Date: February 26, 2018

To: State Clearinghouse

From: Kurt Overmeyer

State Responsible Agencies
State Trustee Agencies
Other Public Agencies
Interested Organizations

Subject: Notice of Preparation (NOP) of a Draft Environmental Impact Report (EIR) for the Campus Town Specific Plan in Compliance with Title 14, Section 15082(a) of the California Code of Regulations

Lead Agency/Sponsor: City of Seaside

Project Title: Campus Town Specific Plan

Pursuant to the California Environmental Quality Act (CEQA) Guidelines, Chapter 14 California Code of Regulations, Section 15378[a], the proposed Campus Town Specific Plan is considered a “Project” subject to environmental review as its implementation is “an action [undertaken by a public agency] which has the potential for resulting in either a direct physical change in the environment or a reasonably foreseeable indirect physical change in the environment.” The City of Seaside, acting as the Lead Agency, has determined that the Campus Town Specific Plan, herein referred to as “Specific Plan,” could result in potentially significant environmental impacts and that an EIR will be required.

This NOP has been prepared for the EIR for the proposed Specific Plan in compliance with Section 15082 of the CEQA Guidelines. The City is soliciting comments on the scope and content of the EIR. Consistent with Section 15168 of the CEQA Guidelines, the City will prepare an EIR to address the environmental impacts associated with the proposed Specific Plan at a programmatic level. The proposed Specific Plan consists of a long-term plan that will be implemented over time in the Plan Area. No specific development projects are proposed as part of this plan. However, the program EIR may serve to streamline future environmental review of subsequent projects within the Plan Area.

SPECIFIC PLAN LOCATION: Seaside is located just north of the Monterey Peninsula, approximately 115 miles south of San Francisco. The Plan Area encompasses 119.91 acres and is generally bounded by Lightfighter Drive and Colonel Durham Road to the north, 1st Avenue to the west, 7th Avenue to the east, and Gigling Road to the South. Not all parcels bounded by these streets are included in the Plan Area. Regional access to the site is primarily provided by State Route 1 (Highway 1) and local access is provided by General Jim Moore Boulevard and Lightfighter Drive. Figure 1 shows the location of the Plan Area within Seaside.
SPECIFIC PLAN BACKGROUND AND DESCRIPTION: The City of Seaside Draft 2040 General Plan designates the Plan Area as “Campus Town.” An overarching policy of the Draft 2040 General Plan is to establish an overall city structure, including the creation of a “Campus Town” adjacent to Cal State University Monterey Bay Campus Town Specific Plan that would provide for higher-density housing, research and development (R&D) and employment areas, retail and entertainment uses, and active parks and recreational spaces to support Cal State University, Monterey Bay (CSUMB) students and faculty, as well as permanent Seaside residents.” Under Government Code Section 65450 et seq., a specific plan implements, and must be consistent with, the governing general plan. However, a specific plan is a separate document from the general plan and contains greater detail, including functions of zoning, land use regulations, design standards, and capital improvement plans. The proposed Specific Plan would implement the vision for the Plan Area established in the City’s Draft 2040 General Plan.

The proposed Specific Plan would guide the future development of land on the former Fort Ord, and as such is envisioned for redevelopment in a manner consistent with the Fort Ord Reuse Authority (FORA) Base Reuse Plan (BRP), as well as subsidiary documents. The Specific Plan is intended to serve residents, visitors, and CSUMB students in a new urbanist community: one that is characterized by pedestrian amenities, a flexible mix of uses, a network of thoroughfares that accommodate all modes, and well-defined public spaces. Key elements of development in the Plan Area will be focused on providing arts and entertainment, retail, housing, visitor lodging, and employment space for the university student population to increase the overall economic opportunity available in the region. The primary purposes of the Specific Plan are to define a vision that builds upon the goals and policies of the BRP; define goals and policies that work in tandem with and refine those of the BRP and FORA Regional Urban Design Guidelines; and develop form-based zoning standards, implementation and financing recommendations. The Campus Town Specific Plan includes the following overarching goals:

1. Evolve the plan area into a Mixed-Use Urban Village that is experienced as being seamlessly connected to its adjacent neighborhoods.

2. Centrally focus development on the Urban Village typical of historic “main streets.”

3. Create a public space network composed of a variety of public open spaces linked through well-designed, pedestrian-oriented streetscapes.

4. Expand the City of Seaside’s retail and employment opportunities.

5. Evolve the plan area into a diverse and complete neighborhood with housing opportunities for households of all sizes and income levels with local-serving retail and employment opportunities allowing residents to live, work, and shop without need of a motor vehicle.

