

Exhibit F

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EXHIBIT F

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

THE RANCH CLUB INC Planning File No. PLN220088 Final Map Amendment, Administrative 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 6, 1996, by Board of Supervisors Resolution No. 96-059. 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 and map amendment. Staff's analysis of the Santa Lucia Preserve Certified Environmental Impact Report (EIR) indicated that the reason for the creation of the homeland boundaries was a compilation of analyzed resources and constraints such as archaeology, biology, and geography. The result of this analysis created the location of the homeland boundary for Lot 98.

The proposed Final Map Amendment removes the Homeland Boundary from the property and redesignates the property to Rancholands, and reconfigures the Openlands Boundary to allow construction of a driveway leading to the Redwood Grove. This reconfiguration would allow installation of a formalized driveway, designed with a vehicular turn-around, to facilitate the recreational/community use of Lot 98 by providing formalized access to the property's redwood grove.

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): no substantial changes to the project scope analyzed under the EIR are proposed that would require major revisions to the EIR due to the involvement of new significant environmental impacts. The EIR for SLP Phase A-C analyzed the creation of 297 market-rate residential lots, all of which were designed with specific homeland boundaries that are designated for residential development. The remainder of the

created lots were conveyed as open space through Conservation Easements. The EIR anticipated that each of these residential lots would be constructed with a single-family dwelling and associated access structures. The proposed project is limited removing the Homeland Boundary and redesignating the subject parcel to “RanchoLands”. The proposed project does not increase the number of lots analyzed under the EIR and does not increase the subject property’s anticipated development potential. Therefore, the scope of work analyzed under the EIR remains stable and the proposed project scope requires no major revisions to the EIR or that would involve new significant environmental impacts.

- b) 15162(a)(2) and 15162(a)(3): no substantial changes have occurred with respect to the circumstances under which the proposed project is being taken that would require major revisions to the EIR due to the involvement of new significant environmental impacts. Further, no new information has been presented to warrant further environmental review. Development of the proposed driveway leading to the Redwood Grove would not impact any other natural resources, including forest, archaeological, biological, or geological. The proposed development does not involve construction of any new structures, or alterations that would result in a significant environmental impacts.

4. Conclusion

Staff has reviewed the Santa Lucia Preserve Subdivision Environmental Impact Report, EIR#96-060, and the proposed Map Amendment to remove the Homeland Boundary from the property and redesignate the property to Rancholands. The proposed map amendment also includes reconfiguration of the Openlands Boundary to allow construction of a driveway leading to the Redwood Grove. Therefore, based on 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.