

# Exhibit D

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

**PLN230341 – VALLEY POINT LLC**

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 PLN170613, Pietro Family Investments LP. A Combined Development Permit (PLN170613, Board of Supervisors Resolution No.19-122) was implemented with the adoption of the Initial Study Mitigated Negative Declaration (IS/MND). The Combined Development Permit consisted of: 1) Coastal Administrative Permit and Design Approval for the construction of a 3,028-square foot single family dwelling with a 2,413 square foot basement and a 440 square foot attached garage; grading of approximately 1,255 cubic yards of cut; and 2) Coastal Development Permit for development within 750 feet of a known archaeological site. Approval of this permit cleared an existing code enforcement violation (17CE00140). The environmental impacts were addressed within the PLN170613, Pietro Family Investments LP, IS/MND. None of the conditions described in Section 15162 calling for preparation of a subsequent negative declaration have occurred.

2. Scope and Purpose of this Addendum

This addendum describes the minor change being made to the original Pietro Family Investments LP, IS/MND. The proposed project, PLN230341, is a Coastal Administrative Permit and Design Approval to allow the construction of a 799 square foot one-story accessory dwelling unit (ADU) attached to the existing 3,955 square foot two-story single family dwelling and associated site improvements; and a Coastal Administrative Permit to allow development within 750 feet of known archaeological resources. The 799 square foot one-story ADU is located in the rear of the property behind the existing single family dwelling. The proposed ADU will have 318 square feet of patios and 75 square feet of stepping stones for a total of 1,199 square feet of coverage. The colors and materials of the ADU will match the existing single family dwelling which consists of natural cedar siding with metal framed doors and windows, and a dark standing seam metal roof. Potential impacts to archaeological resources were addressed by (HCD Library Document Nos. LIB190038 and LIB240106) prepared by Susan Morley and Brenna Wheelis from Achasta Archaeological Services, Marina, CA, on November 11, 2018, and March 4, 2024. The 2024 report concluded that archaeological monitoring occurred during ground disturbance activities for the proposed ADU when the single family dwelling was being constructed. The report did not establish any changes to Condition of Approval Nos. 9 and 10 regarding Mitigation Measure Nos. 1 and 2 for archaeological and tribal monitoring during grading activities. Monitoring for the development of the single family dwelling which included the ADU's location was done in accordance with these Mitigation Measures. Additionally,

potential impacts to geological hazards were addressed (HCD Library Document No. LIB180048) prepared by John E. Kasunich from Haro, Kasunich and Associates, Inc., Watsonville, CA, on December 18, 2017, and updated on March 5, 2024. The report did not change Condition of Approval Nos. 14 and 15 for recordation of the Notice of Report and Deed Restriction for development within 660 feet, or 1/8 mile, of an active or potentially active fault. The PLN170613, Pietro Family Investments LP IS/MND estimated the construction of the main dwelling would not result in any removal of protected trees or significant impacts to archaeological or cultural resources as mitigated by the MND. The subsequent project, construction of an ADU, does not require tree removal, either. Pursuant to Section 15162 of the CEQA Guidelines, there is no new information of substantial importance that was not known at the time the MND was adopted. There have been no new significant environmental effects or substantial increases in the severity of previously identified effects of the project site. Construction of the ADU will be in accordance with the technical reports on file which were produced for the existing single family dwelling. No new conditions or mitigation measures resulted from the submittal of this project application.

### 3. Conclusion:

The purpose of this addendum is to explain the minor changes that are being made to the PLN170613, Pietro Family Investments LP, project and provide details of the site-specific conditions for the proposed residential development. Staff has reviewed the PLN170613, Pietro Family Investments LP, IS/MND (SCH 2018091028, Resolution No. 19-122), and the proposed ADU for consistency with the environmental considerations contained within. The site-specific conditions and the scope of work proposed on the site are not substantial changes and therefore do not warrant the preparation of a subsequent environmental document.