

## Exhibit H

ADDENDUM -  
ENVIRONMENTAL IMPACT  
REPORT

Parc West Development Project  
State Clearinghouse #2020039061

June 2021

PREPARED FOR:

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Appendix A: *Environmental Impact Report – Parc West Development Project (June 2020)*

## SECTION ONE – INTRODUCTION

This environmental document is an Addendum to the *Parc West Development Project* (Approved Project) Environmental Impact Report (original EIR) that was certified by the City of Fresno (State Clearinghouse #2020039061). After filing the Notice of Determination, the Project Applicant requested that a 4.64-acre portion of the proposed residential development retain its pre-Parc West EIR zoning designation of “Commercial Community”. The 4.64-acre area would no longer be a part of the Parc West Development Project and future entitlements would be needed to develop the 4.64-acre commercial area in the future. All other proposed Project components would remain the same as analyzed in the original EIR. See Section 2.2 herein for further description of the changes to the original Parc West EIR.

In order to proceed with updated entitlements on the Project, the City has determined that an Addendum should be prepared to the original Parc West EIR. As demonstrated in this Addendum, there are no additional impacts and the original EIR continues to serve as the appropriate document addressing the environmental impacts of the Project, pursuant to California Environmental Quality Act (CEQA).

### 1.1 Addendum Purpose

When a proposed project is changed or there are changes in environmental setting, a determination must be made by the Lead Agency as to whether an Addendum or Subsequent EIR or MND is prepared. CEQA Guidelines Sections 15162 and 15164 sets forth criteria to assess which environmental document is appropriate. The criteria for determining whether an Addendum or Subsequent MND is prepared are outlined below. If the criteria below are true, then an Addendum is the appropriate document:

- No new significant impacts will result from the project or from new mitigation measures.
- No substantial increase in the severity of environment impact will occur.
- No new feasible alternatives or mitigation measures that would reduce impacts previously found not to be feasible have, in fact been found to be feasible.

Based upon the information provided in Section Three of this document, implementation of the Approved Project will not result in new significant impacts or substantially increase the severity of impacts previously identified in the IS/ND, and there are no previously infeasible alternatives that are now feasible. None of the other factors set forth in Section 15162(a)(3) are present.

As such, an Addendum is appropriate, and this Addendum has been prepared to address the environmental effects of the Project.

## 1.2 Environmental Analysis and Conclusions

The previously Approved Project was evaluated under CEQA with an EIR in June 2020. This Addendum addresses the environmental effects associated with the Project to determine if there are any new or increased environmental impacts due to implementation of the Project with the minor project description changes. The conclusions of the analysis in this Addendum remain consistent with those made in the original EIR. No new significant impacts will result, and no substantial increase in severity of impacts will result from those previously identified in the original EIR.

## 1.3 Incorporation by Reference

In compliance with CEQA Guidelines Section 15150, this Addendum has incorporated by reference the *Parc West Development Project* EIR (State Clearinghouse #2020039061). That EIR and associated documents are available for review at the City of Fresno Planning and Development Department located at 2600 Fresno Street, Room 3065, Fresno, CA 93721. Information from this document incorporated by reference into this Addendum have been briefly summarized in the appropriate section(s) which follow, and the relationship between the incorporated part of the referenced document and this Addendum has been described. The documents and other sources which have been used in the preparation of this Addendum can be found as footnotes in the sections where they are referenced.

## 1.4 Addendum Process

As described in Section 1.1, an addendum to a certified EIR may be prepared if only minor technical changes or additions are necessary or none of the conditions described in Section 15162 calling for the preparation of a subsequent EIR or negative declaration have occurred.<sup>1</sup> An addendum need not be circulated for public review but can be included in or attached to the Final EIR or Negative Declaration.<sup>2</sup> The decision-making body shall consider the addendum with the final EIR or adopted negative declaration prior to making a decision on the project.<sup>3</sup> Once adopted, the Addendum, along with the original EIR or Negative Declaration, is placed in the

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<sup>1</sup> CEQA Guidelines, Section 15164(a)

<sup>2</sup> CEQA Guidelines, Section 15164(c)

<sup>3</sup> CEQA Guidelines Section 15164(d)

Administrative Record, and the CEQA process is complete. A copy of the Addendum will be transmitted to the State Clearinghouse.

## SECTION TWO – PROJECT DESCRIPTION

### 2.1 Location and Setting

The Parc West Project is located on approximately 160 acres north of the W. Ashlan alignment and west of N. Grantland Avenue within the City limits of Fresno, CA (See Figures 1 through 3 of the Original EIR). The site was annexed into the City in 2015 and occupies Assessor's Parcel Numbers 512-02-126 and 512-02-150S. The site has historically been used for agricultural purposes.

Much of the land surrounding the Project site is in agricultural production or occupied by rural residential homes and ancillary structures. The CUSD Deran Koligian Education Center is located east of Grantland Avenue and north of Ashlan Avenue proximate to the proposed Project site. Large lot single family homes are located along West Rialto Avenue adjacent to, and north of, the Project site.

### 2.2 Project Description

The following is the Project Description that was included in the original EIR:

“Parc West will include construction of up to 844 single-family residential units, a 1.819-acre park and installation of a trail system that will connect to the City's existing/future trail network in the area. The Project will be built out in phases, with Phase 1 generating 84 units. The general layout of the Project is shown in Figure 3. Initial phases of the Project are shown in Figure 4 (Phase I - Tract Map #6212) and Figure 5 (Tract Map #6276).

#### *Site Circulation*

The Project will require the extension of W. Ashlan Avenue and N. Garfield Avenue to intersect and the streets will be required to be improved to City standards. Site access will occur from N. Grantland Avenue and from the proposed W. Ashlan Avenue and N. Garfield Avenue extensions. Preliminary internal road circulation and layout are shown in Figure 6. The Project Applicant will be responsible for construction of the internal roadway system as well as for construction and/or fair share contributions for the roadway improvements that will be required as a result of the Project. See Section 3.17 – Transportation / Traffic for more information pertaining to traffic mitigation.

### *Infrastructure*

The Project will be required to tie into existing infrastructure in the area for sewer, water and storm drain. The Project developer will be required to pay for all improvements related to obtaining these facilities to serve the Project. This includes constructing appropriately sized water mains that will provide adequate water pressure for fire flow and Project water use. The Project will require installation of sewer mains to serve the Project including any sewer easements that will be required by the City.

The Project is proposed to be supported by the City of Fresno's municipal water supply system (see discussion pertaining to water supply in Section 3.10 – Hydrology and the Water Supply Assessment Update that was provided for the Project) and its wastewater collection system (including the Grantland trunk sewer) and wastewater / treatment disposal facilities. The major service public utility is Pacific Gas and Electric. Refer to Section 3.19 – Utilities for further discussion.

The Project has been reviewed by City of Fresno Public Works and specifications pertaining to Project financial responsibilities for accessing City-provided services have been made conditions of Project approval.”

### *Updates to the Original EIR Project Location and Project Description*

As previously discussed, after filing the Notice of Determination, the Project Applicant requested that a 4.64-acre portion of the proposed development retain its pre-Parc West EIR zoning designation of “Commercial Community,” rather than convert that acreage to Medium Density Residential (RS-5). This would result in the development of 155.36 acres of residential (RS-5) development rather than 160 acres of RS-5 development, as evaluated in the original EIR. The number of proposed units (maximum of 844) will remain the same.

