

# Exhibit B

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## **EXHIBIT B**

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

#### **PLN230079 S&E CREATIVE**

##### **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 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 (SCH#94083019). The approved Combined Development Permit included a Major Use Permit to allow removal of 1,480 trees (451 trees for home sites and 1,029 trees for road and driveway construction). One of the parcels created by the final map for the subdivision (Phase B Lot 87) is the subject site. 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**

This addendum describes what minor changes are being made to the original 1996 Santa Lucia Preserve Final Environmental Impact Report along with details of the site-specific conditions for the proposed residential development. The proposed project, PLN230079, is an Administrative Permit and Design Approval to allow the construction of a 5,740 square foot two-story single family dwelling inclusive of an attached garage with 815 square feet in roof decks, 1,450 square feet of landscape decks and a 950 square foot pool, 490 square feet of site walls and features and up to 7,275 square feet of improved driveway which will require removal of nine more Oak trees. Altogether, twenty-one (21) oak trees are planned for removal, including one landmark tree. Analysis of the impacts from tree removal in this subdivision was addressed by a Forest Management Plan for the Rancho San Carlos Subdivision of the Santa Lucia Preserve prepared by Ralph Osterling Consultants Inc. in February 18, 1994. A project-specific report, "Tree Impact Assessment" (HCD Library Document No. LIB230133) was prepared by Rob Thompson, Monterey, California, April 17, 2023. This report concluded that due to the high number of total trees on this site coupled with the relatively low number of protected trees in the proposed home and driveway areas, 21 is the minimum number of protected oaks that can be removed to support the construction project, and the removal would not have any adverse impacts on other nearby trees or the

property's landscape. The report also established an additional 24 protected trees may be impacted, but not removed, by the construction and driveway grading; these trees will be protected throughout the course of construction.

The 1996 Santa Lucia Preserve Final Environmental Impact Report estimated the subdivision would remove 1480 trees as part of the buildout of Phases A-C. The S & E Creative LLC project is part of the Santa Lucia Preserve Phase B. To date, including this project's proposed trees to be removed, 668 trees have been approved for removal. The estimated 21 trees proposed for removal on Lot 87 would represent 1.4% percent of the total trees approved for removal within all homeland boundaries, currently totaling approximately 45% of the overall subdivision's tree removal. Of the 254 lots, 115 have been built out (also approximately 45%). The Santa Lucia Preserve Subdivision (Phase A-C /Rancho San Carlos) is well under the tree removal approved as part of the SLP Project and analyzed by the EIR and the total tree removal will remain under the approved tree removal limits if remaining lots stay within the allowed tree removal.

Tree replacement will take place pursuant to the Combined Development Permit's Condition No. 7, (PC94067) which established the Santa Lucia Preserve's replacement ratio of 3:1 per non-landmark tree, and 5:1 per landmark tree. A total of 73 trees will be replanted in accordance with the Osterling Reforestation Plan prepared for the Rancho San Carlos subdivision on February 18<sup>th</sup>, 1994. This amount was not recommended by the arborist who prepared the project-specific tree assessment. However, the subject parcel's formation and use was entitled through the Santa Lucia Preserve's EIR and, therefore, the 3:1 and 5:1 ratio will be followed. The high replanting rate was set to compensate for possible failure of some new trees to achieve the required 90% success rate.

### 3. Conclusion:

The purpose of this addendum is to explain the minor changes that are being made to the original 1996 Santa Lucia Preserve Final Environmental Impact Report and provide details of the site-specific conditions for the proposed residential development. 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. The site-specific conditions and the scope of work proposed on the site, including the proposed tree removal, are not substantial changes and therefore do not warrant the preparation of a subsequent environmental document.