

# Exhibit C

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

**ROSCH FRANCIS C & MANTICA ALFREDO TRS  
Planning File No. PLN210275**

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 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 percent; 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 for removal of 1,480 trees (451 trees for home sites and 1,029 trees driveway construction). One of the parcels created by the final map for the subdivision Phase C (Lot 189) 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

The purpose of this addendum is to identify minor technical changes and provide clarifications of the site-specific conditions for the proposed residential development. The Rosch and Mantica project (PLN210275) is for a Combined Development Permit which includes an Administrative Permit and Design Approval to allow construction of a new two-story 6,212 square foot single family dwelling, a 771 square foot detached two-car garage, a 798 square foot accessory dwelling unit, a 666 square foot pool house, and 2,671 square feet of decks and patios. The project includes grading of approximately 2,850 cubic yards of cut and 350 cubic yards of fill, new on-site wastewater treatment system, and a 1,234 square foot pool; Use Permit to allow development on slopes in excess of 25 percent; and an Administrative Permit to allow removal of 3 protected trees (Coast live oak). Analysis of the impacts from tree removal in this subdivision was informed by a Forest Management Plan for the Rancho San Carlos Subdivision of the Santa Lucia Preserve prepared by Ralph Osterling Consultants Inc. on February 18, 1994. This parcel, Lot 189, of the Santa Lucia Preserve subdivision was allotted the removal of zero (0) oak trees for this building site. A Tree Resource Assessment and Arborist Report prepared by Urban Tree Management, Inc. for Lot 189 dated June 29, 2021, concluded the tree removal will not affect the qualities of the surrounding oaks or any other trees on the site. An

additional 63 trees were inventoried in or adjacent to the homeland boundary that would be protected through construction.

The removal of 1,480 trees was approved for the Rancho San Carlos subdivision. To date, including the Rosch and Mantica project, 652 trees have been approved for removal. The estimated 3 trees proposed within the homeland boundary for removal on Lot 189 would represent 0.1 percent of the total trees approved for removal within the homeland boundaries, currently totaling approximately 52.3 percent of the overall subdivision. As a whole, 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 requirements from for the Santa Lucia Preserve Phase C (Condition No. 24 of PC94067) have been incorporated as project conditions. A total of 11 trees will be replanted in accordance with the Osterling Reforestation Plan prepared for the Rancho San Carlos subdivision. This amount represents a 3:1 replacement ratio for non-landmark trees and 5:1 replacement ration for landmark trees as recommended by the arborist and to compensate for possible failure of some new trees to achieve the 90 percent success rate.

### 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 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. 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.