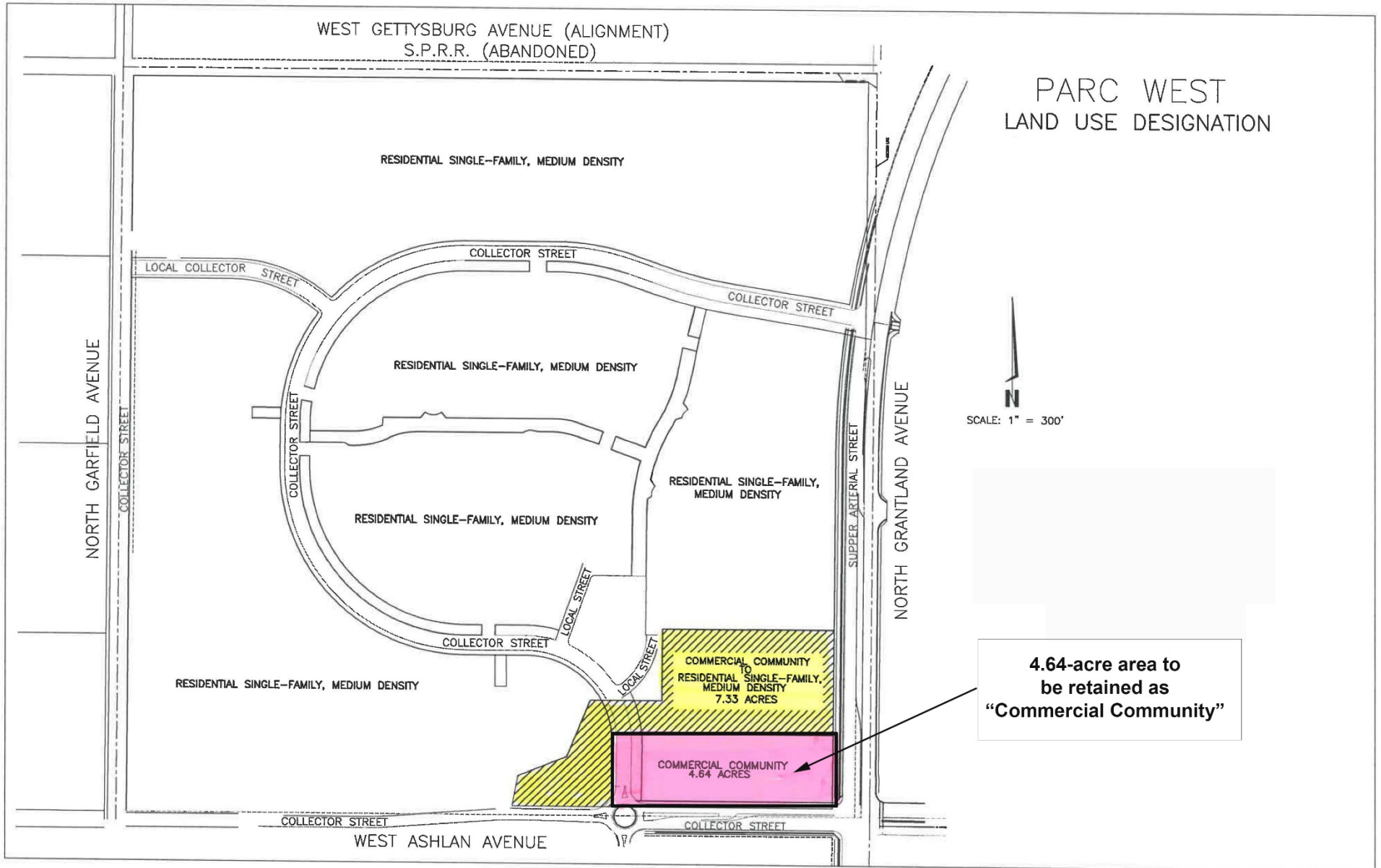
The 4.64-acre area would no longer be a part of the Parc West Development Project and future entitlements would be needed to develop the 4.64-acre commercial area in the future. Thus, this Addendum evaluates the impacts of the reduction in acreage (from 160 to 155.36) from what was analyzed in the original EIR. See Figure 1 – Location of 4.64-Acres of “Commercial Community” for the location of the 4.64 acres that are proposed to remain Commercial Community .



The minor change made to the Project Location and Project Description is shown in the sentence below. The change is shown in ~~striketrough~~ (for deleted text) and underline (for added text) as follows:

The Parc West Project is located on approximately ~~160 acres~~ 155.36 acres north of the W. Ashlan alignment and west of N. Grantland Avenue within the City limits of Fresno, CA.

**Figure 1**  
**Location of 4.64-Acres of "Commercial Community"**



## SECTION THREE – CEQA CHECKLIST

The purpose of the checklist is to evaluate the categories in terms of any changed condition (e.g., changed circumstances, project changes, or new information of substantial importance) that may result in a changed environment result (e.g., a new significant impact or substantial increase in the severity of a previously identified significant effect)<sup>4</sup>.

The questions posed in the checklist come from Appendix G of the CEQA Guidelines. A “no” answer does not necessarily mean that there are no potential impacts relative to the environmental category, but that there is no change in the condition or status of the impact since it was analyzed and addressed with mitigation measures in the IS/ND prepared for the project. These environmental categories might be answered with a “no” in the checklist, since the proposed project does not introduce changes that would result in modification to the conclusion of the adopted IS/ND.

### 3.1 Checklist Evaluation Categories

**Conclusion in Prior IS/ND** – This column provides a cross reference to the section of the IS/ND where the conclusion may be found relative to the environmental issue listed under each topic.

**Do Proposed Changes Involve New Impacts?** – Pursuant to CEQA Guidelines Section 15162(a)(1), this column indicates whether the changes represented by the revised project will result in new significant environmental impacts not previously identified or mitigated by the IS/ND, or whether the changes will result in a substantial increase in the severity of a previously identified significant impact.

**New Circumstances Involving New Impacts?** – Pursuant to CEQA Guidelines Section 15162(a)(2), this column indicates where there have been substantial changes with respect to the circumstances under which the project is undertaken that will require major revisions to the IS/ND, due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects.

**New Information Requiring Analysis or Verification?** – Pursuant to CEQA Guidelines Section 15162(a)(3)(a-d), this column indicates whether new information of substantial importance, which was

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<sup>4</sup> CEQA Guidelines Section 15162

not known and could not have been known with the exercise of reasonable diligence at the time of the previous FEIR or MND was certified as complete.

**Adopted IS/ND Mitigation Measures** – Pursuant to CEQA Guidelines Section 15162(a)(3), this column indicates whether the IS/ND provides mitigation measures to address effects in the related impact category.

### 3.2 Environmental Analysis

As explained in Section One, this comparative analysis has been undertaken pursuant to the provisions of CEQA Sections 15162 and 15164 to provide the City with the factual basis for determining whether any changes in the project, any changes in circumstances, or any new information since the original EIR was adopted require additional environmental review or preparation of a Subsequent ND or EIR to the EIR previously prepared.

As described in Section Two, minor changes were made to the Project description. Because of this, new analysis for impacts associated with the updated Project description are provided in this Section of the Addendum on the following pages.

## I. AESTHETICS

Environmental Issue Area	Original EIR Conclusion	Do Proposed Changes Involve New Impacts?	New Circumstances Involving New Impacts?	New Information Requiring Analysis or Verification?	Original EIR Mitigation Measures
<i>Would the project:</i>					
a. Have a substantial adverse effect on a scenic vista?	Less Than Significant.	<b>No.</b> There are no identified scenic vistas in the area.	<b>No.</b> There are no identified scenic vistas in the area.	<b>No.</b> There are no identified scenic vistas in the area.	None.
b. Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?	Less Than Significant.	<b>No.</b> There are no scenic resources in the project area.	<b>No.</b> There are no scenic resources in the project area.	<b>No.</b> There are no scenic resources in the project area.	None.
c. Substantially degrade the existing visual character or quality of the site and its surroundings?	Less Than Significant.	<b>No.</b> The project would not substantially degrade site existing visual character.	<b>No.</b> The project would not substantially degrade site existing visual character.	<b>No.</b> The project would not substantially degrade site existing visual character.	None.
d. Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	Less Than Significant With Mitigation.	<b>No.</b> The project would not create a source of substantial light or glare.	<b>No.</b> The project would not create a source of substantial light or glare.	<b>No.</b> The project would not create a source of substantial light or glare.	General Plan MEIR Mitigation Measures: AES -1 AES - 2 AES - 3 AES - 5

## DISCUSSION

The original EIR determined that the proposed Project would have a less than significant impact on impact areas I (a), (b) and (c) and a less than significant impact with mitigation on impact area I (d). The proposed reduction in residential acreage (-4.64 acres) will not result in an increase in the severity of aesthetic impacts beyond what was previously analyzed in the original EIR. Therefore, the Project impact remains less than significant and the mitigation measures identified in the original EIR continue

to be applicable. The 4.64-acre area would no longer be a part of the Parc West Development Project and future entitlements would be needed to develop the 4.64-acre commercial area in the future.

