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Erik V. Lundquist, AICP
December 2, 2024
Principal, Land Use Planning & Permitting
Alpine Brodie
480 Gate 5 Road, Suite 100, Sausalito, CA 94965

RE: PLN 241049 Combined Development permit with Lot Line adjustment between three legal parcels.

Response to CEQA checklist question: *Would the project interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?*

Dear Erik,

As you requested, I have reviewed the current plan set and my past Biological Assessment of the Kadoorie (aka La Mirada II) project at 5477 Covie Court in Carmel, California. As I understand, a small section of a lot set aside as open space by the Quail Meadows development is being added to the Kadoorie lot while a similar sized piece is being removed from another portion of the Kadoorie lot and being added to the Open space acreage owned by Quail Meadows HOA. Another 30 feet wide strip of land is also being adjusted with 5479 Covey Court to ensure no additional lots are created. Additionally, I understand that there will be no new fencing or barriers other than a retaining wall erected along the driveway and west side of the garage. The properties have existing fencing that would remain unchanged.

The question above was brought up at a recent meeting wherein County staff requested that a Biologist respond in a letter addressing the potential for the project to interfere with or impede wildlife migratory passage or commonly used corridors between breeding or nesting sites.

The existing single-family residence at 5479 Covey Court above (south of) the tennis court, the driveway and private road have been in place for over 20 years. The residence at 5477 Covey Court was recently constructed. This project will not be going into undeveloped, secluded open space. The existing development and proposed garage are along a ridgeline that overlooks the Carmel River and the former Rancho Canada East golf course and drops down steeply, over four hundred feet to the west. The Riverbanks are, as the crow flies, about 4/10ths of a mile to the north, but five hundred feet lower in elevation. The slopes in between are vegetated with a mixture of Coastal sage scrub and Monterey Pine and Coast Live oak woodland. The 180-acre Open

space lot adjacent to the Kadoorie properties include part of this ridgeline and areas east and south of the lot have a mixture of lower coastal scrub species and mixed oak and pine woodland.

Any wildlife travelling through this part of Carmel Valley is most likely to utilize lowland access along or between bodies of water such as the Carmel River and tributary streams that reach the river via side canyons of the Valley. The true migratory species in the area are aquatic or semi aquatic species like Steelhead, California red-legged frogs, California Tiger Salamanders, Western toads, Coast Range newts. They all migrate to and from or through bodies of water to breed and lay eggs. Larger animals (mostly mammals) do have broad home ground ranges that they pass through at varying frequency of intervals that can be observed either by seeing the animals or seeing trails and/ or scat. The development existing in the area now and the topography of the site has already largely dictated the level of use of the Kadoorie property by wildlife.

It is unlikely that the lot line adjustment or the development of a new single-family residence and garage on the Kadoorie property will interfere with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors or impede the use of native wildlife nursery sites.

Please feel free to contact me if you have further needs.

Pat Regan