

Exhibit H

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EXHIBIT H

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

McANDREWS & HOLSCHUH Planning File No. PLN170919 Use 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 changes to the project analyzed in the Santa Lucia Preserve Final Environmental Impact Report, certified Feb 15, 2005, by Board of Supervisors Resolution No. 05-046.

The Potrero Subdivision Project was approved as part of a Combined Development Permit (PLN010001, Resolution 05-046) consisting of a Vesting Tentative map to allow the division of a 1,286 acre property into 29 lots ranging in size from 14.47 to 67.21 acres, a Use permit to allow for the removal of approximately 295 protected trees and a Use permit to allow for development on slopes 30 percent or greater. The subject parcel, Lot E-15, is one of 29 lots resulting from then approval of Resolution No. 05-046. One of the parcels created by the final map for the subdivision (Lot E15) is the subject site. The Potrero subdivision is considered Phase E of the Santa Lucia Preserve (Rancho San Carlos) Project (PC94067 Resolution 97-360), which was previously approved through a Combined Development permit in August 1997. An Environmental Impact Report (SCH 94083019) was prepared and certified for the Santa Lucia Preserve and analyzed impacts for the Potrero subdivision at a programmatic level. A Supplemental Environmental Impact Report was later prepared for the Potrero Subdivision (SCH Number 2002051095). 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 purpose of this addendum is to identify minor technical changes and provide clarifications of the site-specific conditions for the proposed tree removal. The McAndrews & Holschuh project originally consists of an Administrative Permit and Design Approval (PLN160790) to allow the construction of a 3,803 square foot one-story single family dwelling, a detached 1,050 square foot garage, 2,185 square foot covered porches, hardscape, architectural site walls, retaining walls, an outdoor sunken spa; an Administrative Permit for a detached 598 square foot guesthouse; and Administrative Tree Removal for 1 Coast Live Oak tree with associated grading. The development was proposed on a 38.7 acre parcel which contains a building

envelope or homeland boundary. The current project is for a Use Permit (PLN170919) to allow the removal of 5 protected oak tree.

Analysis of the impacts from tree removal in this subdivision was informed by a Forest Management Plan for the Potrero Area Subdivision of the Santa Lucia Preserve prepared by Ralph Osterling Consultants Inc. in August, 2000. The Osterling report determined that impacts to tree resources would remain less than significant provided that no more than 25% of trees within the homeland boundary were removed. However, the report did not contain any tree count information within the homeland boundary of Lot E15 and noted that "trees were outside". Condition 25 of Resolution 05-046 required a chart be prepared specifying tree removal for each lot. Five trees were proposed for removal on Lot E15. A Tree Resource Impact Assessment prepared by Maureen Hamb for Lot E15 in January 2017, identified trees proposed for removal are in are young trees that were planted for screening prior to the establishment of the homeland boundaries. The trees are single trunk with similar form and canopy configuration that is typical of a nursery grown tree. The tree canopies have declined, thinning and discoloration in the interior along with leaf loss is visible. As the trees grow wider and encroach into each other, this type of suppressive die back will continue on.

The removal of 295 trees was approved for the Potrero subdivision and determined to be less than significant in the Supplemental Environmental Impact Report (SEIR). To date, including the McAndrews & Holschuh project, 152 have been approved for removal and 15 of 29 lots have been built out. The estimated 5 trees proposed within the homeland boundary for removal on Lot E15 would represent less than 2% percent of the total trees approved for removal within the homeland boundary, currently totaling 52% of the overall subdivision. Thus the Potrero subdivision is well under the tree removal approved by Resolution 05-046 and analyzed in the SEIR and will remain under the approved tree removal limits if remaining lots stay within the allowed tree removal.

Mitigation measures specified in the SEIR have been incorporated in the conditions of approval for the McAdrews & Holschuh project. A total of 23 trees will be replanted in accordance with the Osterling Reforestation Plan prepared for the Potrero subdivision. This amount represents a 3:1 replacement ratio for non-landmark trees and a 5:1 replacement ratio for landmark trees plus overplanting as recommended by the arborist and to compensate for possible failure of some new trees to achieve the 90% success rate.

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 tree removal. Staff has reviewed the Potrero Area Subdivision Supplemental Environmental Impact Report, SCH 2002051095, 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 tree removal are not substantial changes and therefore do not warrant the preparation of a subsequent environmental document.

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