

ERRATA

**Avion Property
Supplemental Environmental Impact Report
Project No. 598173 / SCH No. 971111070
August 28, 2020**

After distribution of the final Supplemental Environmental Impact Report (SEIR) and the Planning Commission Hearing, revisions to the environmental document have been made. Specifically, the Mitigation Monitoring and Reporting Program has been revised to reflect the Visual Quality/Landform Alteration mitigation measures that were inadvertently omitted. The following revisions to the environmental document have been made and are reflected in a ~~striketrough~~ and/or underline format.

C. SPECIFIC MMRP ISSUE AREA CONDITIONS/REQUIREMENTS

The following measures shall be incorporated into the project to partially mitigate landform alternation/visual quality impacts:

1. Design structures to fit the natural landform.
2. Locate architectural and site elements at different elevations to avoid grading one large pad.
3. Utilize stepped building foundations or retaining structures as an alternative to conventional cut and fill methods.
4. Encourage site development that avoids steeply sloping terrain.
5. Locate site access roads and driveways to follow natural contours.
6. Encourage daylight cut situations where pads interface with natural open space.
7. Blend transitional manufactured slopes with the natural slope.
8. Balance earthwork on the individual lot when possible to avoid soil import or export.
9. Do not grade outside individual property lines.
10. Employ blending and rounding techniques where manufactured slopes meet natural ground.
11. Vary slope gradient and width and contour edges to achieve a more natural appearance to slope banks.

Recirculation

Pursuant to CEQA Guidelines Section 15088.5(a), a lead agency is required to recirculate an SEIR when significant new information is added to the SEIR after public notice is given of the availability of the draft SEIR for public review under Section 15087 but before certification. New information added to an SEIR is not “significant” unless the SEIR is changed in a way that deprives the public of a meaningful opportunity to comment upon a substantial adverse environmental effect of the project or a feasible way to mitigate or avoid such an effect (including a feasible project alternative) that the project’s proponents have declined to implement. “Significant new information” requiring recirculation include, for example, a disclosure showing that:

1. A new significant environmental impact would result from the project or from a new mitigation measure proposed to be implemented.
2. A substantial increase in the severity of an environmental impact would result unless mitigation measures are adopted that reduce the impact to a level of insignificance.
3. A feasible project alternative or mitigation measure considerably different from others previously analyzed would clearly lessen the environmental impacts of the project, but the project’s proponents decline to adopt it.
4. The draft EIR was so fundamentally and basically inadequate and conclusory in nature that meaningful public review and comment were precluded.

The revisions to the final SEIR document include clarifications and typographical corrections that clarifies and amplifies the conclusions contained in the environmental document. The inclusion of new language does not result in significant new information necessitating recirculation. Specifically, a new or more severe substantial environmental impact resulting either from the project or from a mitigation measure has not resulted. In addition, the additional clarification does not deprive the public of a meaningful opportunity to comment on substantial adverse project impacts or feasible mitigation measures or alternatives that are not adopted because there will be no adverse project impacts, and additional mitigation measures are not necessitated. Therefore, none of the revisions require recirculation.