

Exhibit F

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EXHIBIT F

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

Horvath (Estate of Joan Murray) Planning File No. PLN190199

1. Introduction

The original Combined Development Permit (RMA-Planning File No. PLN070388), approved by the Monterey County Planning Commission on July 8, 2009, consisted of the following entitlements: Coastal Administrative Permit and Design Approval for the demolition of an existing 2,092 square foot single-family dwelling with an attached 400 square foot garage, construction of a 2,615 square foot single-family dwelling with a 715 square foot attached garage, and grading of approximately 640 cubic yards of cut and fill; Coastal Development Permit to allow development within 50 feet of a Coastal Bluff; Coastal Development Permit to allow development within 750 feet of a known archaeological resource; Coastal Development Permit to allow development on slopes greater than 30 percent; and Coastal Development Permit to allow development within 100 feet of environmentally sensitive habitat.

Environmental review for PLN070388 included the preparation of a Mitigated Negative Declaration/Initial Study (MND/IS) which focused on analyzing potential impacts to Archaeological and Biological Resources. The mitigations recommended in the Initial Study reduced potential effects and impacts to less than significant.

PLN190199 consists of the following entitlements: Coastal Development Permit and Design Approval to allow construction of an approximately 100 linear foot pier-supported concrete retaining structure with natural stone veneer, Tecco-mesh reinforcement system, and GeoWeb cellular vegetation confinement system; Coastal Development Permit to allow development within 50 feet of a coastal bluff; Coastal Development Permit to allow development within 750 feet of known archaeological resources; Coastal Development Permit to allow development on slopes exceeding 30 percent; and Coastal Development Permit to allow development within 100 feet of environmentally sensitive habitat. These entitlements were all analyzed and mitigated, as required, in the original Combined Development Permit.

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 MND/IS, adopted July 8, 2009, by Planning Commission Resolution No. 09034. 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

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, and there is no new information of substantial importance that was not known at the time the previous MND/IS was adopted, per Section 15162(a)(3) of the CEQA Guidelines.

Documents reviewed included the MND/IS prepared and adopted for RMA-Planning File No. PLN070388, and associated technical reports, plans, and applications. 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.

3. Conclusion

A MND/IS was prepared, circulated, considered, and adopted for RMA-Planning File No. PLN070388. All physical impacts to the development site were reviewed, and the County determined that the project as designed and mitigated had reduced potential impacts to a less than significant level. The MND/IS includes mitigation measures that address potential impacts to Cultural (Archaeological) Resources and Biological Resources. The County then considered the proposed project and determined its scope does not alter the conclusions in the MND/IS prepared for RMA-Planning File No. PLN070388. Potential impacts to Cultural Resources will be addressed by application of a standard County condition of approval, and no further mitigations are required. Potential impacts to Biological Resources will be addressed by the application of mitigations measures nos. 1 -3 required for RMA-Planning File No. PLN070388. Based on review of the current application, plans, and the staff's site visit on July 15, 2019, no other potentially significant issues were identified for the proposed project. The current proposal reduces the overall potential impacts, and does not alter the analysis or conclusions reached by the previous study.

Attachment: Mitigated Negative Declaration/Initial Study for PLN070388/Murray, filed May 1, 2009, attached as Exhibit G to the Planning Commission staff report for August 12, 2020.