

# Exhibit B

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

## **WOLOVSKY Planning File No. PLN220043 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 February 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% or greater.

The Potrero Subdivision is considered Phase E of the Santa Lucia Preserve project (PC94067 Resolution 97-360), which was previously approved through a Combined Development permit in August 1997. An Environmental Impact Report (SCH Number 94083019) was prepared and certified for the Santa Lucia Preserve and a Supplemental Environmental Impact Report was later prepared for Phase E, the Potrero Subdivision (SCH Number 2002051095).

This addendum addresses minor changes needed to the Potrero Subdivision SEIR for the proposed development on Lot E1 of the subdivision. The change is limited to changing the tree removal for lot E1 from zero trees allocated for removal to two trees being removed.

### 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 E1 of the Potrero subdivision.

Site-specific conditions on Lot E-1 - Construction of a 3,794 square foot one-story single family dwelling with an attached 407 square foot one-car garage, 753 square foot detached garage with attached 420 square foot workshop, 819 square foot detached non-habitable accessory structure, 1,430 square feet of covered porches and associated site improvements; and removal of 2 Coast Live Oak trees is proposed on Lot E-1 of the

Portero Subdivision. a lot E-1 is 22.67-acres with a building envelope or homeland boundary of 2.2 acres.

Background - Within the Potrero Subdivision SEIR, 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 Rob Thompson in August 2000. The Thompson 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. Zero trees were allotted for removal on Lot E1. A total of 295 trees were approved for removal in the Potrero subdivision. Removal of the 295 trees was found to be less than significant in the Supplemental Environmental Impact Report (SEIR) for the Potrero subdivision.

Revisions - In connection with the proposed construction of a single family dwelling, a Tree Resource Impact Assessment was prepared by Frank Ono for Lot E1 in March 2021. A total of two (2) Coast Live Oak trees are proposed for removal in preparation for home construction due to their location within or adjacent to the proposed construction footprint. To date, including this project, 193 Coast Live Oak trees have been approved for removal and 17 of 29 lots have been built with single family residences. 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 the remaining lots stay within the allowed tree removal.

Mitigation measures specified in the SEIR have been incorporated in the conditions of approval for the Wolovsky project. A total of 10 trees will be replanted in accordance with the replacement ratios identified in the Thompson 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 as recommended by the arborist and to compensate for possible failure of some new trees to achieve the 90% success rate. The replacement size will range from 1-gallon seedlings to 5-gallon saplings.

### 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 Subdivision 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 tree removal are not substantial changes and therefore do not warrant the preparation of a subsequent environmental document. Removal of the two trees within the designated building envelope on Lot E-1, and replacement of those trees by planting ten (10) 5-gallon Coast Live Oaks trees on the lot is consistent with the analysis and conclusions contained in the Supplemental EIR prepared for the Portero Subdivision and as demonstrated in the Forest

Management Plan prepared for the property, impacts to Oak woodlands will remain less than significant.

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