

# Exhibit C

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## BIOLOGICAL LETTER REPORT – PLN 240024

DATE: July 29, 2025  
FROM: Nicole Nedeff, Consulting Ecologist, [nikki@ventanaview.net](mailto:nikki@ventanaview.net), (831) 320-9463  
SUBJECT: Biotic Survey/Assessment “Letter Report”, APN 418-031-019-000  
Owner: Sanford Colb, 37013 Palo Colorado Road, Big Sur, CA 93923

In April 2025, I was contacted by Permit Facilitator Brittney Schloss and retained to conduct a focused habitat assessment at the site of a 5000-gallon water tank installation on APN 418-031-019. The tank site is on a 1.48-acre vacant Assessor’s Parcel adjacent to APN 418-031-018, 37013 Palo Colorado Road. The parcel is zoned RDR/40-D (CZ). The water tank will provide emergency service for the local fire protection district and will store non-potable water pumped from a private well.

A Biotic Survey/Habitat Assessment was needed according to the “County of Monterey Application Checklist for Land Use and Development”, dated January 31, 2024, and signed by Project Planner Ben Moulton. A less intensive “Letter Report” evaluating biotic conditions at the tank site was subsequently deemed appropriate for this project, per email correspondence received by Ms. Schloss from Mr. Moulton on July 23, 2025. Figure 1 depicts the tank site on a portion of the topographic site plan surveyed by Rasmussen Land Surveying and prepared for Mr. Colb by Studio Schicketanz, July 2025.

I conducted a focused habitat assessment of the tank site and vicinity on May 16, 2025. Floristic field survey methods utilized during the on-site habitat assessment of the project area conformed to protocols outlined by the California Department of Fish and Wildlife (November 2009). The statewide survey protocols were developed to facilitate a comprehensive, consistent and systematic approach for the identification of natural communities and special status plants and wildlife in project areas.

Prior to the field survey on May 16, 2025, California Department of Fish and Wildlife - California Natural Diversity Database (CNDDDB) RareFind computer print-outs and BIOS maps were consulted for the area around the project site in the Palo Colorado region of northern Big Sur. CNDDDB database information displays a known location of the uncommon maple-leaved sidalcea (*Sidalcea malachroides*) along Palo Colorado Creek downstream of the subject parcel. CNDDDB also documents numerous special status plants and animals associated with Coastal Scrub, Central Maritime Chaparral, Redwood Forest, Riparian and Aquatic habitats in the general Palo Colorado Canyon area. No special status plants or animals occur on or near the project area.

The water tank had already been installed at the time of my site visit. The water tank is located on a level bench under the canopy of Redwood Forest habitat approximately 45 lineal feet from the center line of Palo Colorado Creek. Setback zones within 150 feet of the top of stream banks are considered Environmentally Sensitive Habitat Areas in the California Coastal Zone, as are Redwood Forest and Riparian habitats (Big Sur Coast Land Use Plan, 1985/1986).