## FINAL EIR MITIGATION MEASURES

General Plan MEIR Mitigation Measures AES – 1, AES – 2, AES – 3 and AES – 5.

## CONCLUSION

The conclusions from the original EIR remain unchanged.

## II. AGRICULTURAL AND FORESTRY RESOURCES

Environmental Issue Area	Original EIR Conclusion	Do Proposed Changes Involve New Impacts?	New Circumstances Involving New Impacts?	New Information Requiring Analysis or Verification?	Original EIR Mitigation Measures
<i>Would the project:</i>					
a. Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency to non-agricultural use?	No Impact.	<b>No.</b> The project will not remove any land from agricultural production.	<b>No.</b> The project will continue to not remove any land from agricultural production.	<b>No.</b> The proposed project remains the same concerning agricultural resources.	AG - 1
b. Conflict with existing zoning for agricultural use, or a Williamson Act contract?	No Impact.	<b>No.</b> The project will not remove any land from agricultural production.	<b>No.</b> The project will not remove any land from agricultural production.	<b>No.</b> The proposed project remains the same concerning agricultural resources.	AG - 1
c. Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))?	No Impact.	<b>No.</b> The project will not remove any land from agricultural production.	<b>No.</b> The project will not remove any land from agricultural production.	<b>No.</b> The proposed project remains the same concerning agricultural resources.	AG - 1
d. Result in the loss of forest land or conversion of forest land to non-forest use?	No Impact.	<b>No.</b> There is no forest land on site.	<b>No.</b> There is no forest land on site.	<b>No.</b> There is no forest land on site.	None.
e. Involve other changes in the existing	No Impact.	<b>No.</b> The project will	<b>No.</b> The project will	<b>No.</b> The project will	None.

Environmental Issue Area	Original EIR Conclusion	Do Proposed Changes Involve New Impacts?	New Circumstances Involving New Impacts?	New Information Requiring Analysis or Verification?	Original EIR Mitigation Measures
environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?		not remove any land from agricultural production.	not remove any land from agricultural production.	not remove any land from agricultural production.	

## DISCUSSION

The original EIR determined that the proposed Project would have no impact on agricultural and forestry resources. The site is within the City limits of Fresno and has been designated by the City of Fresno General Plan for urban development. The proposed reduction in residential acreage (-4.64 acres) will not result in an increase in the severity of agricultural or forestry resource impacts beyond what was previously analyzed in the original EIR. Therefore, there continues to be no impact and the mitigation measure identified in the original EIR continue to be applicable. The 4.64-acre area would no longer be a part of the Parc West Development Project and future entitlements would be needed to develop the 4.64-acre commercial area in the future.

## FINAL EIR MITIGATION MEASURES

AG - 1

## CONCLUSION

The Project will have no impact on agricultural or forestry resources.



### III. AIR QUALITY

Environmental Issue Area	Original EIR Conclusion	Do Proposed Changes Involve New Impacts?	New Circumstances Involving New Impacts?	New Information Requiring Analysis or Verification?	Original EIR Mitigation Measures
<i>Would the project:</i>					
a. Conflict with or obstruct implementation of the applicable air quality plan?	Less Than Significant Impact.	<b>No.</b> The project would not create new significant increases in air emissions that would conflict or obstruct implementation of an available air quality plan.	<b>No.</b> The project would not create new significant increases in air emissions that would conflict or obstruct implementation of an available air quality plan.	<b>No.</b> The project would not create new significant increases in air emissions that would conflict or obstruct implementation of an available air quality plan.	None.
b. Violate any air quality standard or contribute substantially to an existing or projected air quality violation?	Less Than Significant Impact.	<b>No.</b> The project would not introduce any new impacts related to air quality standards or violations not previously disclosed.	<b>No.</b> The project would not introduce any new impacts related to air quality standards or violations not previously disclosed.	<b>No.</b> The project would not introduce any new impacts related to air quality standards or violations not previously disclosed.	None.
c. Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?	Less Than Significant Impact.	<b>No.</b> The project would not result in a cumulatively considerable net increase of any criteria pollutant for which the project region is nonattainment under an applicable federal or state ambient air quality standard.	<b>No.</b> The project would not result in a cumulatively considerable net increase of any criteria pollutant for which the project region is nonattainment under an applicable federal or state ambient air quality standard.	<b>No.</b> The project would not result in a cumulatively considerable net increase of any criteria pollutant for which the project region is nonattainment under an applicable federal or state ambient air quality standard.	None.

Environmental Issue Area	Original EIR Conclusion	Do Proposed Changes Involve New Impacts?	New Circumstances Involving New Impacts?	New Information Requiring Analysis or Verification?	Original EIR Mitigation Measures
d. Expose sensitive receptors to substantial pollutant concentrations?	Less Than Significant Impact.	<b>No.</b> The project would not expose sensitive receptors to substantial pollutant concentrations.	<b>No.</b> The project would not expose sensitive receptors to substantial pollutant concentrations.	<b>No.</b> The project would not expose sensitive receptors to substantial pollutant concentrations.	None.
e. Create objectionable odors affecting a substantial number of people?	Less Than Significant Impact.	<b>No.</b> The project does not involve any land uses that would create additional objectionable odors.	<b>No.</b> The project does not involve any land uses that would create additional objectionable odors.	<b>No.</b> The project does not involve any land uses that would create additional objectionable odors.	None.

## DISCUSSION

The original EIR determined that the proposed Project would have a less than significant impact associated with Air Quality. The proposed reduction in residential acreage (-4.64 acres) will not result in an increase in the severity of air quality impacts beyond what was previously analyzed in the original EIR, as the number of residential units (844) will remain the same. Therefore, the Project impact remains less than significant. The 4.64-acre area would no longer be a part of the Parc West Development Project and future entitlements would be needed to develop the 4.64-acre commercial area in the future.

## FINAL EIR MITIGATION MEASURES

None.

## CONCLUSION

The conclusions from the original EIR remain unchanged.

## IV. BIOLOGICAL RESOURCES

Environmental Issue Area	Original EIR Conclusion	Do Proposed Changes Involve New Impacts?	New Circumstances Involving New Impacts?	New Information Requiring Analysis or Verification?	Original EIR Mitigation Measures
<i>Would the project:</i>					
a. Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	Less Than Significant Impact With Mitigation.	<b>No.</b> There are no biological resources on the site and there are no changes to the Project description that would result in an increase in biological impacts from the previous EIR.	<b>No.</b> There are no biological resources on the site and there are no changes to the Project description that would result in an increase in biological impacts from the previous EIR.	<b>No.</b> There are no biological resources on the site and there are no changes to the Project description that would result in an increase in biological impacts from the previous EIR.	BIO – 1 BIO – 2 BIO – 3
b. Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	No Impact.	<b>No.</b> The site does not contain any biologically unique or riparian habitat.	<b>No.</b> The site does not contain any biologically unique or riparian habitat.	<b>No.</b> The site does not contain any biologically unique or riparian habitat.	None.
c. Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	Less Than Significant Impact.	<b>No.</b> The site does not contain any wetlands or other waters that would be impacted.	<b>No.</b> The site does not contain any wetlands or other waters that would be impacted.	<b>No.</b> The site does not contain any wetlands or other waters that would be impacted.	None.
d. Interfere substantially with the movement of	No Impact.	<b>No.</b> The project will not	<b>No.</b> The project will not	<b>No.</b> The project will not	None.

