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

**Seastars LLC
Planning File No. PLN220336
Amendment**

1. Introduction

The project (PLN220336/Seastars LLC) analyzed in this Addendum is the third amendment to a Combined Development Permit. The project consists of an amendment to a recorded Conservation and Scenic Easement Deed; Coastal Administrative Permit and Design Approval for the construction of a 513 square foot guesthouse, a new 1,058 square foot pool, 2323 square foot ground-mounted solar panels, and associated site improvements and a Coastal Development Permit to allow development within 100 feet of environmentally sensitive habitat area.

The first Amendment (PLN030071) to the original Combined Development Permit (PLN980149), was approved by the County of Monterey Board of Supervisors on July 28, 2004 (Board Resolution No. 04032). The project consisted of: 1) a Coastal Administrative Permit and Design Approval for the construction of a 7,985 square foot single family dwelling with a 1,017 square foot attached garage, 425 square foot pool house, swimming pool, septic system, spa, well, water tank, 160 square foot pump shed, and retaining walls; and 2) a Coastal Development Permit to allow development within environmentally sensitive habitat. Environmental review for PLN030071 included the preparation of an Initial Study/Mitigated Negative Declaration (IS/MND) which identified potential impacts to aesthetics, biological resources, hydrology/water quality and traffic/transportation. The mitigations identified in the IS/MND reduced potential impacts to less than significant. Adoption of this IS/MND was part of the Board's action.

The second Amendment (PLN070540) amended Combined Development Permit (PLN030071) and as approved by the Monterey Planning Commission on May 14, 2008 (Resolution No. 08019), further reduced the project scope consisting of: 1) a Coastal Administrative Permit and Design Approval to allow construction of a two-story 5,363 square foot single family dwelling with a 1,785 square foot attached garage, a 160 square foot swimming pool, hot tub, and 3,252 square feet of patio area, photovoltaic panels, well, septic system, and access road/driveway; and 2) a Coastal Development Permit to allow development within environmentally sensitive habitat. An Addendum to the previously adopted MND was prepared and considered as part of the Planning Commission's action. This Addendum concluded that PLN070540 would not result in potentially significant issues identified in the original IS/MND

and the change in project scope reduced the overall potential impacts. Further, the Addendum demonstrated that the project did not alter the analysis or conclusions reached in the original IS/MND.

This technical addendum has been prepared pursuant to Article 11, Section 15164 of the California Environmental Quality Act guidelines to make minor technical changes to the project analyzed in the IS/MND, adopted July 28, 2004 (Planning Commission Resolution No. 04032) and also includes the addendum added May 14, 2008 (Planning Commission Resolution No. 08019). None of the conditions described in Section 15162 calling for preparation of a subsequent IS/MND have occurred.

2. Scope and Purpose of this Addendum

This Addendum addresses minor changes to the original IS/MND and Addendum for the proposed amendment to the development at 3600 Red Wolf Drive, Carmel. The proposed guesthouse, while within the established building envelope, is sited in an area that has been naturally restored with Hooker's manzanita over the years. This area had been previously analyzed in earlier phases of the project, including the original IS/MND. However, the proposed amendment includes a new biological study that reveals additional impacts on Hooker's manzanita, specifically affecting 0.262 acres of previously unaffected habitat. These newly identified impacts trigger the need for an updated Mitigation Measure No. 5 to restore the impacted areas.

The adopted MND contained Mitigation Measure No. 5 which mitigated for the impacts of the previously approved project on sensitive plants. The mitigation measure required the planting of a minimum of one-half acre of Hooker's manzanita in bare or exposed areas outside of the development footprint, which represented a habitat restoration to impacted area ratio of 2:1. For this proposed amendment, Josh Harwayne of Denise Duffy & Associates, Inc., conducted biological field studies on September 30, 2022, February 24, 2023, and September 23, 2024, and found that the project would impact to a total of 0.262 acres of Hooker's Manzanita that had not previously been impacted. Application of Mitigation Measure 5 to this amendment would require a restoration area is necessary to meet the 2:1 replacement ratio or 0.524 acres. This addendum has been prepared in order to clarify that the adopted mitigation measure must be extended to the proposed amendment and with the application of Mitigation Measure 5, no new or substantially more severe impacts would result.

