
1.0 INTRODUCTION

1.1 PURPOSE OF THE EIR PROCESS

This Final Environmental Impact Report (FEIR) is an informational document prepared for the City of Citrus Heights (City) to evaluate the environmental impacts of the Stock Ranch Guide for Development Project. The California Environmental Quality Act (CEQA) sets forth the EIR process. Under CEQA, the primary objectives of the EIR process are to inform decision makers and the public about a project's potential significant environmental effects, and to describe reasonable alternatives to the project. This FEIR has been prepared objectively by Pacific Municipal Consultants, a consultant to the City. It has been independently reviewed by the City for completeness and adequacy, in accordance with CEQA Guidelines Section 15084(e).

1.2 DOCUMENT FORMAT

As prescribed by CEQA Guidelines Section 15088, the Lead Agency, which in this case is the City of Citrus Heights, is required to evaluate comments on environmental issues received from persons who have reviewed the Draft Environmental Impact Report (DEIR), and must prepare written responses to those comments. This document, together with the Draft EIR, will constitute the Final Environmental Impact Report for this project. The DEIR is incorporated within this document by reference, in accordance with CEQA Guidelines Section 15150. Pursuant to the requirements of CEQA, the City must certify the FEIR as complete and adequate prior to final approval of the project.

This FEIR contains individual responses to each written comment received during the public review period for the DEIR, from October 16, 2000 to November 30, 2000. The FEIR also contains a summary of all changes, corrections, and additions made to the EIR text between draft and final stages. Deletions are shown in ~~strike out~~ and additions in ***bold italics***. This summary, or errata, is an important reference tool used to document specific text modifications.

1.3 EIR CERTIFICATION

In accordance with CEQA requirements and the procedures of the City of Citrus Heights, the City must certify the FEIR as complete and adequate prior to taking action on the project. Certification of the EIR for the Stock Ranch Guide for Development Project will take place at a hearing of the City of Citrus Heights City Council. After the EIR is certified and all information is considered, the City Council may take action on the project using its independent judgment. It may approve, make changes to, or deny the project. However, the City must respond to each significant effect and mitigation measure identified in the EIR by making findings supporting its decision.

1.4 MITIGATION MONITORING PROGRAM

As part of the Final EIR process, a Mitigation Monitoring Program (MMP) for the project has been prepared. California Public Resources Code Section 21081.6 requires public agencies to adopt mitigation monitoring programs whenever certifying an EIR or mitigated negative declaration. The intent of the MMP is to ensure the effective implementation and enforcement of adopted mitigation measures and permit conditions for a project.

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The MMP for the project is intended to satisfy the requirements of CEQA as they related to the Stock Ranch Guide for Development Project EIR. It is to be used by City staff, participating agencies, the project applicant and its contractors, and mitigation monitoring personnel during implementation of the project. The MMP has been prepared as a separate document from the Final EIR and is provided under separate cover.