

# Exhibit B

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## **EXHIBIT B**

### **Addendum Pursuant to the California Environmental Quality Act ARTICLE 11 Section 15164**

#### **CURRAN Planning File No. PLN210324 Use Permit**

##### 1. Introduction

This technical addendum has been prepared pursuant to Article 11 Section 15164 of the California Environmental Quality Act Guidelines to make minor changes to the project analyzed in the Santa Lucia Preserve Final Environmental Impact Report, certified February 15, 2005, by Board of Supervisors Resolution No. 05-046. The Potrero Subdivision Project was approved as part of a Combined Development Permit (PLN010001, Resolution 05-046) consisting of a Vesting Tentative map to allow the division of a 1,286 acre property into 29 lots ranging in size from 14.47 to 67.21 acres, a Use permit to allow for the removal of approximately 295 protected trees and a Use permit to allow for development on slopes 30 percent or greater.

The Potrero Subdivision is considered Phase E of the Santa Lucia Preserve project (PC94067 Resolution 97-360), which was previously approved through a Combined Development permit in August 1997. An Environmental Impact Report (SCH 94083019) was prepared and certified for the Santa Lucia Preserve and analyzed impacts for the Potrero subdivision at a programmatic level. A Supplemental Environmental Impact Report was later prepared for the Potrero Subdivision (SCH Number 2002051095).

This addendum addresses minor changes needed to the Potrero Subdivision SEIR for the proposed development on Lot E-7 of the subdivision. The change is limited to changing the tree removal for lot E7 from zero trees allocated for removal to three trees being removed. None of the conditions described in Section 15162 calling for preparation of a subsequent EIR or negative declaration have occurred.

##### 2. Scope and Purpose of this Addendum

The purpose of this addendum is to identify minor technical changes and provide clarifications of the site-specific conditions for the proposed tree removal on Lot E-7 of the Potrero subdivision. A permit application is being considered by Monterey County (PLN210324) for the construction of a 2,948 square foot single story family dwelling with a 321 square foot screened porch, a 681 square foot detached garage, a 640 square

foot outdoor dining area/pool terrace and associated site improvements; and removal of 3 Coast Live Oak trees.

The development is proposed on a 13.3 acre parcel which contains a building envelope or homeland boundary of 2.4 acres.

Within the Potrero Subdivision SEIR, analysis of the impacts from tree removal in this subdivision was informed by a Forest Management Plan for the Potrero Area Subdivision of the Santa Lucia Preserve prepared by Rob Thompson in August, 2000. The Thompson report determined that impacts to tree resources would remain less than significant provided that no more than 25% of trees within the homeland boundary were removed. Condition 25 of Resolution 05-046 required a chart be prepared specifying tree removal for each lot. Zero trees were proposed for removal on Lot E7.

In connection with the proposed construction of a single family dwelling, a Tree Resource Impact Assessment was prepared by Rob Thompson for Lot E7 in January, 2022. The assessment indicates that Lot E7 appears to have sufficient natural recruitment and regeneration of oak trees; however additional planting is advised to maintain the health and character of the environment. A total of three (3) coast live oak trees are proposed for removal in preparation for home construction. The trees proposed for removal have been documented and recorded. Due to their location within or adjacent to the proposed construction footprint, tree trees will be removed for construction. A total of 295 trees were approved for removal in the Potrero subdivision. Removal of the 295 trees were found to be less than significant in the Supplemental Environmental Impact Report (SEIR) for the Potrero subdivision. To date, including this project, 188 have been approved for removal and 15 of 29 lots have been built with single family residences. Thus, the Potrero subdivision is well under the tree removal approved by Resolution 05-046 and analyzed in the SEIR and will remain under the approved tree removal limits if remaining lots stay within the allowed tree removal.

Mitigation measures specified in the SEIR have been incorporated in the conditions of approval for the Curran project. A total of 9 trees will be replanted in accordance with the Thompson Reforestation Plan prepared for the Potrero subdivision. This amount represents a 3:1 replacement ratio for non-landmark trees and a 5:1 replacement ratio for landmark trees as recommended by the arborist and to compensate for possible failure of some new trees to achieve the 90% success rate. The replacement size will range from 1 gallon seedlings to 5 gallons saplings.

### 3. Conclusion

The purpose of this addendum is to identify minor technical changes and provide clarifications of the site-specific conditions and the scope of work for the proposed tree removal. Staff has reviewed the Potrero Subdivision Environmental Impact Report, EIR#94-005, Resolution 96-059, and the proposed residential development for consistency with the environmental considerations contained within. Staff finds that the site-specific conditions and the scope of work on the site including tree removal are not

substantial changes and therefore do not warrant the preparation of a subsequent environmental document.

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