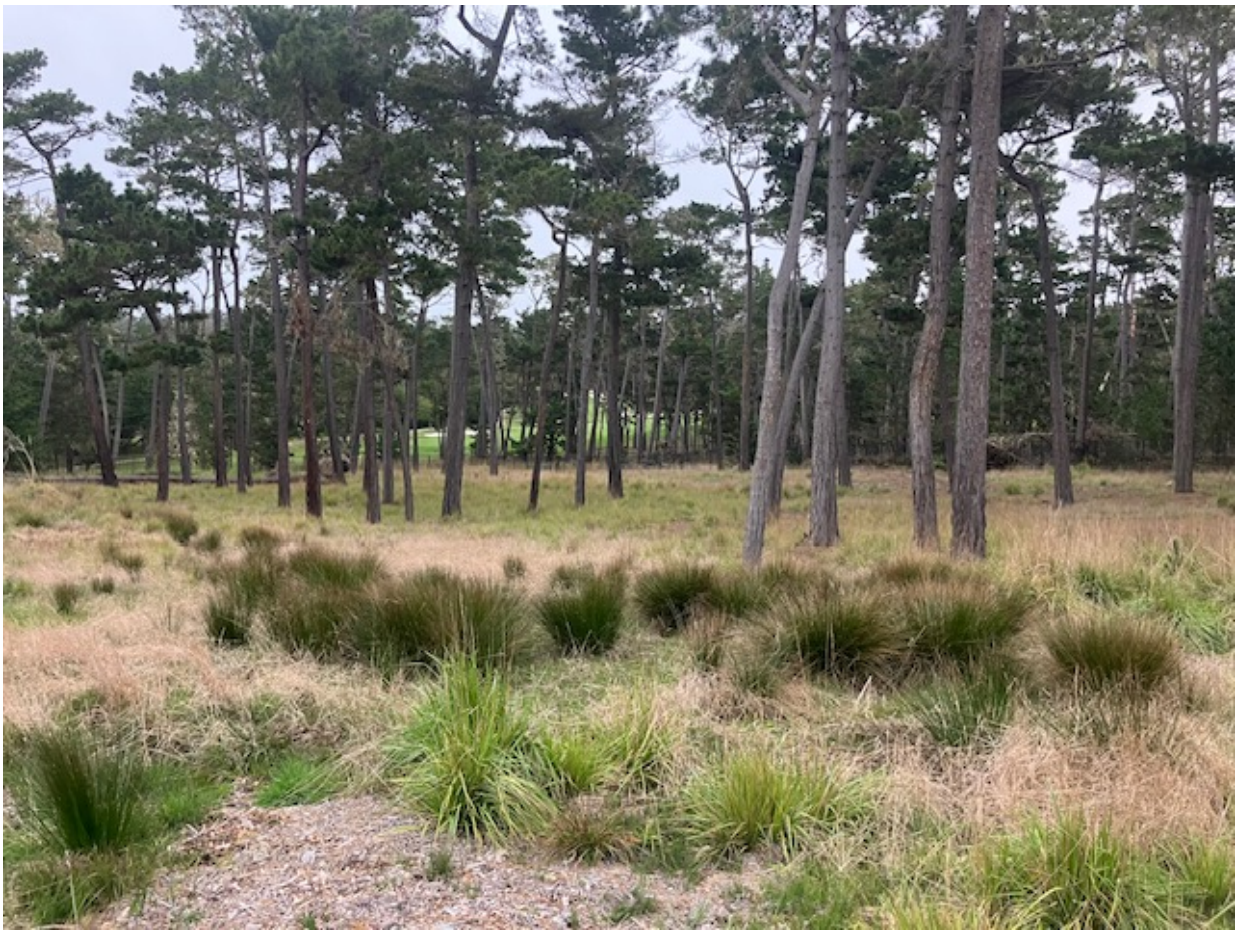

Figure 2. In this area of the surrounding woodlands pacific reedgrass and rush dominates the understory. No protected species were observed.

