

Chapter I

INTRODUCTION



A. PURPOSE OF THE FINAL EIR

This document, together with the Draft Environmental Impact Report (DEIR), is the Final Environmental Impact Report (FEIR) on the Arana Gulch Master Plan. The DEIR identifies the likely environmental consequences of the project and recommends mitigation measures to reduce or eliminate significant impacts. This FEIR document, prepared in the form of an addendum to the DEIR, responds to public comments on the DEIR, revises the DEIR as necessary, and provides a Mitigation Monitoring and Reporting Program for the project.

According to the California Environmental Quality Act (CEQA) (as amended January 1, 2004), lead agencies are required to consult with public agencies having jurisdiction over a proposed project and to provide the general public with an opportunity to comment on the DEIR. For this project, the City of Santa Cruz is the lead agency. This FEIR has been prepared to respond to comments received on the DEIR and to clarify any errors, omissions, or misinterpretations of the analysis or findings in the DEIR.

This document, together with the DEIR, will constitute the Final EIR if the City of Santa Cruz certifies the Final EIR as complete and adequate under CEQA.

B. ENVIRONMENTAL REVIEW PROCESS

The DEIR was made available for public review on March 1, 2006. The general public was advised of the availability of the DEIR through public notice in the newspaper, public notices posted on-site, and adjacent property owners were notified by mail.

During the public review period on the DEIR (March 1, 2006 to April 14, 2006), written comments were made on the DEIR. During the 45-day review period, the City of Santa Cruz held a public hearing on March 28, 2006 (held by both the City Council and the Parks and Recreation Commission) to provide an opportunity for oral testimony regarding the adequacy and completeness of the DEIR. A copy of written and oral comments and responses to the comments can be found in Chapter II of this FEIR.

This FEIR will be presented to the City of Santa Cruz City Council at a public hearing. It is anticipated that the City Council will take action at this time on both the certification of the EIR and the adoption of the Arana Gulch Master Plan. The City Parks and Recreation Commission and City Planning Commission will make recommendations to the City Council regarding certification of the Final EIR.

C. REPORT ORGANIZATION

This FEIR consists of the following chapters:

- *Chapter I: Introduction.* The chapter includes a discussion of the purpose and organization of the Final EIR.
- *Chapter II: Comment Letters and Responses.* This chapter contains reproductions of letters and emails received from the public on the DEIR, and the names of individuals and agencies commenting on the DEIR. Oral testimony from the March 28, 2006 public hearing is also reproduced in this chapter. The comments are numbered in the margins of the comment letters and responses are keyed to the comment numbers. Where revisions to the DEIR are appropriate, these are summarized and the actual text changes are shown in Chapter III. Master Responses are included at the beginning of Chapter II that respond to comments that were repeated throughout many letters.

Letters that addressed opinions about the project but that did not specifically address the EIR are included in Section "E" of Chapter II as a courtesy to those who commented.

- *Chapter III: Revisions to the Draft EIR.* Corrections or clarifications based on comments received on the DEIR are contained in this chapter, including language that has been added or deleted from the DEIR. Underlined text represents language that has been added to the DEIR; text in strikeout has been deleted from the DEIR. Errata are also shown in this chapter.
- *Chapter IV: Mitigation Monitoring and Reporting Program.* This chapter identifies mitigation measures referenced in the DEIR as necessary to avoid or reduce the project's potentially significant impacts and provides a program for implementation and monitoring of these measures. In addition, any changes made to mitigation measures recommended in the DEIR are noted, with underlining for new text and strikeout for deleted text.