

City Planning Commission
Sacramento, California

Members in Session:

SUBJECT: PREPARATION OF FINAL ENVIRONMENTAL IMPACT REPORT FOR CALIFORNIA
CAPITOL CENTER (P87-418) AND GOLDEN STATE TOWER (P87-143)

On November 17, 1988, the Planning Commission heard public comment on the Draft EIR for the two projects cited above. Because this public testimony raised substantial questions concerning the adequacy of the EIR, the City Planning Commission requested that staff report back to them with staff's proposed responses to these questions in the Final EIR.

Staff has now initiated preparation of the Final EIR. As scheduled, the FEIR is to be distributed for public review in late May, 1989.

In response to stated concerns, staff proposes to prepare three separate documents, a FEIR for California Capitol Center, a FEIR for Golden State Tower, and a FEIR for the cumulative land use scenarios for the study area bounded by 2nd Street, 10th Street, P Street, and S Street. Additionally, the FEIRs will evaluate two additional alternatives: buildout pursuant to the zone (25 percent office use) and an off-site location for the projects within the Central Business District (C-3) zone. In addition to these responses, the FEIRs will respond to all other questions submitted on the Draft EIR.

The following is a summary of the Commission's major concerns as expressed at the City Planning Commission hearing of November 17, 1988, and the method the Final EIR is responding to these concerns:

<u>Concern</u>	<u>Response</u>
1. Individual project impacts masked by comparison with high base case	1. Individual projects will be compared with existing conditions; land use scenarios assessed separately
2. Zoning alternative doesn't reflect buildout without entitlement	2. Addition of Zoning Alternative with 25 percent office use

P87-143
P87-418

March 9, 1989

Item 2

3. Lack of Alternative consistent with the Merged Downtown Redevelopment Plan

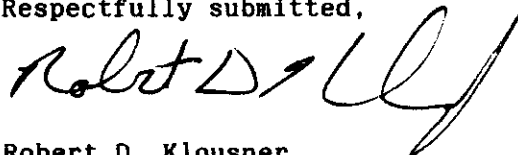
3. According to SHRA staff, the utilized Mixed Use Alternative is consistent with the Redevelopment Plan

4. Study area of EIR doesn't include all of R Street Corridor as defined in the Implementation Plan

4. The EIR study boundaries are co-terminous with the Redevelopment Area boundaries and were defined by City Council in Resolution 87-040

The Commission may want to comment on this approach to the Final EIR. This report is for the Commission's information and does not require any action.

Respectfully submitted,



Robert D. Klousner
Project Manager

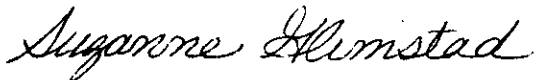
City Planning Commission
Sacramento, California

Members in Session:

Subject: Various requests re. alley abandonment between 28th, 29th, J & K Sts.
(M89-001)

The applicant requests this item be continued to the March 23, 1989 Commission meeting.

Respectfully submitted,



Suzanne Glimstad,
Secretary to Commission

sg