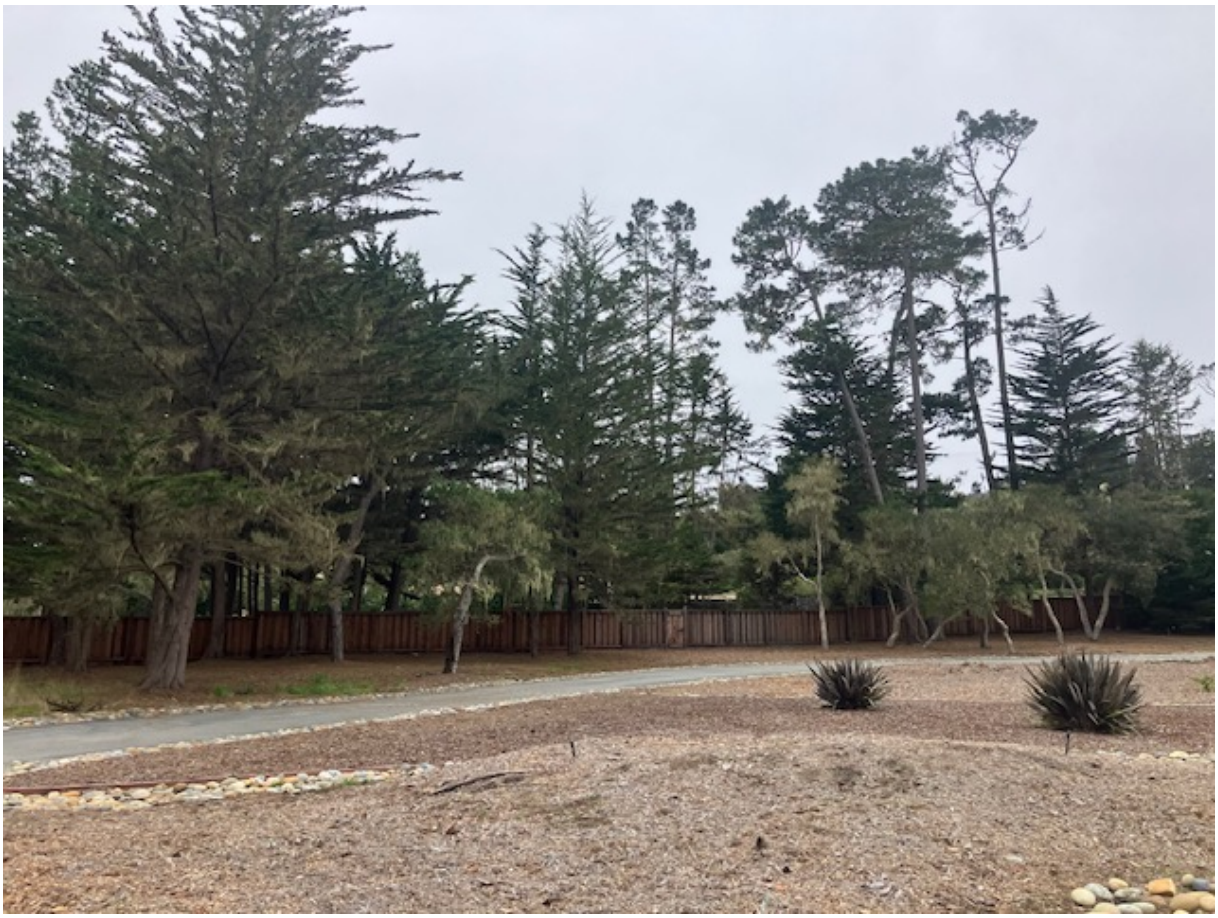

Figure 3. Area near home where several Monterey pine trees were removed. Protected species are unlikely to have been occurring at this site.