Environmental Issue Area	Original EIR Conclusion	Do Proposed Changes Involve New Impacts?	New Circumstances Involving New Impacts?	New Information Requiring Analysis or Verification?	Original EIR Mitigation Measures
any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?		interfere with any fish or wildlife movement or corridors.	interfere with any fish or wildlife movement or corridors.	interfere with any fish or wildlife movement or corridors.	
e. Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	Less Than Significant Impact.	<b>No.</b> There are no trees on site.	<b>No.</b> There are no trees on site.	<b>No.</b> There are no trees on site.	None.
f. Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?	No Impact.	<b>No.</b> The Project is not subject to any adopted biological conservation plans.	<b>No.</b> The Project is not subject to any adopted biological conservation plans.	<b>No.</b> The Project is not subject to any adopted biological conservation plans.	None.

## DISCUSSION

The original EIR determined that the proposed Project would have a less than significant impact with mitigation associated with impact area IV (a), a less than significant impact associated with impact areas IV (c) and (e), and no impact associated with impact areas IV (b), (d) and (f). The proposed reduction in residential acreage (-4.64 acres) will not result in an increase in the severity of biological resource impacts beyond what was previously analyzed in the original EIR. Therefore, there continues to be a less than significant impact and the mitigation measure identified in the original EIR continue to be applicable. The 4.64-acre area would no longer be a part of the Parc West Development Project and future entitlements would be needed to develop the 4.64-acre commercial area in the future.

## FINAL EIR MITIGATION MEASURES

BIO – 1, BIO – 2, and BIO – 3

## CONCLUSION

The conclusions from the original EIR remain unchanged.

## V. CULTURAL RESOURCES

Environmental Issue Area	Original EIR Conclusion	Do Proposed Changes Involve New Impacts?	New Circumstances Involving New Impacts?	New Information Requiring Analysis or Verification?	Original EIR Mitigation Measures
<i>Would the project:</i>					
a. Cause a substantial adverse change in the significance of a historical resource as defined in §15064.5?	No Impact.	<b>No.</b> No known historic, archaeological, or paleontological resources exist on site. There are no changes to the Project description that would result in an increase in historical resource impacts from the previous EIR.	<b>No.</b> There are no changes to the Project description that would result in an increase in historical resource impacts from the previous EIR.	<b>No.</b> There are no changes to the Project description that would result in an increase in historical resource impacts from the previous EIR.	None.
b. Cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5?	Less Than Significant Impact With Mitigation.	<b>No.</b> No known historic, archaeological, or paleontological resources exist on site. There are no changes to the Project description that would result in an increase in archaeological resource impacts from the previous EIR.	<b>No.</b> There are no changes to the Project description that would result in an increase in archaeological resource impacts from the previous EIR.	<b>No.</b> There are no changes to the Project description that would result in an increase in archaeological resource impacts from the previous EIR.	CUL – 1 CUL – 2
c. Disturb any human remains, including those interred outside of formal cemeteries?	Less Than Significant Impact With Mitigation.	<b>No.</b> There are no changes to the Project description that would	<b>No.</b> There are no changes to the Project description	<b>No.</b> There are no changes to the Project description that would result in	None.

Environmental Issue Area	Original EIR Conclusion	Do Proposed Changes Involve New Impacts?	New Circumstances Involving New Impacts?	New Information Requiring Analysis or Verification?	Original EIR Mitigation Measures
		result in an increase in impacts to human remains from the previous EIR.	that would result in an increase in impacts to human remains from the previous EIR.remains the same.	an increase in impacts to human remains from the previous EIR.	

## DISCUSSION

The original EIR determined that the proposed Project would have no impact with mitigation associated with impact area V (a), and a less than significant impact with mitigation associated with impact areas V (b) and (c). The proposed reduction in residential acreage (-4.64 acres) will not result in an increase in the severity of cultural resource impacts beyond what was previously analyzed in the original EIR. Therefore, there continues to be a less than significant impact and the mitigation measure identified in the original EIR continue to be applicable. The 4.64-acre area would no longer be a part of the Parc West Development Project and future entitlements would be needed to develop the 4.64-acre commercial area in the future.

## FINAL EIR MITIGATION MEASURES

CUL – 1 and CUL – 2

## CONCLUSION

The conclusions from the original EIR remain unchanged.

## VI. ENERGY

Environmental Issue Area	Original EIR Conclusion	Do Proposed Changes Involve New Impacts?	New Circumstances Involving New Impacts?	New Information Requiring Analysis or Verification?	Original EIR Mitigation Measures
<i>Would the project:</i>					
a. Result in potentially significant environmental impact due to wasteful, inefficient or unnecessary consumption of energy resources, during project construction or operation?	Less than significant.	<b>No.</b> The Project will not result in inefficient or wasteful use of energy during construction or operation.	<b>No.</b> The Project will not result in inefficient or wasteful use of energy during construction or operation.	<b>No.</b> The Project will not result in inefficient or wasteful use of energy during construction or operation.	None.
b. Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?	Less than significant.	<b>No.</b> The Project does not conflict with any applicable energy use plans.	<b>No.</b> The Project does not conflict with any applicable energy use plans.	<b>No.</b> The Project does not conflict with any applicable energy use plans.	None.

## DISCUSSION

The original EIR determined that the proposed Project would have a less than significant impact associated with Energy. The proposed reduction in residential acreage (-4.64 acres) will not result in an increase in the severity of energy impacts beyond what was previously analyzed in the original EIR, as the number of units (844) remains the same. The proposed Project would continue to be required to implement and be consistent with existing energy design standards at the local and state level. The Project would be subject to energy conservation requirements in the California Energy Code and CALGreen. Adherence to state code requirements would ensure that the Project would not result in wasteful and inefficient use of non-renewable resources due to building operation. Therefore, there continues to be a less than significant impact.

## FINAL EIR MITIGATION MEASURES

None.



## CONCLUSION

The conclusions from the original EIR remain unchanged.

## VII. GEOLOGY AND SOILS

Environmental Issue Area	Original EIR Conclusion	Do Proposed Changes Involve New Impacts?	New Circumstances Involving New Impacts?	New Information Requiring Analysis or Verification?	Original EIR Mitigation Measures
<i>Would the project:</i>					
a. Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:					
i. Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.	Less Than Significant with Mitigation.	<b>No.</b> The project would not be exposed to fault rupture. However, current building code regulations will be required to be implemented to address potential ground shaking.	<b>No.</b> The project would not be exposed to fault rupture. However, current building code regulations will be required to be implemented to address potential ground shaking.	<b>No.</b> The project would not be exposed to fault rupture. However, current building code regulations will be required to be implemented to address potential ground shaking.	GEO - 1
ii. Strong seismic ground shaking?	Less Than Significant.	<b>No.</b> The project would not increase exposure to risks associated with strong seismic ground shaking. However, current building code regulations will be	<b>No.</b> The project would not increase exposure to risks associated with strong seismic ground shaking. However, current building code regulations will be	<b>No.</b> The project would not increase exposure to risks associated with strong seismic ground shaking. However, current building code regulations will be required to be implemented	None.

