

Exhibit E

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EXHIBIT E

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

Leon RMA-Planning File No. PLN160199 Amendment

1. Introduction

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 environmental impacts analyzed in the Laguna Seca Office Park Final Environmental Impact Report (FEIR/EIR No. 80-109), certified by the Board of Supervisors on February 22, 1984. The Laguna Seca Office Park FEIR analyzed a proposed 19 lot commercial subdivision, including the potential impacts associated with future construction of 260,000 square feet of professional office buildings on the resultant 19 office park lots. Based on the proposed design for this project (PLN160199), none of the conditions described in Section 15162 calling for preparation of a subsequent EIR or negative declaration have occurred.

This addendum was prepared in order to quantify the site specific environmental considerations of the construction of a 28-space surface parking lot. Environmental considerations for the office park were analyzed in the FEIR for the Laguna Seca Office Park (EIR No. 80-109). The Laguna Seca Office Park entitlements consisted of a rezoning (PC-3734), General Plan Amendment (PC-3834), and Subdivision (No. 755).

Article 11, Section 15164 provides, in pertinent part, the following:

- (a) The lead agency or responsible agency shall prepare an addendum to a previously certified EIR if some changes or additions are necessary but none of the conditions described in Section 15162 calling for preparation of a subsequent EIR have occurred.
- (c) An addendum need not be circulated for public review but can be included in or attached to the final EIR or adopted Negative Declaration.
- (d) The decision making body shall consider the addendum with the final EIR or adopted negative declaration prior to making a decision on the project.

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 development. The project involves the construction of a 28-space expansion to an existing 20-space parking lot, resulting in a 45-space parking lot (with 43 standard parking spaces and 2 accessible spaces), and associated grading. The Laguna Seca Office Park FEIR analyzed the impacts associated with the proposed development, including the future construction of professional office buildings and associated parking facilities. The FEIR recommended appropriate mitigation measures to reduce potential impacts to a level of less than significant. None of the conditions described in Section 15162 calling for the preparation of a subsequent EIR or negative declaration have been triggered by the proposed development. The proposed parking lot expansion would accommodate the existing permitted uses on Lot 8 of the Laguna Seca Office Park, would not change the existing gross built area on the subject parcel, and would not intensify the permitted uses nor generate additional traffic. Therefore, the proposed project would not be growth inducing and would not result in a cumulative impact.

Three specific resource areas, Water Use, Traffic, and Visual Resources, are addressed in more detail, as follows:

Water Use

The source of potable water for the proposed project is the Bishop Ranch Water unit of California American Water Company (formerly Bishop Ranch Water Company). Although there is sufficient supply within the Bishop Unit's allocation, it is acknowledged that wells for the Bishop Unit procure water from the over-drafted Laguna Seca Subarea of the Seaside Groundwater Basin and are subject to adjudication rulings of the court (Superior Court of the State of California in and for the County of Monterey. Judgment for Case No. M664343. March 22, 2006). As of March 22, 2006, the rights to use water of the Seaside Groundwater Basin have been adjudicated, or settled by judicial process, and a physical solution for the perpetual management of the Seaside Groundwater Basin was provided as part of the Final Decision made by the Superior Court.

According to the Monterey Peninsula Water Management District, the annual production limit for the Bishop unit of the California-American Water Company is 295 acre feet per year (AFY), and 40 AFY of the Bishop Unit annual production limit has been allocated to serve the Laguna Seca Office Park. The approximately 173,284 square feet of approved and/or constructed commercial/office space within the Laguna Seca Office Park has an estimated gross water demand of approximately 12.13 AFY, based on an average water demand of 0.00007 acre feet per square foot for office/commercial space. It is anticipated that upon build out of the Laguna Seca Office Park, the total water demand for the office park will be approximately 18.2 AFY, which is below the 40 AFY allocated to the Laguna Seca Office Park. The project under consideration is located within the Bishop Unit and Laguna Seca Office Park; therefore, adequate water is available and is consistent with the level of use anticipated and analyzed in the Laguna Seca Office Park EIR.

The 2010 Monterey County General Plan Policy PS – 3.1 prohibits discretionary development that requires the use of water without proof, based on specific findings and supported by evidence, that there is a long-term, sustainable water supply, both in quality and quantity to serve the development. Normally, if the proposed water supply comes from an over-drafted groundwater basin, there would be a significant impact from additional water use and development would be prohibited pursuant to Policy PS – 3.1; however, in this case, the court has found that parties to the adjudication “*have accrued mutual prescriptive rights and/or have preserved their overlying, appropriative, and prescriptive rights against further prescription by self-help*”. The court decision sets forth the adjudicated rights of the parties to the adjudication to use the water resources of the Seaside Groundwater Basin and provides for a physical solution for the perpetual management of the Basin, which long-term management will provide a means to augment the water supply for the Monterey Peninsula. Therefore, the County must recognize the jurisdiction of the court and respect the duties of the Watermaster in considering water use and water rights. A Watermaster has been appointed for the purposes of administering and enforcing the provisions of the adjudication. Each producer that is a party to the adjudication is prohibited from drawing more than their allocation from the aquifer, and producers must meter and report water use to the Watermaster. For the existing permitted uses, the applicant has already secured appropriate authorization to connect to the Bishop Water Unit in compliance with the adjudication, and the rules and policies of the Monterey Peninsula Water Management District.

