

SECTION ONE

INTRODUCTION

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1.1 Purpose

The Environmental Impact Report for the Knighton & Churn Creek Commons Retail Center GPA08-002 & Z08-003 (SCH #2009012088) project was prepared to disclose, analyze, and provide mitigation measures for all potentially significant environmental effects associated with adoption and implementation of the proposed Knighton & Churn Creek Commons Retail Center. Preparation of an environmental impact report is a requirement of the California Environmental Quality Act (CEQA) for all discretionary projects in California that have a potential to result in significant environmental impacts.

The Draft Environmental Impact Report (Draft EIR) public review period was held from October 30, 2009 to December 28, 2009. In response to comments received during the Draft EIR review period and changes to certain assumptions in the traffic analysis, Shasta County decided to recirculate a portion of the Draft EIR. This “partial recirculation” was appropriate because, where an agency determines that recirculation is required with respect to only some environmental issues, the agency can satisfy its obligation by reissuing only the revised part or parts of the EIR, rather than a whole new document. "If the revision is limited to a few chapters or portions of the EIR, the lead agency need only recirculate the chapters or portions that have been modified" (see CEQA Guidelines, Section 15088.5, subd. (c)).

In accordance with CEQA Guidelines Section 15088.5(g), the principal changes to the Draft EIR are summarized in Section 1.2 of the Partially Recirculated Draft EIR.

Pursuant to CEQA Guidelines Section 15088.5, subdivision (f)(2), Shasta County, in the Final Environmental Impact Report (Final EIR), has responded to (i) comments received during the initial Draft EIR circulation period that relate to chapters or portions of the document that were not revised and recirculated in the December 2010 document and (ii) comments received during the recirculation period that relate to the chapters or portions of the Draft EIR that were revised and recirculated in that latter document.

CEQA requires that a Final Environmental Impact Report (Final EIR) be prepared, certified and considered by public decision makers prior to taking action on a project. The Final EIR provides the Lead Agency (i.e., County of Shasta) an opportunity to respond to comments received on the Draft EIR and Partially Recirculated Draft EIR during the respective public review periods for the two documents and to incorporate any additions or revisions to the documents necessary to clarify or supplement information contained therein.

1.2 Scope and Format

Section One of this document introduces and outlines the purpose, scope, and format of the Final EIR. Section Two explains the public review process and lists all agencies and individuals who commented on the Draft EIR and Partially Recirculated Draft EIR. Section Three consists of the

actual letters of comment, reproduced in their entirety, and the responses to each written comment received on the Draft EIR and Partially Recirculated Draft EIR. These responses are intended to supplement or clarify information contained in the Draft EIR and Partially Recirculated Draft EIR, as appropriate, based on the comments and additional research or updated information. Additions to the Draft EIR and Partially Recirculated Draft EIR are shown in underline and deletions shown in ~~strikeout~~ format. Each response follows the associated letter or document. Each letter and document has been numbered (e.g., Letter 1, Letter 2). Within each letter or document, individual comments are assigned an alphanumeric identification. For example, the first comment of Letter 1 is Comment 1A, and the second is Comment 1B. Section Four contains the corrections that have been made to the Draft EIR and Partially Recirculated Draft EIR based on comments received on the two documents and updated information that has become available. Section Five contains a Mitigation Monitoring and Reporting Program (MMRP). Following Section Five are any additional appendices supporting Final EIR responses to comments.

For purposes of CEQA Guidelines Section 15132, the Final EIR for the Knighton & Churn Creek Commons Retail Center includes the Draft EIR published October 2009 along with its various appendices and referenced documentation, the Partially Recirculated Draft EIR published December 2010 along with its appendices and referenced documentation, and this “Final” EIR/Response to Comments document. These documents together constitute the Final EIR and include all of the information required by Section 15132.