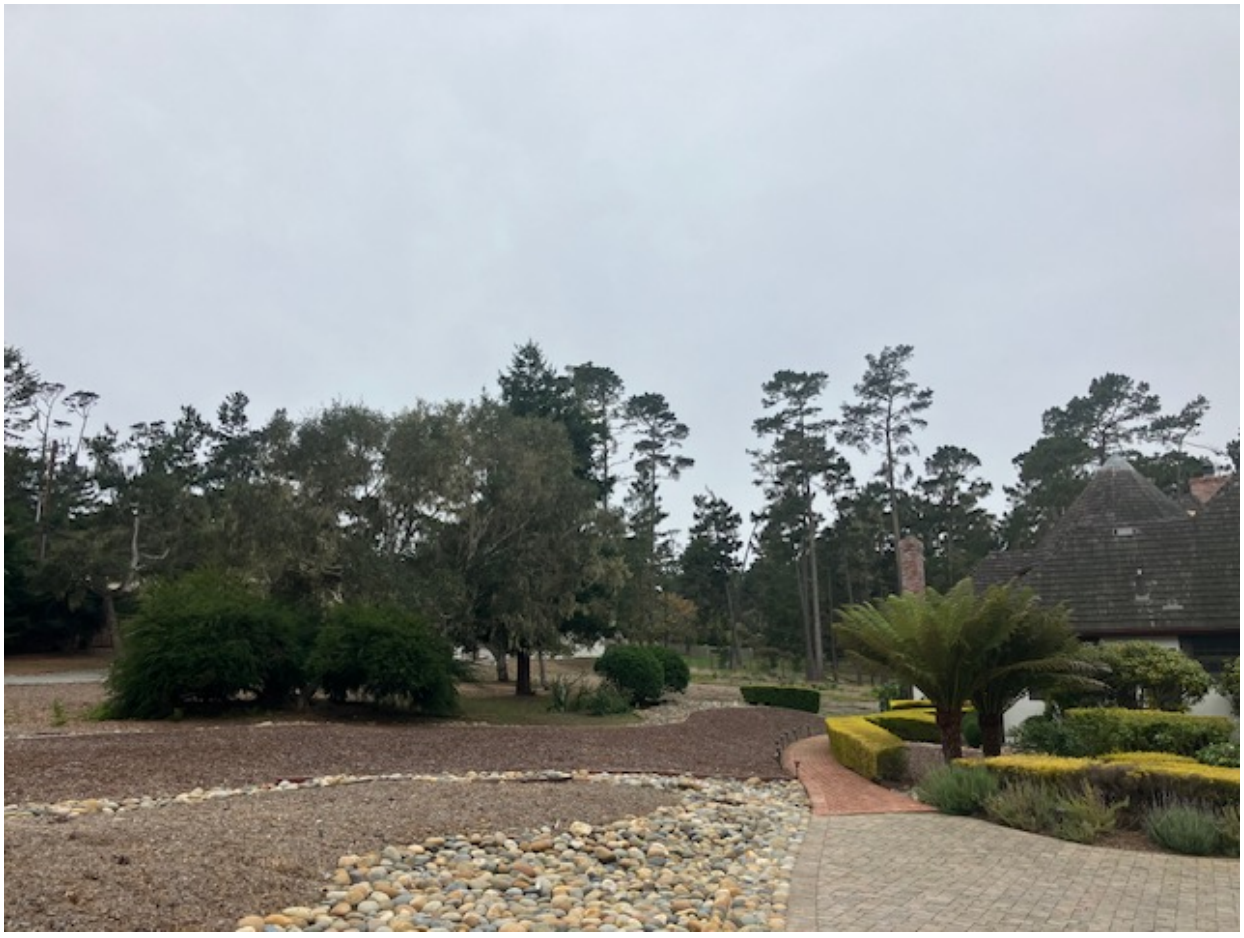

Figure 4. Another area near home where pine trees were removed. No protected special status species would be occurring here.