It has been determined that none of the conditions described in Section 15162 of the CEQA Guidelines calling for preparation of a subsequent Initial Study or EIR have occurred, that only minor technical changes to the project description have occurred, that there are no new significant environmental effects or increase in the severity of previously identified significant effects per Section 15162(a)(2) of the CEQA Guidelines, and there is no new information of substantial importance that was not known at the time the previous IS/MND was adopted, per Section 15162(a)(3) of the CEQA Guidelines.

Documents reviewed in support of this Addendum included the IS/MND adopted for PLN030071, the addendum prepared for PLN070540, and associated technical reports, plans, and applications. Based upon review of this information, it has been determined that, as mitigated, the project would not have the potential to significantly degrade the quality of the environment, would have no significant impact on long-term environmental goals, would have no significant cumulative effect upon the environment, and would not cause substantial adverse effects on human beings, either directly or indirectly.

3. Conditions of CEQA Guidelines Section 15162

None of the conditions described in Section 15162 of the CEQA Guidelines calling for the preparation of a Subsequent Initial Study or EIR have occurred:

- A. 15162(a)(1): Construction of improvements previously approved is currently underway and the amendment would increase existing development by 513 square feet for a guesthouse, 1,041 square feet for a pool, and 5,330 square feet for flatwork (patios, walkways and pavers). In addition, 672 square feet of solar panels would be installed above and adjacent to the existing subterranean garage. However, PLN030071 and PLN070540 included a pool in the general area as what is proposed. The project takes place outside of the existing development footprint but is within the Residence Exclusion Area (or building envelope) and all other previously approved project components are the same. No changes are proposed which would cause new significant environmental effects or a substantial increase in the severity of previously identified environmental effects.
- B. 15162(a)(2): As described in the adopted IS/MND, development would occur within and adjacent to sensitive biological resources, Hooker's manzanita and maritime chaparral habitat. As detailed in Section 2 above, the amendment would result in a minor increase on impacts to Hooker's manzanita. However, the impact would be reduced to less than significant by increasing the amount of restoration area as required by Mitigation Measure No. 5. Thus, no substantial changes have occurred with respect to the circumstances under which the project is undertaken which will cause new significant environmental effects or a substantial increase in the severity of previously identified environmental effects.
- C. 15162(a)(3): No new information of substantial importance has been found that would show that the project would have significant effects not discussed or that the effects previously examined would be more severe than shown in the previous IS/MND. Mitigation Measure No. 1 (Condition 14) requires approval and installation of landscaping consistent with the restoration and replanting plan outlined in the 1998 and 1999 biological reports as well as utilizing and locating plant materials which screen the structures from common public viewing areas. Mitigation Measure No. 3 (Condition 15) requires exterior structures be made of non-reflective or painted earth tones.

Mitigation Measure No. 4 (Condition 16) requires approval and installation of an exterior lighting plan. Together, implementation of these mitigations would reduce potential adverse visual impacts by minimizing the visibility structures, potential glare and lighting.

Mitigation Measure No. 5 (Condition 17) requires incorporating Hooker's manzanita plants within landscaping. Mitigation Measure No. 6 (Condition 18) requires implementation of a weed control program. Mitigation Measure No. 19 (Condition 19) requires restoration of disturbed areas with maritime chaparral habitat. Mitigation Measure No. 11 (Condition 20) requires only the use of pervious materials for patio areas. Together, implementation of these mitigations, including Mitigation Measure No. 1, would reduce potential adverse biological impacts by replanting and restoring native sensitive plant habitat, ensuring maintenance of that habitat and controlling run-off.

4. Conclusion

An IS/MND was prepared, circulated, considered, and adopted for PLN030071. All physical impacts to the site from the project were reviewed, and the County determined that the project as designed and mitigated had reduced potential impacts to a less than significant level. The IS/MND includes mitigation measures that address potential impacts to Aesthetics, Biological Resources, Hydrology and Water Quality, and Traffic and Transportation. The County then considered the proposed project and determined its scope does not alter the conclusions in the IS/MND prepared for PLN030071. Based on review of the current application, plans, and a site visit on March 16, 2023, no other potentially significant issues were identified for the proposed project. The additional development is entirely within the approved development envelope, approximately one acre with areas outside the development envelope protected by a conservation and scenic easement. The proposed development does not significantly alter the analysis or conclusions reached by the previous study.

Attachment: See Exhibit C of the October 9, 2024 Planning Commission staff report – Initial Study/Mitigated Negative Declaration for PLN030071/BLISS, certified July 28, 2004 and Addendum dated May 14, 2008.