Traffic

The Final EIR prepared in 1983 for the Laguna Seca Office Park evaluated and included mitigation for traffic impacts associated with build out of the office park, which assumed approximately 260,000 square feet of commercial/office use. The project site is within the Laguna Seca Office Park, and the proposed project would consist of the construction of a 28-space expansion to an existing 20-space parking lot, resulting in a 45-space parking lot (with 43 standard parking spaces and 2 accessible spaces) to accommodate existing permitted uses on the subject property. The uses were permitted under RMA-Planning File Nos. ZA07286 (professional office building) and PLN090125 (conversion of first floor office space to a commercial deli and restaurant, which was not evaluated in the original FEIR).

The certified FEIR evaluated traffic impacts from development of the office park based on the development of 260,000 square feet of commercial space throughout. Based on the square footage, the FEIR estimated that the office park would generate approximately 2,500 to 3,900 daily trips. The impacts associated with these trips were mitigated through phased improvements including: channelization; coordination of the office park entrance intersection with the Ryan Ranch entrance; installation of traffic signals; payment of fair share traffic impact fee for Highway 68 improvements; and dedication of land to the County for future improvements along Highway 68 and York Road.

The gross square footage at the office park to date amounts to approximately 173,284 square feet, as distributed in the following table:

Table 1 - Laguna Seca Office Park – Gross Built Area

Lot Number	Assessor's Parcel Number	Gross Built Area
Lot 1*	See Note Below	8,810 Sq. Ft.
Lot 5	173-121-005-000	20,306 Sq. Ft.
Lot 8**	173-121-008-000	7,444 Sq. Ft.
Lot 9	173-121-009-000	12,200 Sq. Ft.
Lot 10***	See Note Below	14,472 Sq. Ft.
Lot 11	173-121-011-000	12,113 Sq. Ft.
Lot 12	173-121-012-000	12,010 Sq. Ft.
Lot 13	173-121-013-000	18,095 Sq. Ft.
Lot 14	173-121-014-000	10,617 Sq. Ft.
Lot 15	173-121-015-000	11,317 Sq. Ft.
Lot 16	173-121-016-000	18,425 Sq. Ft.
Lot 17	173-121-017-000	5,471 Sq. Ft.
Lot 18	173-121-018-000	7,498 Sq. Ft.
Lot 19	173-121-019-000	13,696 Sq. Ft.
Total Approved Gross Built Area		173,284 Sq. Ft

Source: Monterey County Assessor's Office and RMA-Planning Records
The Assessor's Parcel Numbers refer to those lot numbers found on the Assessor's Parcel Map Book 173 Page 121. Lots 2, 3, 4, 6, & 7 remain vacant. Lots 20 (Parcel "A") and 21 (Parcel "B") are open space parcels, and Lot 22 is a stormwater detention parcel.

Notes: * Includes 4 separate office condominiums and corresponding Assessor's Parcel Numbers.
** Subject Parcel
*** Includes 11 separate office condominiums and corresponding Assessor's Parcel Numbers.

RMA-Public Works analyzed the trip generation for the approved build out using the ITE Trip Generation Manual, 9th Edition, to determine if the traffic generated by the approved and existing development would exceed the approximately 2,500 to 3,900 daily trips identified in the certified FEIR. For the subject property (Lot 8), the existing permitted uses generate a combined trip generation rate of approximately 257 average trips per day.

The approved and/or existing commercial/office development in the Laguna Seca Office Park without the subject building is approximately 165,840 square feet of office space which, according to traffic calculations, generates approximately 2,317 average daily trips. The approval of the proposed parking lot expansion would serve existing permitted uses and would not generate additional average daily trips. The combined total of average daily trips, including Lot 8, is 2,574 average daily trips for

the office park. This combined total falls within the range of approximately 2,500 to 3,900 daily trips identified in the certified FEIR, which evaluated traffic impacts from development of the office park based on the development of a maximum of 260,000 square feet of commercial space throughout the office park. Therefore, traffic generated by existing and approved commercial development falls within the range of daily trips originally anticipated and analyzed in the certified FEIR, which was previously mitigated. In addition, expansion of the parking lot is anticipated to benefit the local traffic network because it would accommodate food service for a larger number of employees within the office park who currently travel Highway 68 during peak hours to nearby Del Rey Oaks or Seaside restaurants for lunch.

Visual Resources

The project site is in proximity to Highway 68, a designated scenic highway; however, existing topographical and structural features effectively screen the proposed project site, and existing trees and vegetation further screen the site from the view of travelers on the highway. The proposed development would not involve removal of any trees on the site. Though not required to reduce visual impacts to a common public viewing area, including Highway 68, the County will require landscaping around the proposed parking area to reduce visual impacts to the adjacent private roadways. As proposed and conditioned, the project would not have an impact on a public viewshed and would not create a substantially adverse visual impact when viewed from a common public viewing area, assures protection of the public viewshed, is consistent with the neighborhood character of the surrounding office park, and assures visual integrity.

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 development. Staff has reviewed the FEIR for the Laguna Seca Office Park (EIR No. 80-109) and the proposed commercial development for consistency with the environmental considerations contained within. No adverse environmental effects were identified, other than what was analyzed in the Laguna Seca Office Park FEIR, during staff review of the development application and during a site inspection on November 14, 2016. Staff finds that the site-specific conditions and the scope of work on the site are not substantial changes, are consistent with the analysis provided in the FEIR, and therefore do not warrant the preparation of a subsequent environmental document.

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