Environmental Issue Area	Original EIR Conclusion	Do Proposed Changes Involve New Impacts?	New Circumstances Involving New Impacts?	New Information Requiring Analysis or Verification?	Original EIR Mitigation Measures
		required to be implemented to address potential ground shaking.	required to be implemented to address potential ground shaking.	to address potential ground shaking.	
iii. Seismic-related ground failure, including liquefaction?	Less Than Significant.	<b>No.</b> The project would not increase exposure to seismic-related ground failure including liquefaction.	<b>No.</b> The project would not increase exposure to seismic-related ground failure including liquefaction.	<b>No.</b> The project would not increase exposure to seismic-related ground failure including liquefaction.	None.
iv. Landslides?	No Impact.	<b>No.</b> The project would not increase exposure to landslides.	<b>No.</b> The project would not increase exposure to landslides.	<b>No.</b> The project would not increase exposure to landslides.	None.
b. Result in substantial soil erosion or the loss of topsoil?	Less Than Significant with Mitigation.	<b>No.</b> The project would not result in soil erosion or the loss of topsoil.	<b>No.</b> The project would not result in soil erosion or the loss of topsoil.	<b>No.</b> The project would not result in soil erosion or the loss of topsoil.	GEO - 2
c. Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?	Less Than Significant.	<b>No.</b> The project would not increase exposure to risks associated with unstable geologic units or soils.	<b>No.</b> The project would not increase exposure to risks associated with unstable geologic units or soils.	<b>No.</b> The project would not increase exposure to risks associated with unstable geologic units or soils.	GEO - 2
d. Be located on expansive soil, as defined in Table 18-	Less Than Significant	<b>No.</b> The project would not increase	<b>No.</b> The project would not increase	<b>No.</b> The project would not increase	GEO - 2

Environmental Issue Area	Original EIR Conclusion	Do Proposed Changes Involve New Impacts?	New Circumstances Involving New Impacts?	New Information Requiring Analysis or Verification?	Original EIR Mitigation Measures
1-B of the most recently adopted Uniform Building Code creating substantial risks to life or property?	with Mitigation.	exposure to risks associated with expansive soil.	exposure to risks associated with expansive soil.	exposure to risks associated with expansive soil.	
e. Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?	Less Than Significant.	<b>No.</b> The project would not implement septic tanks or alternative wastewater disposal systems.	<b>No.</b> The project would not implement septic tanks or alternative wastewater disposal systems.	<b>No.</b> The project would not implement septic tanks or alternative wastewater disposal systems.	None.

## DISCUSSION

The original EIR determined that the proposed Project would have no impact associated with impact areas VII (a-iv), or (e); a less than significant impact associated with impact areas VII (a-ii, a-iii) and (f), and a less than significant impact with mitigation with impact area VII (a-ii), (b), (c) and (d). The proposed reduction in residential acreage (-4.64 acres) will not result in an increase in the severity of geologic impacts beyond what was previously analyzed in the original EIR. Therefore, there continues to be a less than significant impact and the mitigation measure identified in the original EIR continue to be applicable. The 4.64-acre area would no longer be a part of the Parc West Development Project and future entitlements would be needed to develop the 4.64-acre commercial area in the future.

## FINAL EIR MITIGATION MEASURES

GEO – 1 and GEO – 2

## CONCLUSION

The conclusions from the original EIR remain unchanged.

## VIII. GREENHOUSE GAS EMISSIONS

Environmental Issue Area	Original EIR Conclusion	Do Proposed Changes Involve New Impacts?	New Circumstances Involving New Impacts?	New Information Requiring Analysis or Verification?	Original EIR Mitigation Measures
<i>Would the project:</i>					
a. Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	Less than significant.	<b>No.</b> The project would not generate a significant amount of greenhouse gas emissions.	<b>No.</b> The project would not generate a significant amount of greenhouse gas emissions.	<b>No.</b> The project would not generate a significant amount of greenhouse gas emissions.	None.
b. Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	Less than significant.	<b>No.</b> The project would not conflict with an applicable GHG reduction plan.	<b>No.</b> The project would not conflict with an applicable GHG reduction plan.	<b>No.</b> The project would not conflict with an applicable GHG reduction plan.	None.

## DISCUSSION

The original EIR determined that the proposed Project would have a less than significant impact associated with Greenhouse Gases. The proposed reduction in residential acreage (-4.64 acres) will not result in an increase in the severity of greenhouse gas emissions beyond what was previously analyzed in the original EIR, as the number of residential units (844) will remain the same. Therefore, the Project impact remains less than significant. The 4.64-acre area would no longer be a part of the Parc West Development Project and future entitlements would be needed to develop the 4.64-acre commercial area in the future.

## FINAL EIR MITIGATION MEASURES

None.

## CONCLUSION

The conclusions from the original EIR remain unchanged.

## IX. HAZARDS AND HAZARDOUS MATERIALS

Environmental Issue Area	Original EIR Conclusion	Do Proposed Changes Involve New Impacts?	New Circumstances Involving New Impacts?	New Information Requiring Analysis or Verification?	Original EIR Mitigation Measures
<i>Would the project:</i>					
a. Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	Less than significant.	<b>No.</b> The project would not create new or increased impact involving hazardous materials.	<b>No.</b> The project would not create new or increased impact involving hazardous materials.	<b>No.</b> The project would not create new or increased impact involving hazardous materials.	None.
b. Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	Less than significant.	<b>No.</b> The project would not create additional significant hazard to the public or environmental through reasonably foreseeable upset and accident conditions.	<b>No.</b> The project would not create additional significant hazard to the public or environmental through reasonably foreseeable upset and accident conditions.	<b>No.</b> The project would not create additional significant hazard to the public or environmental through reasonably foreseeable upset and accident conditions.	None.
c. Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	Less than significant.	<b>No.</b> The project would not emit hazardous emissions or materials that would impact existing schools within one-quarter mile.	<b>No.</b> The project would not emit hazardous emissions or materials that would impact existing schools within one-quarter mile.	<b>No.</b> The project would not emit hazardous emissions or materials that would impact existing schools within one-quarter mile.	None.
d. Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	Less than significant with mitigation.	<b>No.</b> The project is not designated as a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5.	<b>No.</b> The project is not designated as a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5.	<b>No.</b> The project is not designated as a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5.	HAZ – 1 HAZ – 2 HAZ - 3

Environmental Issue Area	Original EIR Conclusion	Do Proposed Changes Involve New Impacts?	New Circumstances Involving New Impacts?	New Information Requiring Analysis or Verification?	Original EIR Mitigation Measures
e. For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?	No Impact.	<b>No.</b> The project is not within any airport land use plans.	<b>No.</b> The project is not within any airport land use plans.	<b>No.</b> The project is not within any airport land use plans.	None.
f. For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?	Less Than Significant.	<b>No.</b> The project is not within any airport land use plans.	<b>No.</b> The project is not within any airport land use plans.	<b>No.</b> The project is not within any airport land use plans.	None.
g. Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	Less than significant.	<b>No.</b> The project would not impair emergency evacuation or response.	<b>No.</b> The project would not impair emergency evacuation or response.	<b>No.</b> The project would not impair emergency evacuation or response.	None.

## DISCUSSION

The original EIR determined that the proposed Project would have no impact associated with impact areas IX (e); a less than significant impact associated with impact areas IX (a), (b), (c), (f) and (g); and a less than significant impact with mitigation associated with impact area IX (d). The proposed reduction in residential acreage (-4.64 acres) will not result in an increase in the severity of hazards or hazardous materials impacts beyond what was previously analyzed in the original EIR, as the number of residential units (844) will remain the same. Therefore, the Project impact remains less than significant and the mitigation measures from the original EIR remain applicable. The 4.64-acre area would no longer be a part of the Parc West Development Project and future entitlements would be needed to develop the 4.64-acre commercial area in the future.

## FINAL EIR MITIGATION MEASURES

HAZ - 1, HAZ - 2 and HAZ - 3

## CONCLUSION

The conclusions from the original EIR remain unchanged.



