

Exhibit C

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EXHIBIT C

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

NEESE MARTY T & KIMBERLY A VENTRE TRS Planning File No. PLN220148

1. Introduction

In compliance with Article 11 Section 15164 of the California Environmental Quality Act Guidelines, this addendum has been prepared to address minor changes to the Santa Lucia Preserve Final Environmental Impact Report, certified February 6, 1996, by Board of Supervisors Resolution No. 96-059. A Combined Development Permit (PC94067), Resolution 96-060, implemented the EIR and Forest Management Plan, prepared by Ralph Osterling Consultants, Inc. (incorporated in the Santa Lucia Preserve Resource Management Plan). The Combined Development Permit consisted of a Vesting Tentative Subdivision Map, Major Use Permits for Tree Removal, and Development on Slopes in excess of 30%; among other components. The environmental impacts were addressed within the Santa Lucia Final Environmental Impact Report, EIR #94-005, Resolution 96-059. The approved Combined Development Permit included a Use Permit to allow removal of 1,480 trees (451 trees for home sites and 1,029 trees for road and driveway construction). One of the parcels created by the final map for the subdivision (Phase A Lot 39) is the subject site. 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

This addendum describes what minor changes are being made to the original 1996 Santa Lucia Preserve Final Environmental Impact Report; additionally, it will provide details of the site-specific conditions for the proposed residential development. The proposed project, PLN220148, is an Administrative Permit and Design Approval to allow the construction of a 3,570 square foot single family dwelling, 721 square foot detached carport, 102 square foot storage unit, 1,044 square foot accessory dwelling unit (ADU) and associated site improvements including a spa, plunge pool, landscaping and the removal of 11 Oak trees. Colors and materials consist of Corten panels for the siding of the house, ADU and landscape walls, powder coated metal for the roof fascia and infill panels, board formed concrete retaining walls, black aluminum window frames, ballast roof for the carport and green roofs for the main house and ADU. Analysis of the impacts from tree removal in this subdivision was addressed by a Forest Management Plan for the Rancho San Carlos Subdivision of the Santa Lucia Preserve prepared by Ralph Osterling Consultants Inc. in February 18, 1994. More recently a "Construction Impact Analysis" related to tree removal and protection was prepared by Justin Ono on March 3rd 2022 (amended June 23rd 2022). This report concluded

that due to the high number of total trees on this site coupled with the relatively low number of protected trees in the proposed home and driveway areas, 11 is the minimum number of protected oaks that can be removed to support the construction project, and the removal would not have any adverse impacts on other nearby trees or the property's landscape. The report also established an additional 36 protected trees may be impacted, but not removed, by the construction and driveway grading; these trees will be protected throughout the course of construction.

As part of the original 1996 Santa Lucia Preserve Final Environmental Impact Report, the removal of 1480 trees was contemplated for the subdivision Phases A-C. The Neese Marty T & Kimberly A Ventre Trs project is part of the Santa Lucia Preserve Phase A. To date, including this project's proposed trees to be removed, 658 trees have been approved for removal. The estimated 11 trees proposed within the homeland boundary for removal on Lot 39 would represent 1.7% percent of the total trees approved for removal within the homeland boundaries. The cumulative total with this project results in approximately 47% of the overall subdivision trees authorized for removal in the original permit. Even though 114 of 254 lots have been built out, the Santa Lucia Preserve Subdivision (Phase A-C/Rancho San Carlos) is well under the tree removal approved and analyzed by the EIR and will remain under the approved tree removal limits if remaining lots stay within the allowed tree removal.

Tree replacement will take place pursuant to Condition No. 7, which establishes the Santa Lucia Preserve's replacement ratio of 3:1 per non-landmark tree, and 5:1 per each landmark tree. A total of 43 trees will be replanted in accordance with the Osterling Reforestation Plan prepared for the Rancho San Carlos subdivision on February 18th, 1994. This amount has been recommended by the arborist as well; he recommended the 3:1 and 5:1 ratio will help to compensate for possible failure of some new trees to achieve the required 90% success rate.

3. Conclusion:

The purpose of this addendum is to explain the minor changes that are being made to the original 1996 Santa Lucia Preserve Final Environmental Impact Report and provide details of the site-specific conditions for the proposed residential development. Staff has reviewed the Rancho San Carlos Subdivision Environmental Impact Report, EIR#94-005, Resolution 96-059, and the proposed residential development for consistency with the environmental considerations contained within. The site-specific conditions and the scope of work proposed on the site, including the proposed tree removal, are not substantial changes and therefore do not warrant the preparation of a subsequent environmental document.