

Exhibit C

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EXHIBIT C

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

PLN240045 – PIETRO FAMILY INVESTMENTS LP

1. Introduction

In compliance with Article 11 Section 15164 of the California Environmental Quality Act Guidelines, this addendum has been prepared to address minor changes to the scope of work previously analyzed in the adopted Mitigated Negative Declaration, prepared for HCD-Planning File No. PLN170611 (Pietro Family Investments LP). Board of Supervisors Resolution No.19-121 adopted a Mitigated Negative Declaration (MND) and approved the Combined Development Permit (PLN170611). The Combined Development Permit consisted of: 1) Coastal Administrative Permit and Design Approval to allow construction of a split level 3,397 square foot single-family dwelling with a 437 square foot attached garage, 1,366 square foot basement; and 620 cubic yards of cut; and 2) Coastal Development Permit to allow development within 750 feet of a known archaeological site. This development allowed under this Combined Development Permit was ultimately never constructed and PLN170611 expired. The Applicant/Owner have now submitted a new proposal to HCD-Planning, as described below.

The proposed project, PLN240045, is a Coastal Administrative Permit and Design Approval to allow the construction of a 2,707 square foot two-story single-family dwelling with an attached garage and associated site improvements including hardscape, perimeter fencing, landscaping; and a Coastal Development Permit to allow development within 750 feet of known archaeological resources. The proposed project will result in 1,972 square feet of building coverage, 269 square feet of site walls, and 637 square feet of patios, for a total of 2,878 square feet of impervious coverage. The proposed project will also have a 191-square-foot driveway, and 222 square feet of steppingstones and landings, for a total of 413 square feet of pervious coverage. The colors and materials of the single-family dwelling consist of stone veneer and smooth stucco siding, aluminum frame doors and windows, and a built-up flat roof.

None of the conditions described in Section 15162 calling for preparation of a subsequent negative declaration have occurred, as discussed below.

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 IS/ND was adopted, per Section 15162(a)(3) of the CEQA Guidelines.

Documents reviewed included the IS/MND prepared and adopted for PLN170611, and associated technical reports, plans, and application materials submitted with PLN240045. Based upon this review, it was determined that the proposed 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. Subsequent Negative Declarations

None of the conditions described in Section 15162 of the CEQA Guidelines calling for the preparation of a Subsequent Initial Study or EIR have occurred:

- a. 15162(a)(1): pursuant to Section 15164 of the CEQA Guidelines, some changes or additions to the project are necessary, but none of the conditions described in Section 15162 calling for the preparation of a subsequent MND have occurred. There are no new significant environmental effects nor a substantial increase in the severity of previously identified significant effects as the changes to the project are a reduction in site coverage by 982 square feet; 551 cubic yards less of cut excavation; and the omission of a 1,366 square foot basement. Therefore, the proposed project will reduce the impacts analyzed under the previously adopted MND, specifically on cultural and tribal cultural resources. The remaining scope of work proposed under the previously adopted MND remains stable: construction of a single-family dwelling.
- b. 15162(a)(2): 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. All recommendations of previously prepared technical reports remain valid and applicable to the proposed project. The archaeological, geological, and geotechnical reports submitted for the proposed project did not identify any new resources not already analyzed under the prior MND.
- c. 15162(a)(3): there is no new information of substantial importance that was not known at the time the MND was adopted. There have been no new significant environmental effects or substantial increases in the severity of previously identified effects of the project site. The prepared technical reports, submitted application materials, and information in the record do not present new information demonstrating that the proposed project will have one or more significant effects not discussed in the adopted MND. Construction of the single-family dwelling and attached garage will be in accordance with the technical reports on file which were produced and analyzed as part of the previously approved MND and updated for the current project. As this project is contrastively reduced in scope, and there is no new significant environmental effects or increase in severity of previously identified effects, the mitigation measures imposed for the previous project will be adequate as applied to this project. All previously approved mitigation measures remain adequate and

appropriate to apply to PLN240045 (Condition Nos. 12-16).

4. Conclusion:

An IS/MND was prepared, circulated, considered, and adopted for PLN170611, which found that all physical impacts associated with the development were less than significant, with mitigation measures incorporated.

The County has considered the proposed project (PLN240045) and determined that its scope of work does not alter the conclusions of the adopted IS/MND prepared for PLN170611. Therefore, based on a review of the proposed application, plans, and technical reports, no other potentially significant issues were identified for the proposed project. The proposal reduces the overall potential impacts and does not alter the analysis or conclusions reached by the previous environmental document. Therefore, none of the conditions described in Section 15162 calling for preparation of a subsequent negative declaration have occurred.

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