

Attachment G

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EXHIBIT G

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

HOEKSTRA Planning File No. PLN190059 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-24, is one of 29 lots resulting from the approval of Resolution No. 05-046. One of the parcels created by the final map for the subdivision (Lot E24) 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 on Lot E-24 of the Portero subdivision. The Use Permit for tree removal, approved in association with the Portero subdivision, authorized removal of up to 33 oak trees for future residential construction on the lot. A permit application is being considered by Monterey County (PLN190059) for the construction of a 4,530 square foot two-story single family dwelling with a detached 870 square foot detached garage, 850 sq. ft. of patio/retaining wall, 2,705 sq. ft. pool/pool terrace; a detached 860 square foot accessory dwelling unit; and Removal for 36 Coast Live Oak trees, three more trees

than previously approved for the lot. The development is proposed on a 40.4 acre parcel which contains a building envelope or homeland boundary of 4.3 acres.

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. Condition 25 of Resolution 05-046 required a chart be prepared specifying tree removal for each lot. Thirty-six trees were proposed for removal on Lot E24. A Tree Resource Impact Assessment prepared by Maureen Hamb for Lot E24 in April 2019, shows 121 trees are growing adjacent to the proposed development on a dense forested lot (E24) and approximately 100 additional trees are growing within the homeland boundary but are not in proximity to the development. All thirty-six trees proposed for removal for the development of this site are coast live oaks (ranging from 7"-27" diameter). Four of the removed trees meet "landmark" status. (Pursuant to Monterey County Code, Chapter 21.64.260, landmark oak trees are defined as those trees which are twenty-four (24) inches or more in diameter when measured two feet above the ground, or trees which are visually significant, historically significant, or exemplary of their species). Six of the trees proposed for removal have been identified as at risk of failure based on a number of structural or health issues. Hamb concluded tree removal as proposed will not create a new "forest edge" or affect the existing qualities of the surrounding oak woodland or any other trees on the site. The 36 trees proposed for removal represent less than 25% of the total number of trees within the homeland boundary for Lot E-24.

A total of 295 trees were approved for the Potrero subdivision. Removal of the 295 trees were found to be less than significant in the Supplemental Environmental Impact Report (SEIR) for the Portero subdivision. To date, including this project, 153 have been approved for removal and 15 of 29 lots have been built out. 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 Hoekstra project. A total of 116 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. The replacement size will range from 1 gallon seedlings to 5 gallons saplings.

3. Conclusion

The purpose of this addendum is to identify minor technical changes and provide clarifications for the removal of three more trees than were previously approved for the lot. 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.

Potrero Area Subdivision SEIR:

<https://www.co.monterey.ca.us/government/departments-i-z/resource-management-agency-rma-/planning/resources-documents/environmental-documents/archived/santa-lucia-preserve-project->

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