## X. HYDROLOGY AND WATER QUALITY

Environmental Issue Area	Original EIR Conclusion	Do Proposed Changes Involve New Impacts?	New Circumstances Involving New Impacts?	New Information Requiring Analysis or Verification?	Original EIR Mitigation Measures
<i>Would the project:</i>					
a. Violate any water quality standards or waste discharge requirements?	Less than Significant Impact with Mitigation.	<b>No.</b> The project would not violate water quality standards or waste discharge requirements.	<b>No.</b> The project would not violate water quality standards or waste discharge requirements.	<b>No.</b> The project would not violate water quality standards or waste discharge requirements.	HYD - 1
b. Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?	Less than Significant Impact with Mitigation.	<b>No.</b> The project would not substantially deplete groundwater resources or impair groundwater recharge.	<b>No.</b> The project would not substantially deplete groundwater resources or impair groundwater recharge.	<b>No.</b> The project would not substantially deplete groundwater resources or impair groundwater recharge.	HYD - 2
c. Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would: <ul style="list-style-type: none"> <li>i. Result in substantial erosion or siltation on- or off- site;</li> <li>ii. Substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off- site;</li> <li>iii. Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff; or</li> </ul>	Less than Significant Impact with Mitigation.	<b>No.</b> The project would not substantially alter the existing site drainage pattern and it would not alter the course of a stream or river or result in erosion or siltation on or off site.	<b>No.</b> The project would not substantially alter the existing site drainage pattern and it would not alter the course of a stream or river or result in erosion or siltation on or off site.	<b>No.</b> The project would not substantially alter the existing site drainage pattern and it would not alter the course of a stream or river or result in erosion or siltation on or off site.	HYD - 3

Environmental Issue Area	Original EIR Conclusion	Do Proposed Changes Involve New Impacts?	New Circumstances Involving New Impacts?	New Information Requiring Analysis or Verification?	Original EIR Mitigation Measures
iv. Impede or redirect flood flows:					
d. In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?	Less than Significant Impact.	<b>No.</b> The project site is outside of a flood zone and is not at risk of tsunami or seiche.	<b>No.</b> The project site is outside of a flood zone and is not at risk of tsunami or seiche.	<b>No.</b> The project site is outside of a flood zone and is not at risk of tsunami or seiche.	None.
e. Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?	Less than Significant Impact.	<b>No.</b> The project would not conflict with implementation of a water quality control plan or sustainable groundwater management plan.	<b>No.</b> The project would not conflict with implementation of a water quality control plan or sustainable groundwater management plan.	<b>No.</b> The project would not conflict with implementation of a water quality control plan or sustainable groundwater management plan.	None.

## DISCUSSION

The original EIR determined that the proposed Project would have a less than significant impact associated with impact areas X (d) and (e); and a less than significant impact with mitigation associated with impact area X (a), (b) and (c). The proposed reduction in residential acreage (-4.64 acres) will not result in an increase in the severity of hydrology and water quality impacts beyond what was previously analyzed in the original EIR, as the number of residential units (844) will remain the same. Therefore, the Project impact remains less than significant and the original EIR mitigation measures continue to be applicable. The 4.64-acre area would no longer be a part of the Parc West Development Project and future entitlements would be needed to develop the 4.64-acre commercial area in the future.

## FINAL EIR MITIGATION MEASURES

HYD – 1, HYD – 2 and HYD – 3

## CONCLUSION

The conclusions from the original EIR remain unchanged.

## XI. LAND USE AND PLANNING

Environmental Issue Area	Original EIR Conclusion	Do Proposed Changes Involve New Impacts?	New Circumstances Involving New Impacts?	New Information Requiring Analysis or Verification?	Original EIR Mitigation Measures
<i>Would the project:</i>					
a. Physically divide an established community?	Less Than Significant Impact.	<b>No.</b> The project would not divide an established community.	<b>No.</b> The project would not divide an established community.	<b>No.</b> The project would not divide an established community.	None.
b. Cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?	Less Than Significant Impact.	<b>No.</b> The project is consistent with the allowable land use.	<b>No.</b> The project is consistent with the allowable land use.	<b>No.</b> The project is consistent with the allowable land use.	None.

## DISCUSSION

The original EIR determined that the proposed Project would have a less than significant impact associated with Land Use and Planning. The proposed reduction in residential acreage (-4.64 acres) will not result in an increase in the severity of land use and planning impacts beyond what was previously analyzed in the original EIR, as the number of residential units (844) will remain the same. Therefore, the Project impact remains less than significant. The 4.64-acre area would no longer be a part of the Parc West Development Project and future entitlements would be needed to develop the 4.64-acre commercial area in the future.

## FINAL EIR MITIGATION MEASURES

None.

## CONCLUSION

The conclusions from the original EIR remain unchanged.

## XII. MINERAL RESOURCES

Environmental Issue Area	Original EIR Conclusion	Do Proposed Changes Involve New Impacts?	New Circumstances Involving New Impacts?	New Information Requiring Analysis or Verification?	Original EIR Mitigation Measures
<i>Would the project:</i>					
a. Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?	No Impact.	<b>No.</b> The project would not result in the loss of known mineral resources.	<b>No.</b> The project would not result in the loss of known mineral resources.	<b>No.</b> The project would not result in the loss of known mineral resources.	None.
b. Result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?	No Impact.	<b>No.</b> The project would not result in the loss of known mineral resources.	<b>No.</b> The project would not result in the loss of known mineral resources.	<b>No.</b> The project would not result in the loss of known mineral resources.	None.

## DISCUSSION

The original EIR determined that the proposed Project would have no impact associated on Mineral Resources. The proposed reduction in residential acreage (-4.64 acres) will not result in an increase in the severity of mineral resource impacts beyond what was previously analyzed in the original EIR. Therefore, there remains no impact. The 4.64-acre area would no longer be a part of the Parc West Development Project and future entitlements would be needed to develop the 4.64-acre commercial area in the future.

## FINAL EIR MITIGATION MEASURES

None.

## CONCLUSION

The conclusions from the original EIR remain unchanged.

### XIII. NOISE

Environmental Issue Area	Original EIR Conclusion	Do Proposed Changes Involve New Impacts?	New Circumstances Involving New Impacts?	New Information Requiring Analysis or Verification?	Original EIR Mitigation Measures
<i>Would the project:</i>					
a. Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	Less Than Significant With Mitigation.	<b>No.</b> The project would not expose persons to or generate noise levels in excess of standards established by applicable local, regional or national regulations.	<b>No.</b> The project would not expose persons to or generate noise levels in excess of standards established by applicable local, regional or national regulations.	<b>No.</b> The project would not expose persons to or generate noise levels in excess of standards established by applicable local, regional or national regulations.	NOI – 1 NOI – 2 NOI – 3
b. Generation of excessive groundborne vibration or groundborne noise levels?	Less Than Significant.	<b>No.</b> The project would not expose persons to excessive groundborne vibration.	<b>No.</b> The project would not expose persons to excessive groundborne vibration.	<b>No.</b> The project would not expose persons to excessive groundborne vibration.	None.
c. For a project located within the vicinity of a private airstrip or an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?	Less Than Significant.	<b>No.</b> The project is not within the established airport noise contour.	<b>No.</b> The project is not within the established airport noise contour.	<b>No.</b> The project is not within the established airport noise contour.	None.

### DISCUSSION

The original EIR determined that the proposed Project would have a less than significant impact associated with impact areas XII (b) and (c); and a less than significant impact with mitigation associated with impact area XII (a). The proposed reduction in residential acreage (-4.64 acres) will not result in an increase in the severity of noise impacts beyond what was previously analyzed in the original EIR, as the

number of residential units (844) will remain the same. Therefore, the Project impact remains less than significant and the original EIR mitigation measures continue to be applicable. The 4.64-acre area would no longer be a part of the Parc West Development Project and future entitlements would be needed to develop the 4.64-acre commercial area in the future.

## FINAL EIR MITIGATION MEASURES

NOI – 1, NOI – 2, and NOI – 3

## CONCLUSION

The conclusions from the original EIR remain unchanged.

