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## INTRODUCTION AND LIST OF COMMENTERS

### 1.0 INTRODUCTION

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This Final Environmental Impact Report (FEIR) contains public and agency comments received during the public review period of the Wildhorse Ranch Project Draft Environmental Impact Report (Draft EIR). This document has been prepared by the City of Davis, as lead agency, in accordance with the California Environmental Quality Act (CEQA) and Guidelines (Section 15132). Chapter 1 discusses the background of the Draft EIR, the organization of the FEIR, and lists the fifteen comment letters received.

### 1.1 BACKGROUND

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The Wildhorse Ranch Project Draft EIR contains the following environmental analysis sections:

- Land Use and Agricultural Resources;
- Population, Housing, and Employment;
- Transportation and Circulation;
- Air Quality;
- Noise;
- Biological Resources;
- Aesthetics;
- Hydrology, Water Quality, and Drainage;
- Public Services and Utilities; and
- Climate Change.

The City used several methods to solicit public input on the Draft EIR. These methods included the distribution of a Notice of Preparation (NOP) on July 5, 2007, Public Scoping Meeting on July 18, 2007, and the distribution of the Draft EIR for a 45-day comment period from April 24, 2009 to June 8, 2009. The Draft EIR was distributed to applicable public agencies, responsible agencies, and interested individuals. Copies of the document were made available at the public counter of the Community Development Department, located at 23 Russell Boulevard, Davis, California 95616 and posted on the City of Davis website. In addition, a Planning Commission meeting to receive comments on the DEIR was held on Wednesday, June 3, 2009 at 7 pm in the Community Chambers.

## 1.2 ORGANIZATION OF THE FINAL EIR

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The FEIR is organized into the following chapters:

### 1. Introduction and List of Commenters

Chapter 1 provides an introduction and overview of the document, describing the background and organization of the FEIR. Chapter 1 also provides a list of commenters who submitted letters in response to the Draft EIR.

### 2. Revisions to the DEIR Text

Chapter 2 is intended to summarize changes made to the Draft EIR text either in response to comment letters or minor staff edits that do not change the intent or content of the analysis or effectiveness of mitigation measures.

### 3. Responses to Comments

Chapter 3 presents all of the comment letters received, and responses to each comment. In addition, the chapter includes responses to the verbal comments received at the Planning Commission hearing that was held regarding the Wildhorse Ranch Draft EIR. Each comment letter received has been numbered at the top and then bracketed to indicate how the letter has been divided into individual comments. Each comment is given a number with the letter number appearing first, followed by the comment number. For example, the first comment in Letter 1 would have the following format: 1-1.

### 4. Mitigation Monitoring Plan

The Mitigation Monitoring Plan (MMP) in Chapter 4 includes a description of the requirements of the California Environmental Quality Act. The intent of the MMP is to prescribe and enforce the proper and successful implementation of the mitigation measures as identified within the Environmental Impact Report for this project.

## 1.3 LIST OF COMMENTERS

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The following comment letters were received during the comment period for the Wildhorse Ranch Project Draft EIR:

Letter 1 .....	Jonathan A. Kerr – Resident
Letter 2 .....	Christina A. Frank – Resident
Letter 3 .....	Bridget Binning – California Department of Public Health
Letter 4 .....	Pamela S. Nieberg – Resident
Letter 5 .....	Susan Monheit and David Balgobin – Water Quality Specialist and Wastewater Treatment and Recycled Water Engineer
Letter 6 .....	Walter A. Bunter Jr. – Resident
Letter 7 .....	Alyssa Begley – Department of Transportation
Letter 8 .....	Albert Lin – Resident
Letter 9 .....	Phil Wyels – Resident
Letter 10 .....	Mark F. Braly – Planning Commission

Letter 11 ..... Karen Hewett and William Vance – Residents  
Letter 12 ..... Tansey Thomas – Resident  
Letter 13 ..... Ananya Choudhuri – Planning Commission  
Letter 14 ..... Whitman F. Manley – Remy, Thomas, Moose, and Manley, LLP  
Letter 15 ..... Planning Commission Hearing – Transcript

#### **1.4 RECIRCULATION**

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CEQA requires recirculation of an EIR when significant new information is added to the EIR after public notice is given of the availability of the Draft EIR for public review, but before certification (Section 15088.5). New information is not “significant” unless the EIR 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 (Section 15088.5).

Because this FEIR did not result in the identification of any new significant environmental impacts, or a substantial increase in the severity of an environmental impact, this FEIR does not contain “significant new information,” and a recirculation of the Draft EIR is not required prior to approval.