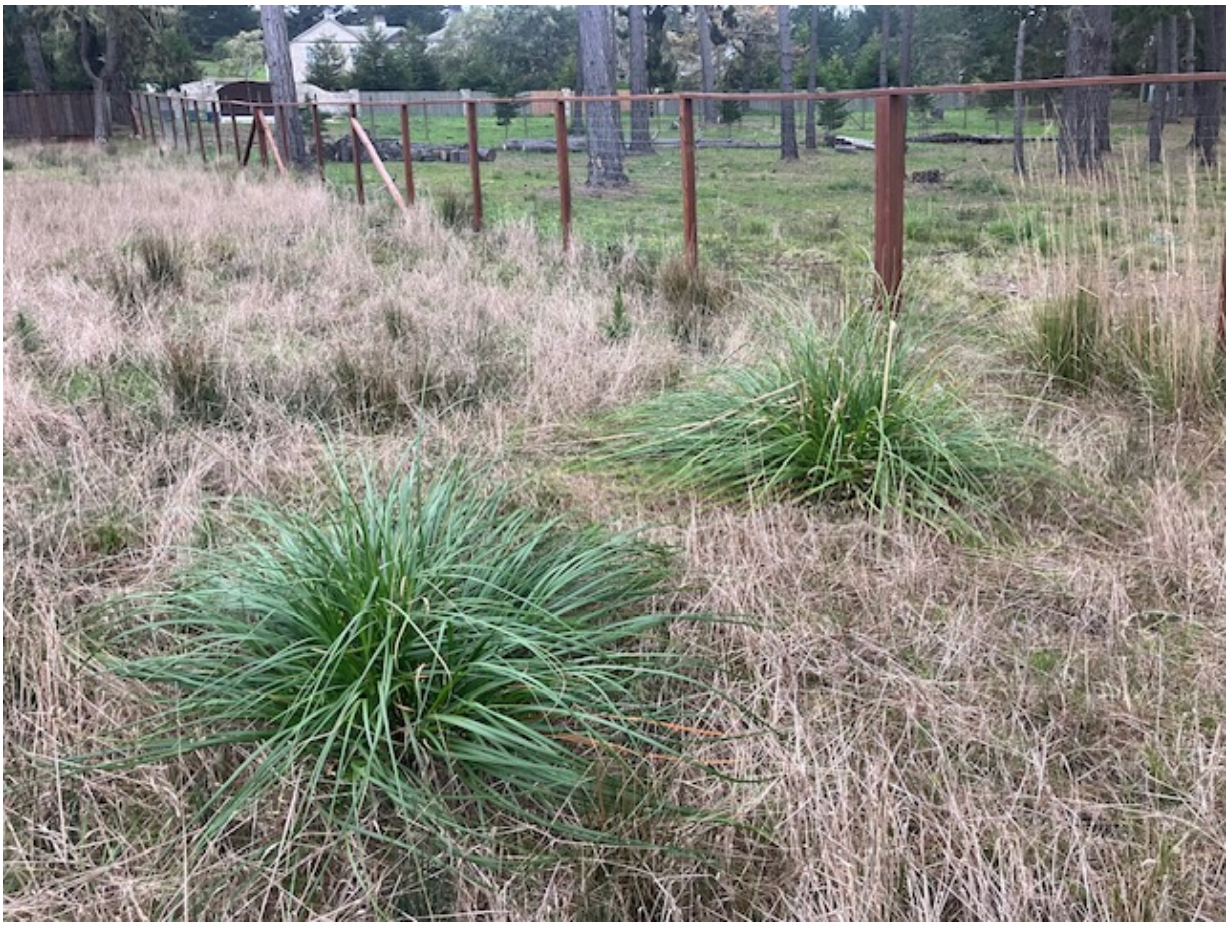

Figure 5. Non-native invasive jubata grass plants should be removed.