## XIV. POPULATION AND HOUSING

Environmental Issue Area	Original EIR Conclusion	Do Proposed Changes Involve New Impacts?	New Circumstances Involving New Impacts?	New Information Requiring Analysis or Verification?	Original EIR Mitigation Measures
<i>Would the project:</i>					
a. Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	Less Than Significant Impact.	<b>No.</b> The project would not induce substantial growth in the project area.	<b>No.</b> The project would not induce substantial growth in the project area.	<b>No.</b> The project would not induce substantial growth in the project area.	None.
b. Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?	Less Than Significant Impact.	<b>No.</b> The project will not displace existing housing.	<b>No.</b> The project will not displace existing housing.	<b>No.</b> The project will not displace existing housing.	None.

## RESPONSES

The original EIR determined that the proposed Project would have a less than significant impact associated with Population and Housing. The proposed reduction in residential acreage (-4.64 acres) will not result in an increase in the severity of population and housing impacts beyond what was previously analyzed in the original EIR, as the number of residential units (844) will remain the same. Therefore, the Project impact remains less than significant. The 4.64-acre area would no longer be a part of the Parc West Development Project and future entitlements would be needed to develop the 4.64-acre commercial area in the future.

## FINAL EIR MITIGATION MEASURES

None.

## CONCLUSION

The conclusions from the original EIR remain unchanged.

## XV. PUBLIC SERVICES

Environmental Issue Area	Original EIR Conclusion	Do Proposed Changes Involve New Impacts?	New Circumstances Involving New Impacts?	New Information Requiring Analysis or Verification?	Original EIR Mitigation Measures
<i>Would the project:</i>					
a. Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:					
Fire protection?	Less Than Significant With Mitigation.	<b>No.</b> The project would not result in a need for new or expanded fire protection facilities.	<b>No.</b> The project would not result in a need for new or expanded fire protection facilities.	<b>No.</b> The project would not result in a need for new or expanded fire protection facilities.	PUB – 1
Police protection?	Less Than Significant With Mitigation.	<b>No.</b> The project would not result in a need for new or expanded police protection facilities.	<b>No.</b> The project would not result in a need for new or expanded police protection facilities.	<b>No.</b> The project would not result in a need for new or expanded police protection facilities.	PUB – 1
Schools?	Less Than Significant With Mitigation.	<b>No.</b> The project would not result in a need for new or	<b>No.</b> The project would not result in a need for new or	<b>No.</b> The project would not result in a need for new or	PUB – 1



		expanded school facilities.	expanded school facilities.	expanded school facilities.	
Parks?	Less Than Significant With Mitigation.	<b>No.</b> The project would not result in a need for new or expanded park facilities.	<b>No.</b> The project would not result in a need for new or expanded park facilities.	<b>No.</b> The project would not result in a need for new or expanded park facilities.	PUB – 1
Other public facilities?	Less Than Significant With Mitigation.	<b>No.</b> The project would not result in a need for new or expanded other facilities.	<b>No.</b> The project would not result in a need for new or expanded other facilities.	<b>No.</b> The project would not result in a need for new or expanded other facilities.	PUB – 1

## DISCUSSION

The original EIR determined that the proposed Project would have a less than significant impact with mitigation associated with Public Services. The proposed reduction in residential acreage (-4.64 acres) will not result in an increase in the severity of public services impacts beyond what was previously analyzed in the original EIR, as the number of residential units (844) will remain the same. Therefore, the Project impact remains less than significant and mitigation measures from the original EIR remain applicable. The 4.64-acre area would no longer be a part of the Parc West Development Project and future entitlements would be needed to develop the 4.64-acre commercial area in the future.

## FINAL EIR MITIGATION MEASURES

PUB – 1

## CONCLUSION

The conclusions from the original EIR remain unchanged.

## XVI. RECREATION

Environmental Issue Area	Original EIR Conclusion	Do Proposed Changes Involve New Impacts?	New Circumstances Involving New Impacts?	New Information Requiring Analysis or Verification?	Original EIR Mitigation Measures
<i>Would the project:</i>					
a. Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	Less Than Significant Impact With Mitigation.	<b>No.</b> The revised project would not result in the deterioration of an existing park.	<b>No.</b> The revised project would not result in the deterioration of an existing park.	<b>No.</b> The revised project would not result in the deterioration of an existing park.	None.
b. Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?	Less Than Significant Impact With Mitigation.	<b>No.</b> The revised project would not result in a need for new or expanded park facilities.	<b>No.</b> The revised project would not result in a need for new or expanded park facilities.	<b>No.</b> The revised project would not result in a need for new or expanded park facilities.	None.

## DISCUSSION

The original EIR determined that the proposed Project would have a less than significant impact with mitigation associated with Recreation. The proposed reduction in residential acreage (-4.64 acres) will not result in an increase in the severity of recreation impacts beyond what was previously analyzed in the original EIR, as the number of residential units (844) will remain the same. Therefore, the Project impact remains less than significant and mitigation measures from the original EIR remain applicable. The 4.64-acre area would no longer be a part of the Parc West Development Project and future entitlements would be needed to develop the 4.64-acre commercial area in the future.

## FINAL EIR MITIGATION MEASURES

REC - 1

## CONCLUSION

The conclusions from the original EIR remain unchanged.

## XVII. TRANSPORTATION/TRAFFIC

Environmental Issue Area	Original EIR Conclusion	Do Proposed Changes Involve New Impacts?	New Circumstances Involving New Impacts?	New Information Requiring Analysis or Verification?	Original EIR Mitigation Measures
<i>Would the project:</i>					
a. Conflict with a program plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities?	Less Than Significant Impact With Mitigation.	No. The project would not conflict with an applicable plan, ordinance or policy regarding intersections, streets, highways and freeways, pedestrian and bicycle paths, or mass transit.	No. The project would not conflict with an applicable plan, ordinance or policy regarding intersections, streets, highways and freeways, pedestrian and bicycle paths, or mass transit.	No. The project would not conflict with an applicable plan, ordinance or policy regarding intersections, streets, highways and freeways, pedestrian and bicycle paths, or mass transit.	TRA – 1 TRA – 2
b. Would the project conflict or be inconsistent with CEQA Guidelines section 15064.3, subdivision (b)?	Less Than Significant.	No. The original EIR was released prior to July 1, 2020, which was the implementation date to analyze Vehicle Miles Travelled (VMT) within the context of CEQA. Therefore, since the original EIR and traffic impact study were sent out for public review prior to implementation of CEQA Guidelines Section 15064.3 (b), there is a less than	No. The original EIR was released prior to July 1, 2020, which was the implementation date to analyze Vehicle Miles Travelled (VMT) within the context of CEQA. Therefore, since the original EIR and traffic impact study were sent out for public review prior to implementation of CEQA Guidelines Section 15064.3 (b), there is a less than	No. The original EIR was released prior to July 1, 2020, which was the implementation date to analyze Vehicle Miles Travelled (VMT) within the context of CEQA. Therefore, since the original EIR and traffic impact study were sent out for public review prior to implementation of CEQA Guidelines Section 15064.3 (b), there is a less than	None

Environmental Issue Area	Original EIR Conclusion	Do Proposed Changes Involve New Impacts?	New Circumstances Involving New Impacts?	New Information Requiring Analysis or Verification?	Original EIR Mitigation Measures
		significant impact.	significant impact.	significant impact.	
c. Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	Less Than Significant.	<b>No.</b> The project would not have the potential to increase hazards.	<b>No.</b> The project would not have the potential to increase hazards.	<b>No.</b> The project would not have the potential to increase hazards.	None.
d. Result in inadequate emergency access?	Less Than Significant.	<b>No.</b> The project would not result in inadequate emergency access.	<b>No.</b> The project would not result in inadequate emergency access.	<b>No.</b> The project would not result in inadequate emergency access.	None.

