

Exhibit C

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EXHIBIT C

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

SWC Partners LLC Planning File No. PLN160742 Amendment to a Combined Development Permit

1. Introduction

This technical addendum has been prepared pursuant to Article 11, Section 15164 of the California Environmental Quality Act guidelines because some changes or additions are necessary to make minor technical changes to the Mitigated Negative Declaration, adopted on February 14, 2008, by the Zoning Administrator in Resolution No. 070024. None of the conditions described in Section 15162 calling for preparation of a subsequent EIR or negative declaration have occurred.

A Mitigated Negative Declaration (MND) was prepared for PLN070024 and circulated between December 6, 2007 and January 6, 2008. The project was a Combined Development Permit consisting of:

- 1) Coastal Administrative Permit to allow the demolition of a 4,584-square foot single family dwelling;
- 2) a Coastal Development Permit to allow an existing 1,323 square foot, legal nonconforming guesthouse to remain without a main structure and;
- 3) a Coastal Development Permit to allow development within 750 feet of a known archaeological resource.

The project was approved on February 14, 2008. On May 2, 2012, an extension (PLN120103) was approved to extend the previously approved Combined Development Permit (PLN070024). The house was never demolished. On June 3, 2015, a Design Approval (PLN150291) was approved to allow an interior remodel, dormer window additions, new roof, new siding, new windows and doors, rebuilding the ocean-side patio and stairs, and the conversion of a 144-square foot crawl space into additional basement. During construction of the remodel approved in PLN150291, the existing crawl space was expanded into an additional 566 square feet of basement without an amendment to Combined Development Permit.

The current owners of the property are proposing to amend PLN070024 and PLN120103 to permit the 566-square foot expansion of the basement over and above the expansion that was previously approved under PLN150291.

2. Scope and Purpose of this Addendum

The purpose of this addendum is to identify minor technical changes and provide clarification on the site-specific conditions for the proposed residential development. No substantial changes are proposed in the project which will require major revisions of the previous mitigated negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects.

The MND adopted for the previous project identified potential impacts to cultural resources and land use/planning. The proposed project will have the same or fewer impacts than the previous project:

- The main house is no longer proposed for demolition. Therefore, there will be no impacts to the guesthouse.
- The Applicant obtained a contract for archaeological monitoring with Archaeological Consulting on October 1, 2016 (Mitigation Measure #3).
- Consistent with Mitigation Measure #4, Archaeological Consulting assessed the work done on the site. Inspection of the excavated area showed that the original construction nearly 100 years ago caused significant disturbance. Some intact midden was still visible below the level of earlier disturbance. No human remains were uncovered nor was there any evidence that there were human remains on site. The archaeologist collected samples and recommended archaeological dating of the resources, with at least 10 radiocarbon dates. The archaeologist prepared a report with the dating results. The Archaeological Dating Report, dated December 16, 2016, was reviewed and approved.

The previously recommended Mitigation Measures #1 (demolition of the single-family dwelling), #2 (reconstruction of the single-family dwelling and modifications to the guesthouse), and #5 (use of the guesthouse as a residence during construction) do not apply to this amendment. Mitigation Measures #3 (contract with an archaeologist) and #4 (monitor construction and report findings) apply to this amendment. Because the expansion of the basement has been completed and compliance with the mitigation measures occurred after-the-fact, the mitigation measures will not carry over to this permit.

3. Conclusion

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 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. The excavation of the crawl space into a basement did not introduce new significant environmental effects or increase in the severity of previously identified significant effects. The MND identified the potential for ground disturbance, and the possibility that resources could be disturbed, with the original project. Implementation of Mitigation Measures #3 and #4 reduced the impacts to cultural resources to a less-than-significant level. These Mitigation Measures have been implemented with the amended project.

Documents reviewed included the IS/MND prepared and adopted for PLN070024 and associated technical reports, plans, site visits, and applications submitted for the PLN070024, PLN120103 and PLN160742. Based upon this review, it has been determined that the project will not have the potential to significantly degrade the quality of the environment, will have no significant impact on long-term environmental goals, will have no significant cumulative effect upon the environment, and will not cause substantial adverse effects on human beings, either directly or indirectly.

Attachment: Mitigated Negative Declaration for Chappellet PLN070024

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