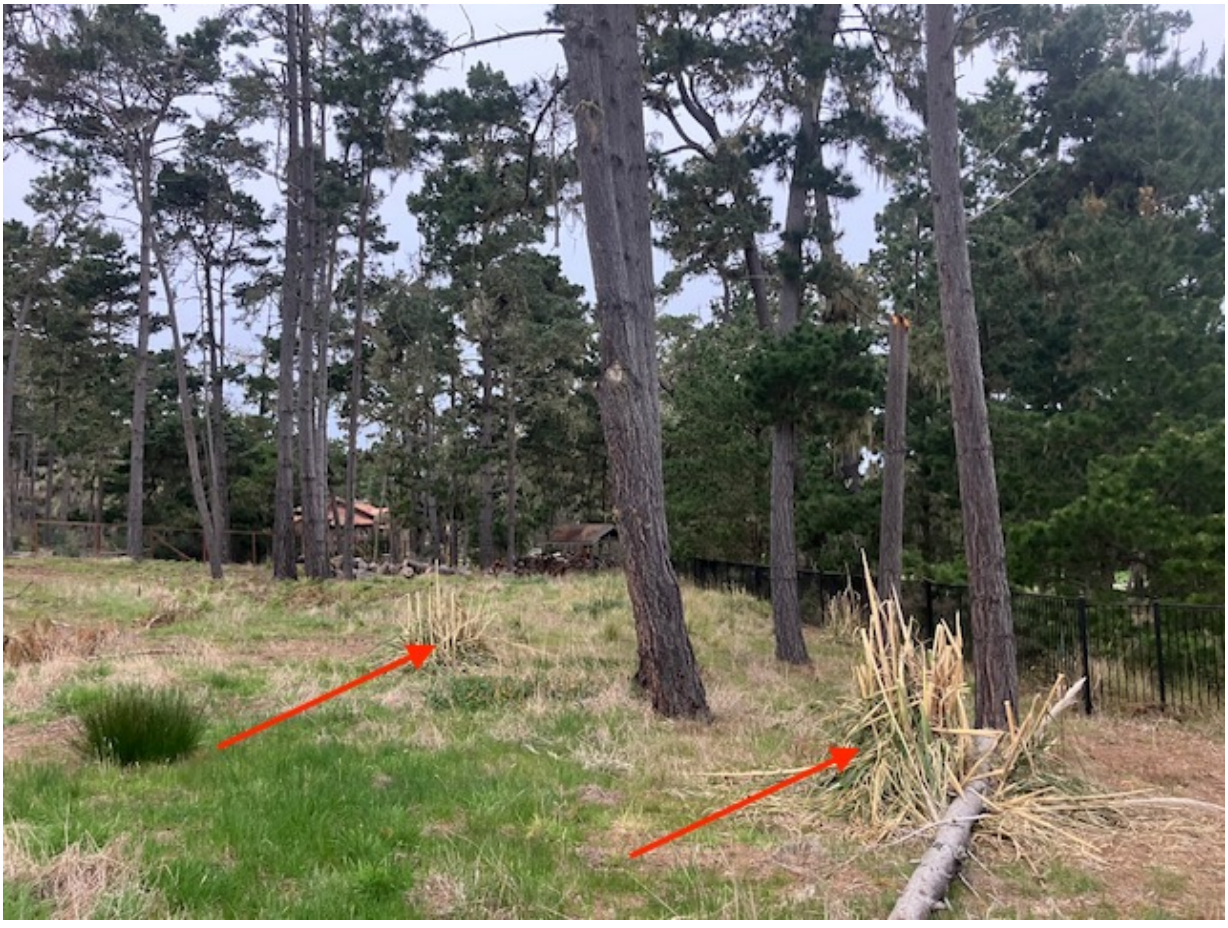

Figure 6. Additional exotic jubata grass plants on the property should be removed to improve habitat.