

# Exhibit C

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## **EXHIBIT C**

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

#### **COWELL JOHN F IV TR Planning File No. PLN250221 Administrative Permit & Design Approval**

##### 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 6, 1996, by Board of Supervisors Resolution No. 96-059. A Combined Development Permit (PC94067), Resolution 96-060, implemented the EIR and Forest Management Plan, prepared by Ralph Osterling Consultants, Inc. (incorporated in the Santa Lucia Preserve Resource Management Plan). The Combined Development Permit consisted of a Vesting Tentative Subdivision Map, Major Use Permits for Tree Removal, and Development on Slopes in excess of 30%, among other components. The environmental impacts were addressed within the Santa Lucia Final Environmental Impact Report, EIR #94-005, Resolution 96-059. The approved Combined Development Permit included a Use Permit for the removal of 1,480 trees (451 trees for home sites and 1,029 trees for driveway construction). The subject property is Lot 138, which is one of the parcels created by the final map for the subdivision Phase A. 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 residential development. The project (PLN250221) is an Administrative Permit and Design Approval to allow the construction of a 5,810 square foot single-family dwelling, a 685 square foot attached garage, a 1,194 square foot barn, and associated site improvements. The project also includes the removal of 2 Coast Live Oaks, all of which are within grading limits and building footprint. Analysis of the impacts from tree removal in this subdivision was informed by a Forest Management Plan for the Rancho San Carlos Subdivision of the Santa Lucia Preserve, prepared by Ralph Osterling Consultants Inc. on February 18, 1994. This parcel, Lot 138 of the Santa Lucia Preserve subdivision, was allotted the removal of zero (0) oak trees for this building site. An Arborist Report (County of Monterey Library No. LIB260103) for Lot 138 was prepared by Rob Thompson on March 31, 2025, which concluded that the 2 oaks

sited for removal are in fair to poor physiological health, with structural deficiencies, in addition to their location and proximity to the building footprint.

The removal of 1,480 trees was approved for the Rancho San Carlos subdivision and determined to be less than significant, with the current total tree removal count at 727. The 2 trees proposed within the homeland boundary for removal on Lot 138 would represent 0.02% percent of the total trees approved for removal within the homeland boundary, currently totaling approximately 52.3% of the overall subdivision. As a whole, even though 133 of 254 lots have been built out, the Santa Lucia Preserve Subdivision (Phase A-C/Rancho San Carlos) is well under the tree removal approved and analyzed by the EIR, and will remain under the approved tree removal limits if remaining lots stay within the allowed tree removal.

Specified in the EIR have been incorporated as conditions (PC94067) Condition No. 24. Conditions of approval for the project have been applied. A total of 6 trees will be replanted in accordance with the Osterling Reforestation Plan prepared for the Rancho San Carlos subdivision. This amount represents a 3:1 replacement ratio for non-landmark trees and a 5:1 replacement ratio for landmark trees 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 Rancho San Carlos 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.