

1.0 INTRODUCTION TO THE FINAL EIR

PURPOSE

This document along with the Draft Environmental Impact Report (Draft EIR) represents the Final Environmental Impact Report (Final EIR) for the Lent Ranch Market Place project. It has been prepared in accordance with Section 15132 of the State of California CEQA Guidelines, as amended. The City of Elk Grove will consider this Final EIR in its capacity as Lead Agency before it approves, denies, or recommends changes to the proposed project. The findings of fact and any statement of overriding consideration would be made after the City has considered the information contained in this Final EIR. Likewise, the Mitigation Monitoring and Reporting Program (MMRP) is adopted at the time the findings are adopted and would also be included in the public record.

As required by this Section 15132 of the Guidelines, a Final EIR shall consist of the following:

- The Draft EIR or a revision of the Draft EIR.
- Comments and recommendations received on the Draft EIR either verbatim or in summary.
- A list of persons, organizations, and public agencies commenting on the Draft EIR.
- The responses of the Lead Agency to significant environmental points raised in the review and consultation process.
- Other information deemed necessary by the Lead Agency.

The evaluation and response to public comments is an important part of the CEQA process as it allows the following: (1) the opportunity to review and comment on the methods of analysis contained within the Draft EIR; (2) the ability to detect any omissions which may have occurred during preparation of the Draft EIR; (3) the ability to check for accuracy of the analysis contained within the Draft EIR; (4) the ability to share expertise; and the ability to discover public concerns.

PROCESS

As defined by Section 15050 of the California Environmental Quality Act (CEQA) Guidelines, the City of Elk Grove is serving as "Lead Agency," responsible for preparing the EIR for this project. A Notice of Preparation (NOP) was prepared and circulated by the City of Elk Grove on August 28, 2000 for the required 30-day review period.

The Draft EIR was then prepared and circulated for a 45-day public review period as required by state law beginning in October of 2000. The City of Elk Grove Planning Commission held a public hearing on the adequacy of the Draft EIR on November 30, 2000. The 45-day public review period for the Draft EIR was extended from December 11, 2000 to December 15, 2000 in response to requests raised at the hearing.

CONTENTS OF THE FINAL EIR

As discussed above, the primary intent of the Final EIR is to provide a forum to raise and address comments pertaining to the analysis contained within the Draft EIR. Pursuant to Section 15088 of the State CEQA Guidelines, the City of Elk Grove, as the Lead Agency for this project, has reviewed and addressed all comments received on the Draft EIR prepared for the Lent Ranch Marketplace project. Included within the Final EIR are written comments that were submitted during the required public review period and extension approved by the City of Elk Grove Planning Commission. Responses to oral testimony received at the Planning Commission hearing of November 30, 2000 are also incorporated. These comments are included in the interest of providing a complete public record for this project.

In order to adequately address the comments provided by interested agencies and the public in an organized manner, this Final EIR has been prepared in four parts.

Section 2.0, Executive Summary, provides a brief project description and presents a summary of probable environmental effects edited as a result of comments received on the Draft EIR and minor staff edits.

Section 3.0, Comments and Response to Comments, on the Draft Environmental Impact Report, provides a list of commentors, topical responses, copies of written comments (coded for reference), a transcript of verbal comments (also coded for reference), and the responses to those written and verbal comments.

Section 4.0, Minor Edits to the Draft EIR, consists of minor text changes made to the Draft EIR as a result of comments raised during the public review process.

Section 5.0, List of Contacts, provides a list of persons contacted during the public review period or during the preparation of this Final EIR.

Appendices to the Final EIR include technical data used in the preparation of the Final EIR.