## DISCUSSION

The original EIR determined that the proposed Project would have a less than significant impact with mitigation associated with impact area XVII (a) and a less than significant impact associated with impact areas XVII (b), (c) and (d). The proposed reduction in residential acreage (-4.64 acres) will not result in an increase in the severity of transportation impacts beyond what was previously analyzed in the original EIR, as the number of residential units (844) will remain the same. Therefore, the Project impact remains less than significant and mitigation measures from the original EIR remain applicable. The 4.64-acre area would no longer be a part of the Parc West Development Project and future entitlements would be needed to develop the 4.64-acre commercial area in the future.

## FINAL EIR MITIGATION MEASURES

TRA – 1 and TRA – 2

## CONCLUSION

The conclusions from the original EIR remain unchanged.

## XVIII. TRIBAL CULTURAL RESOURCES

Environmental Issue Area	Original EIR Conclusion	Do Proposed Changes Involve New Impacts?	New Circumstances Involving New Impacts?	New Information Requiring Analysis or Verification?	Original EIR Mitigation Measures
<i>Would the project:</i>					
a. Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:					
i. Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k), or	Less Than Significant.	<b>No.</b> There are no identified Tribal Cultural Resources in the area.	<b>No.</b> There are no identified Tribal Cultural Resources in the area.	<b>No.</b> There are no identified Tribal Cultural Resources in the area.	None.
ii. A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1. In applying the criteria set forth in subdivision (c) of Public Resource Code Section 5024.1,	Less Than Significant.	<b>No.</b> There are no identified Tribal Cultural Resources in the area.	<b>No.</b> There are no identified Tribal Cultural Resources in the area.	<b>No.</b> There are no identified Tribal Cultural Resources in the area.	None.

the lead agency shall consider the significance of the resource to a California Native American tribe.					
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## DISCUSSION

The original EIR determined that the proposed Project would have a less than significant impact with mitigation associated with Tribal Cultural Resources. The proposed reduction in residential acreage (- 4.64 acres) will not result in an increase in the severity of Tribal cultural resource impacts beyond what was previously analyzed in the original EIR. Therefore, the Project impact remains less than significant. The 4.64-acre area would no longer be a part of the Parc West Development Project and future entitlements would be needed to develop the 4.64-acre commercial area in the future.

## FINAL EIR MITIGATION MEASURES

None.

## CONCLUSION

The conclusions from the original EIR remain unchanged.

## XIX. UTILITIES AND SERVICE SYSTEMS

Environmental Issue Area	Original EIR Conclusion	Do Proposed Changes Involve New Impacts?	New Circumstances Involving New Impacts?	New Information Requiring Analysis or Verification?	Original EIR Mitigation Measures
<i>Would the project:</i>					
a. Require or result in the relocation or construction of new or expanded water, wastewater treatment or storm water drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects?	Less Than Significant Impact.	<b>No.</b> The project would not exceed wastewater treatment requirements.	<b>No.</b> The project would not exceed wastewater treatment requirements.	<b>No.</b> The project would not exceed wastewater treatment requirements.	None.
b. Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years?	Less Than Significant Impact With Mitigation.	<b>No.</b> The changes to the project description do not increase the severity of water supply impacts.	<b>No.</b> The changes to the project description do not increase the severity of water supply impacts.	<b>No.</b> The changes to the project description do not increase the severity of water supply impacts.	HYD – 2
c. Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand	Less Than Significant.	<b>No.</b> The project would be served by the City's wastewater facilities, which have adequate capacity to	<b>No.</b> The project would be served by the City's wastewater facilities, which have adequate capacity to	<b>No.</b> The project would be served by the City's wastewater facilities, which have adequate capacity to	None.



Environmental Issue Area	Original EIR Conclusion	Do Proposed Changes Involve New Impacts?	New Circumstances Involving New Impacts?	New Information Requiring Analysis or Verification?	Original EIR Mitigation Measures
in addition to the provider’s existing commitments?		serve the Project.	serve the Project.	serve the Project.	
d. Generate solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?	Less Than Significant.	<b>No.</b> The project would be served by a landfill with sufficient capacity.	<b>No.</b> The project would be served by a landfill with sufficient capacity.	<b>No.</b> The project would not require or result in the construction of new storm water drainage facilities or expansion of existing facilities.	None.
e. Generate solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?	Less Than Significant.	<b>No.</b> The project would comply with applicable statutes and regulations related to solid waste.	<b>No.</b> The project would comply with applicable statutes and regulations related to solid waste.	<b>No.</b> The project would comply with applicable statutes and regulations related to solid waste.	None.

## DISCUSSION

The original EIR determined that the proposed Project would have a less than significant impact associated with impact areas XIX (a), (c), (d) and (e); and a less than significant impact with mitigation associated with impact area XIX (b). The proposed reduction in residential acreage (-4.64 acres) will not result in an increase in the severity of utility impacts beyond what was previously analyzed in the original EIR, as the number of residential units (844) will remain the same. Therefore, the Project impact remains less than significant and the original EIR mitigation measures continue to be applicable. The

4.64-acre area would no longer be a part of the Parc West Development Project and future entitlements would be needed to develop the 4.64-acre commercial area in the future.

## FINAL EIR MITIGATION MEASURES

HYD - 2

## CONCLUSION

The conclusions from the original EIR remain unchanged.

## XX. WILDFIRE

Environmental Issue Area	Original EIR Conclusion	Do Proposed Changes Involve New Impacts?	New Circumstances Involving New Impacts?	New Information Requiring Analysis or Verification?	Original EIR Mitigation Measures
<i>Would the project:</i>					
a. Substantially impair an adopted emergency response plan or emergency evacuation plan?	Less Than Significant Impact.	<b>No.</b> The City has reviewed the site plan and has determined that there will be no impairment of emergency plans.	<b>No.</b> The City has reviewed the site plan and has determined that there will be no impairment of emergency plans.	<b>No.</b> The City has reviewed the site plan and has determined that there will be no impairment of emergency plans.	None.
b. Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to, pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?	Less Than Significant Impact.	<b>No.</b> The project would not exacerbate wildfire risks.	<b>No.</b> The project would not exacerbate wildfire risks.	<b>No.</b> The project would not exacerbate wildfire risks.	None.
c. Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?	Less Than Significant Impact.	<b>No.</b> The project does not require installation of infrastructure that exacerbates wildfire risks.	<b>No.</b> The project does not require installation of infrastructure that exacerbates wildfire risks.	<b>No.</b> The project does not require installation of infrastructure that exacerbates wildfire risks.	None.
d. Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire	Less Than Significant Impact.	<b>No.</b> There are no substantial slopes or flooding risk in the area and therefore	<b>No.</b> There are no substantial slopes or flooding risk in the area and therefore there is no increased	<b>No.</b> There are no substantial slopes or flooding risk in the area and therefore there is no increased	None.

slope instability, or drainage changes?		there is no increased risk due to post-fire impacts.	risk due to post-fire impacts.	risk due to post-fire impacts.	
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## DISCUSSION

The original EIR determined that the proposed Project would have a less than significant impact associated with the topic of Wildfire. The proposed reduction in residential acreage (-4.64 acres) will not result in an increase in the severity of wildfire impacts beyond what was previously analyzed in the original EIR, as the number of residential units (844) will remain the same. Therefore, the Project impact remains less than significant. The 4.64-acre area would no longer be a part of the Parc West Development Project and future entitlements would be needed to develop the 4.64-acre commercial area in the future.

## FINAL EIR MITIGATION MEASURES

None.

## CONCLUSION

The conclusions from the original EIR remain unchanged.

## CUMULATIVE IMPACTS

The original EIR determined that the proposed Project would have a less than cumulatively considerable impact associated with all CEQA Guidelines Appendix G checklist topics (See Chapter Four of the original EIR). The proposed reduction in residential acreage (-4.64 acres) will not result in an increase in the severity of any cumulative impacts beyond what was previously analyzed in the original EIR, as the number of residential units (844) will remain the same. Therefore, the Project's cumulative impacts remain less than cumulatively considerable.