6. Demonstrate the highest level of economic, social, and environmental sustainability.

7. Support the health of residents by programming and designing the plan area for active lifestyles with safe streets and access to healthy food.
The Specific Plan will include goals and policies related to land use, circulation, infrastructure, and design to fulfill the vision for the Plan Area. The Specific Plan would also establish uses and development standards for the Plan Area. For the purposes of the environmental analysis, a reasonable and conservative estimate of build-out associated with the proposed Specific Plan through 2028 would include development limitations as summarized in Table 1, below.

**Table 1 Specific Plan 2028 Buildout - Development Limitations**

<table>
<thead>
<tr>
<th>Land Use Categories</th>
<th>Maximum Allowed</th>
</tr>
</thead>
<tbody>
<tr>
<td>Housing Units</td>
<td>1,485 housing units*</td>
</tr>
<tr>
<td>Hotel Rooms</td>
<td>250</td>
</tr>
<tr>
<td>Youth Hostel Rooms</td>
<td>75</td>
</tr>
<tr>
<td>Retail, Dining, and Entertainment</td>
<td>150,000 square feet</td>
</tr>
<tr>
<td>Office, Flex, and “Maker Space”</td>
<td>50,000 square feet</td>
</tr>
</tbody>
</table>

*The exact breakdown of housing units is not yet known, but it will be a mix of single-family detached, single-family attached, and multi-family buildings. There will be more than 600 multi-family units, with the remaining units being some form of single family units.

Under CEQA Guidelines Section 15206(b)(2)(A), the proposed Specific Plan is classified as a project of “regional significance” because it includes more than 500 housing units.

More information about the Specific Plan is available on the City’s website: [http://www.ci.seaside.ca.us/632/Campus-Town-Project](http://www.ci.seaside.ca.us/632/Campus-Town-Project)

**PUBLIC AGENCY APPROVALS:** The proposed Specific Plan would require adoption by the Seaside City Council. The Planning Commission and other decision-making bodies would review the proposed Specific Plan and make recommendations to City Council. While other agencies may be consulted during the plan development process, their approval is not required for Specific Plan adoption. However, subsequent development under the Specific Plan may require approval of State, federal and responsible trustee agencies that may rely on the programmatic EIR for decisions in their areas of expertise.

**ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:** The proposed Specific Plan could potentially affect the following environmental factors and each will be addressed in the EIR:

- Aesthetics
- Air Quality
- Biological Resources
- Cultural Resources
- Geology and Soils
- Greenhouse Gas Emissions
- Hazards and Hazardous Materials
- Hydrology and Water Quality
- Land Use and Planning
- Noise
- Population and Housing
- Public Services and Recreation
- Transportation and Circulation
- Tribal Cultural Resources
- Utilities and Service Systems
- Energy Conservation
The following topics are likely to be associated with less-than-significant impacts and are not expected to be evaluated in detail in the EIR:

- Agriculture and Forestry Resources
- Mineral Resources

The EIR will evaluate three alternatives of the proposed Specific Plan and examine the potential environmental impacts associated with each alternative.

**SCOPING MEETING:** The City of Seaside, in its role as Lead Agency, will hold a public scoping meeting to provide an opportunity for the public and representatives of public agencies to address the scope of the Environmental Impact Report. The Scoping Meeting is scheduled for **Wednesday, March 14, 2018, 7:00 pm** at the following location:

Seaside City Hall Council Chambers  
440 Harcourt Avenue  
Seaside, California 93955

**PUBLIC REVIEW PERIOD:** This NOP is available for public review and comment pursuant to California Code of Regulations, Title 14, Section 15082(b). The 30-day public comment period during which the City of Seaside will receive comments on the NOP for the Specific Plan **begins March 1, 2018 and ends on March 30, 2018.**

**THE NOP IS AVAILABLE FOR PUBLIC REVIEW AT THE FOLLOWING LOCATIONS:**

- Oldemeyer Center, 986 Hilby Avenue, Seaside, CA
- City of Seaside, Planning Division, 440 Harcourt Avenue, Seaside, CA
- Seaside Branch Library, 550 Harcourt Avenue, Seaside, CA

**RESPONSES AND COMMENTS:** Members of the public and public agencies are invited to provide comments in writing as to the scope and content of the EIR. The City needs to know the views of your agency as to the scope and content of the environmental information that is germane to your agency’s statutory responsibilities in connection with the proposed Specific Plan. Your agency will need to use the EIR prepared by the City when considering your permits or other approvals for the Specific Plan.

Due to the time limits mandated by State law, your response must be sent at the earliest possible date, but no later than the close of the 30-day NOP review period at 5:00 p.m. on Friday, March 30, 2018.

Please send your comments to:

Community Development Department  
Attn: Kurt Overmeyer  
City of Seaside  
440 Harcourt Avenue  
Seaside, CA 93955
Or via email with “Campus Town Specific Plan NOP” as the subject to: KOvermeyer@ci.seaside.ca.us.

Signature: ___________________________________________
Name: Kurt Overmeyer, Economic Development Manager
Figure 1: Plan Area Location