

I. INTRODUCTION

A. PURPOSE OF THE RESPONSES TO COMMENTS DOCUMENT

This report has been prepared to respond to comments submitted on the September 2003 Public Review Draft Environmental Impact Report (Draft EIR) for the proposed Uptown Mixed Use Project (Project). In addition, Chapter II of this document describes changes that have been made to the proposed Project after publication of the Draft EIR, and environmental effects that could result from these changes. The Draft EIR identifies the likely environmental consequences associated with implementation of the proposed Project.

This document responds to comments on the Draft EIR and makes revisions to the Draft EIR, as necessary, in response to these comments, to clarify any previous errors, omissions, or misinterpretations of material in the Draft EIR, or as a result of City-initiated revisions. Comments and responses on the proposed Project will be presented to the City Council for discussion and approval.

B. FINAL EIR

This document, together with the Draft EIR, constitutes the Final EIR for the proposed Project.

C. ENVIRONMENTAL REVIEW PROCESS

According to CEQA, 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 Draft EIR.

On February 26, 2003, a Notice of Preparation (NOP) was issued. The Draft EIR was made available for public review on September 19, 2003 and distributed to the State Clearinghouse (with a Notice of Completion) and local and State responsible and trustee agencies. The general public was advised of the availability of the Draft EIR through a public notice of availability in the local newspapers. In addition, the project site was posted with notices of availability, and notices were sent to property owners within 300 feet of the Project site. CEQA mandates a minimum 45-day public comment period on the Draft EIR, which ended on November 3, 2003.

Copies of all written and verbal comments received on the Draft EIR during the comment period are contained in this report.

The Final EIR will be considered for certification by the Planning Commission in early 2004. The proposed Project, Final EIR, and all comments will be presented to the City Council, at which time the City Council will consider a recommendation from the Community and Economic Development Committee regarding the approval of the proposed Disposition and Development Agreement (DDA) for the Project. After the DDA is approved, the Project Sponsor will submit an application for planning entitlements. These entitlements may include: a General Plan Amendment and Rezoning to

accommodate the proposed public park; a Preliminary Development Plan for the Planned Unit Development of the entire Project; a Final Development Plan for each phase of the Project; a Major Conditional Use Permit for creation of a new park, and for demolition of a facility containing rooming units; Design Review; and a Subdivision Map.

D. DOCUMENT ORGANIZATION

This Response to Comments document consists of the following chapters:

- *Chapter I: Introduction.* This chapter discusses the purpose and organization of this Final EIR.
- *Chapter II: Revisions to the Project Description.* This chapter describes changes made to the proposed Project after publication of the Draft EIR and the environmental impacts associated with these changes.
- *Chapter III: List of Commenting Agencies, Organizations, and Individuals.* This chapter contains a list of agencies, organizations, and individuals who submitted written comments or offered verbal comments on the Draft EIR.
- *Chapter IV: Comments and Responses.* This chapter contains reproductions of all comment letters received on the Draft EIR, as well as summaries of verbal comments offered on the document. A written response for each CEQA-related comment received during the review period is provided.
- *Chapter V: Draft EIR Text Revisions.* Corrections to the Draft EIR that are necessary in light of comments received and responses provided, or necessary to clarify any errors, omissions or misinterpretations, are contained in this chapter.
- *Chapter VI: Mitigation Monitoring and Reporting Program.* This chapter contains the mitigation monitoring and reporting program for the proposed project, based on the mitigation measures contained in the Final EIR.
- *Chapter VII: Report Preparation.* A summary of those involved in report preparation is provided in this chapter.