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

Cathrein Land, LLC
Planning File No. PLN180149
Amendment to a recorded Standard Subdivision

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 Mitigated Negative Declaration prepared for the Cathrein Acres (Cathrein Estates) subdivision (File # PLN990330) and adopted by the Monterey County Board of Supervisors on May 4, 2004 (Resolution No. 04-151) for a 28 lot residential subdivision.

On August 27, 2013, the Board of Supervisors approved a final map for the Cathrein Acres Subdivision (Resolution No. 13-0865). The final map for the subdivision specified future residential building areas on each lot created by the subdivision (“building envelopes”) and established a 200-foot wide agrarian buffer on Lots 9, 10, 27 and 28 (“agricultural buffer”) in accordance with plans and conditions approved in association with the tentative map

The Applicant is proposing an amendment to the final map that pertains only to Lot 10 (Assessor’s Parcel Number: 125-291-028-000) of the Cathrein Acres Subdivision. The proposal is to reduce the agricultural buffer on Lot 10 from 200-feet to 75-feet and to relocate the building envelope on the lot. The proposed project has been evaluated pursuant to the requirement of Section 15162 and 15164 of the CEQA Guidelines. No significant changes to the project are proposed, no new information has been received, and no major changes have occurred with respect to circumstances that would require major revisions to the previously adopted MND.

This Addendum was prepared in order to make minor modifications to the adopted MND based on the proposed relocation of the Building envelope and the reduction of the Agricultural buffer from 200 feet to 75 feet on Lot 10 of the subdivision. The revisions discussed herein do not cause new or substantially more severe impacts. The property owner (s) is Cathrein Land, LLC and Lot 10 is located at 20530 Cathrein Court, Salinas (PLN180149).

The adopted MND (Resolution No. 14-151) for PLN990330, identified environmental factors for a 28 lot subdivision titled Cathrein Acres. The environmental factors that were analyzed included: Aesthetics, Air Quality, Biological Resources, Hydrology/Water Quality, Land Use/Planning, Utilities/Service Systems, Transportation/Traffic and Mandatory Findings of Significance.

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

- (a) An Addendum to an adopted negative declaration may be prepared if only minor technical changes or additions are necessary or none of the conditions described in Section 15162 calling for the preparation of a subsequent EIR or negative declaration (including an MND) have occurred.
- (b) An Addendum need not be circulated for public review but can be included in or attached to the final EIR or adopted Negative Declaration (including an MND).

2. Scope and Purpose of this Addendum

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 have occurred. A minor change to Mitigation Measure No. 39 is proposed to reduce the agricultural buffer easement from 200-feet to 75-feet, and to move the building envelope on Lot 10 of the subdivision. There are no new significant environmental effects or increase in the severity of previously identified significant effects per Section 15162 of the CEQA Guidelines.

Documents reviewed included the IS/MND prepared and adopted for PLN990330, and associated reports, plans, and applications. Based upon this review, it has been determined that the project is in keeping with the analysis and conclusions provided in the MND adopted for final map for the Cathrein Estates Subdivision.

3. Conclusion

Pursuant to Section 15162 of the CEQA Guidelines, there are no substantial changes proposed in the project that would require major revisions to the prior MND. Revisions required to the certified MND as a result of this amendment are limited to changes to mitigation measure No. 39 of the adopted MND (agricultural buffer easement mitigation) to reduce the buffer on Lot 10 from 200-feet to 75 feet due to specific circumstances applicable to the property and to relocate the building envelope on Lot 10 which will result in removal of fewer coast live oak trees from foreseeable residential development of Lot 10. The

reduction in the buffer and minor change in building envelope location on Lot 10 does not substantially change the project description and will not result in new or substantially more severe impacts from those analyzed in the adopted MND. The reduced agricultural buffer has been found to be sufficient to minimize conflicts between residential and adjacent agricultural uses (See Finding 1) and the building envelope relocation will promote preservation of oak and oak woodland on the site. The Cathrein Acres subdivision was approved under the 1982 General Plan and, pursuant to mitigations adopted in association with approval of the subdivision, a 200-foot agricultural buffer was established within the Subdivision to minimize conflicts between the residential use in the subdivision and agricultural lands to the south. This amendment is subject to the 2010 General Plan which allows for agricultural buffers of less than 200 feet based on the type of adjacent uses and specific site conditions (AG-1.2). Lot 10 is intended for residential use and the adjacent agricultural use is grazing. Lot 10 is separated from the adjacent agricultural use by a vegetated slope which will act as a natural berm between the two uses. Given the specific uses and site conditions, a 75-foot buffer is sufficient to reduce land use conflicts in this case.

There are no substantial changes with respect to the circumstances under which the project is undertaken that would require major revisions to the prior MND. Changes in circumstances applicable to this action include adoption of the 2010 Monterey County General Plan. The original subdivision was approved under the 1982 General Plan and this correction is subject to the 2010 General Plan Policies. As described in Finding 1, the map modification is consistent with the 2010 General Plan and no new impacts or an increase in the severity of previously identified impacts have been identified.

There is no new information of substantial importance that was not known at the time the MND was adopted. Revisions are limited to consideration of modifications requested by the property owner to move the building envelope and reduce the agricultural buffer on Lot 10 of the Cathrein Acres Subdivision. There will be no change to the nature, density, or intensity of the project that was the subject of the original MND

The proposed reduction in the agricultural buffer easement would continue to promote and preserve resource conservation by protecting as oak trees and produce a better, more effective building envelope. The existing building envelope is located in an area that has a dense stand of coast live oak trees. The proposed relocated building envelope will allow development in an area with an opening in the oak canopy which will reduce impacts to oaks from future development consistent with Open Space Policy OS-5.3 of the 2010 General Plan.

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