

Exhibit C

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EXHIBIT C

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

ROBINSON JEFFREY DALE & LAURA ASSANTE Planning File No. PLN230219

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 B (Lot 121) 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 Robinson project (PLN230219) is for an Administrative Permit and Design Approval to allow the construction of a 3,338 square foot one-story single family residence and 667 square foot detached two-car garage and removal of three (3) 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 121, 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 Ono Consulting for Lot 121 dated July 18, 2023, concluded that the tree removal will not affect the qualities of the surrounding oaks or any other trees on the site. An additional 69 trees were inventoried within the homeland boundary and measures were recommended that would protect trees in proximity to construction.

The removal of 1,480 trees was approved for the Rancho San Carlos subdivision. To date, including the Robinson project, 671 trees have been approved for removal. The estimated 3 trees proposed within the homeland boundary for removal on Lot 121 would represent 0.2 percent of the total trees approved for removal within the homeland boundaries, currently totaling approximately 63 percent of the overall subdivision's tree removal. With this approval, 116 of 254 lots have been built out, and the Santa Lucia Preserve Subdivision (Phase A-C/Rancho San Carlos) is still well under the number of trees analyzed and approved by the EIR to be removed. The total number of trees removed will remain under the approved limits if remaining lots also conform to the approved limits.

Tree replacement requirements from for the Santa Lucia Preserve Phase B (Condition No. 24 of PC94067) have been incorporated as project conditions. A total of eight trees will be replanted in accordance with the recommendations set forth by the Tree Assessment Report prepared by Ono Consulting, which considered fuel management concerns, permissible space for successful tree replanting, and preserving the health of existing tree resources.

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 No. 94-005, Resolution No. 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.