

Exhibit B

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EXHIBIT B

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

FEHRMAN DAVID L & EMI TRS Planning File No. PLN230173

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 No. 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 75) 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 Fehrman David L & EMI TRS project (PLN230173) is for a Combined Development Permit which includes an Administrative Permit and Design Approval to allow construction of a new one story 3,508 square foot single family dwelling, 360 square foot detached bedroom, 621 square foot detached two-car garage and 104 square foot covered terrace. The project includes grading of approximately 800 cubic yards of cut and 300 cubic yards of fill; Use Permit to allow development on slopes in excess of 30 percent; and a Use Permit to allow removal of a total of 12 protected oak trees (10 Coast live oak trees and 2 Valley oak trees). 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 75, of the Santa Lucia Preserve subdivision was allotted the removal of zero oak trees for this building site. A "Tree Assessment/Construction Impact Analysis" Arborist Report prepared

by Justin Ono. for Lot 75 dated April 28, 2023, concluded the tree removal will not affect the qualities of the surrounding oaks or any other trees on the site.

The removal of 1,480 trees was approved for the Rancho San Carlos subdivision. To date, including the Fehrman, 724 trees have been approved for removal. The estimated 13 trees proposed within the homeland boundary for removal on Lot 75 would represent 0.8 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 149 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 18 five- or 15 gallon trees (15 Coast live oaks and 3 Valley oaks as shown in landscape tree mitigation plan) will be replanted in accordance with the Osterling Reforestation Plan prepared for the Rancho San Carlos subdivision. Currently in the Santa Lucia Preserve, the County requires a 3:1 replacement for removed trees protected by code which measure under 24” and a 5:1 replacement ratio for trees 24” or larger in diameter at breast height. However, due to the smaller homeland on the property and fuel management concerns, it is recommended replanting be at a 1.5:1 ratio for a total of 18 five- or 15-gallon trees. The removal of 12 trees will be replaced by a total of 18 trees (15 Coast live oak and Three (3) Valley oaks as shown in landscape tree mitigation plan).

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.