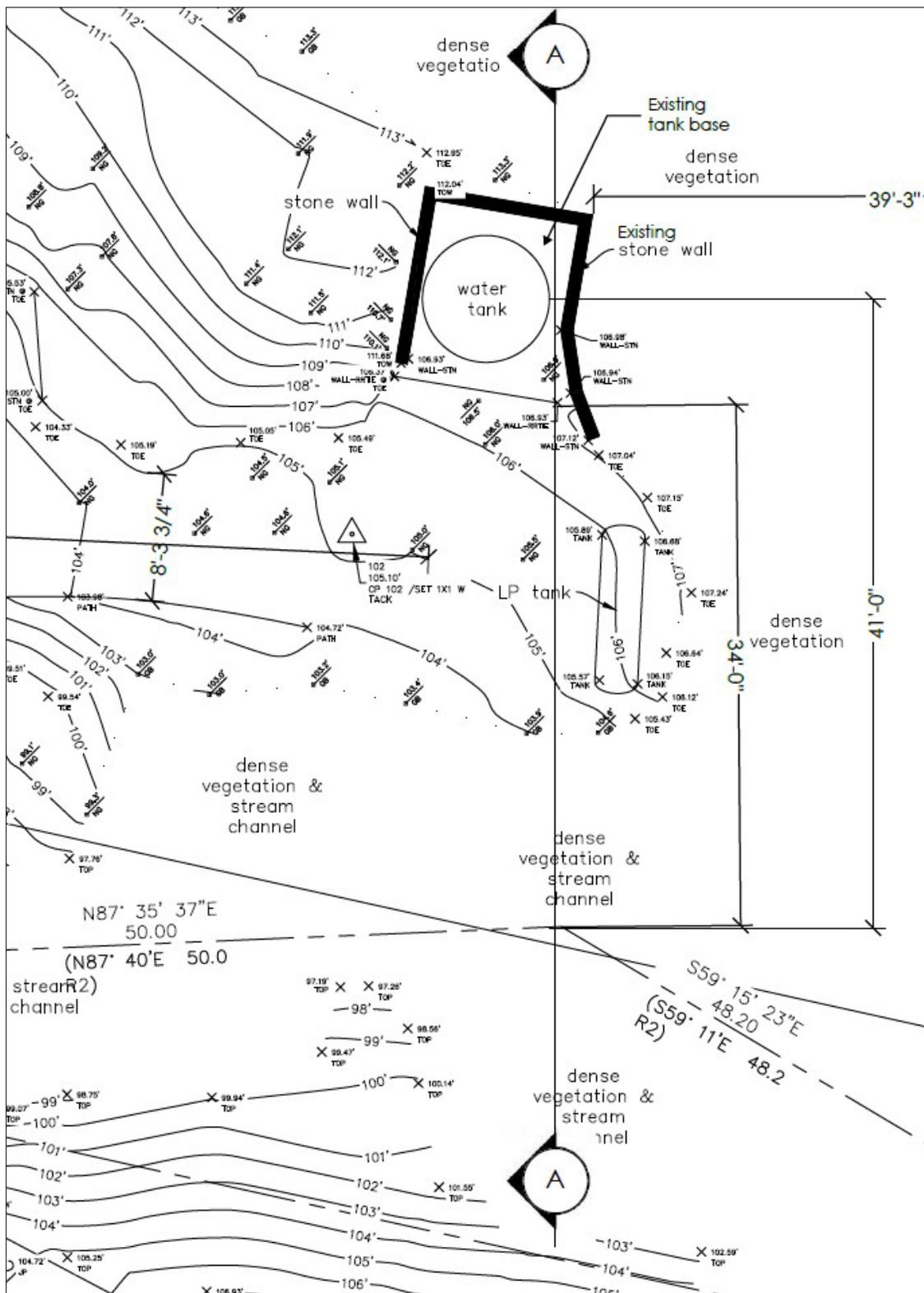


Figure 1 – A portion of the site plan by Rasmussen Land Surveying, July 2025.

The tank site is on level terrain accessed via a bridge and driveway at 37013 Palo Colorado Road. The tank is approximately 10-feet tall and 6-feet wide and is placed on a pre-existing, level pad veneered with drain rock. The outer edge of the pad is framed in pressure-treated wood within a pre-existing, three-sided enclosure cut into the edge of a small terrace below slopes exceeding 25 percent. The tank enclosure is flanked on the sides and back by pre-existing concrete and stone masonry walls. Figure 2 is a photograph of the tank installation.



Figure 2 - Water tank on APN 418-031-019, May 16, 2025.

The tank site is surrounded by mostly non-native and horticultural garden plants, with occasional native species, including poison oak, bracken fern, sword fern, redwood sorrel, Douglas iris, thimbleberry, big-leaved maple, coast redwood and other plants typical of Redwood Forest habitat. No vegetation or soil was disturbed to install the water tank.

**The tank is located at a site that was previously disturbed and it does not appear that any significant vegetation or native soil was impacted during installation. No excavation, grading or site alteration occurred for the placement of the water tank. There were no biological impacts associated with the installation of the tank in the pre-existing enclosure.**

Please contact me at (831) 320-9463 or [nikki@ventanaview.net](mailto:nikki@ventanaview.net) if I can elaborate on my site evaluation or any of the information in this Biological Letter Report.

A handwritten signature in blue ink that reads "Nikki Nedeff". The signature is written in a cursive style and is centered on the page.

References cited:

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.

California Natural Diversity Database (CNDDDB), Biogeographic Data Branch, Department of Fish and Wildlife. Web-based mapping and element occurrence data, May 2025.



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