

# Exhibit C

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## **EXHIBIT C**

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

#### **Walsh Planning File No. PLN170042 Combined Development Permit**

##### **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 project analyzed in the Santa Lucia Preserve (SLP) Final Environmental Impact Report, certified February 6, 1996, by Board of Supervisors Resolution No. 96-059. A Combined Development Permit (PC94067), Resolution 96-060, that was approved and amended (Resolution 97-036, approved April 16, 1997), implemented the EIR and Forest Management Plan, prepared by Ralph Osterling Consultants, Inc. (incorporated in the SLP Resource Management Plan). Mitigation measures were included as conditions of approved Santa Lucia Preserve Subdivision Phases A-C. 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%; 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 the removal of 1,480 trees (451 trees for home sites and 1,029 trees for driveway construction). One of the parcels created by the final map for Phase A of the subdivision (Lot 143) 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 proposed project, PLN170042, is for a Combined Development Permit consisting of:

- a. An Administrative Permit and Design Approval to allow construction of a 4,100 square foot single family dwelling with a 600 square foot attached garage, a 600 square foot detached guesthouse, and a 170 square foot detached pool house;
- b. An Administrative Permit and Design Approval to allow construction of a 1,000 square foot detached accessory dwelling unit; and
- c. A Tree Removal Permit to allow removal of a 9-inch and 22-inch oak tree.

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 Combined Development Permit, Resolution 96-060, approved the removal of 451 protected trees for building sites and 1,029 protected trees for roads and driveways subject to the recommendations prescribed by the "Rancho San Carlos Forest Management Plan" prepared by Ralph Osterling Consultants, Inc., San Mateo, February 18, 1984. This parcel, Lot 143, of the Santa Lucia Preserve subdivision was allotted the removal of zero (0) oak trees for the building site. This project proposes to remove two (2) oak trees and one (1) madrone. The Environmental Impact Report for the Santa Lucia Preserve, however, analyzed a "worse case" scenario consisting of a loss of oak woodland habitat on approximately 575 acres which includes this building site. Environmental impacts to biological and cultural resources as a result of project implementation have been addressed by the EIR, which suggested appropriate mitigation measures to avoid significantly adverse environmental impacts. These measures were incorporated as conditions of approval of the Combined Development Permit, PLN170042. Mitigation Measure 1 and Use Permit (PC94067) Condition No. 24 required the replacement of oak trees on-site, and is implemented in this project by standard Condition No. 12. Mitigation Measure 35 (Condition No. 17) of Resolution 96-060 requires preconstruction surveys to protect nesting raptors and bats, and is implemented in this project by standard Condition No. 7. Similarly, Mitigation Measure No. 67 (Condition No. 3) of Resolution 96-060 requires work stoppage should cultural resources be unearthed, and prescribes specific direction in such an event, and has been implemented in this project as standard Condition No. 3. Condition No. 135 of PC94067 requires implementation of Mitigation Measures 12-17 and has been incorporated as Condition No. 6.

### 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 residential development. Staff has reviewed the Santa Lucia Preserve Environmental Impact Report, EIR#94-005, Resolution 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 grading and tree removal are not substantial changes and therefore do not warrant the preparation of a subsequent environmental document.