

October 26, 2023

**NOTICE OF AVAILABILITY OF THE
DRAFT ENVIRONMENTAL IMPACT REPORT FOR THE PROPOSED
SEASIDE 2040**

Pursuant to the California Environmental Quality Act (CEQA), the City of Seaside, acting as the Lead Agency, has prepared a Draft Environmental Impact Report (Draft EIR) for the Seaside 2040 (the Proposed Project) (SCH #2017071021).

PROJECT SUMMARY AND LOCATION: Seaside 2040 is a comprehensive update of the City's 2004 General Plan and establishes the community's vision for future development of the City through 2040. Pursuant to Government Code Section 65302, the State of California requires that General Plans contain specific elements, including Land Use, Circulation, Housing, Conservation, Open Space, Noise, Safety, and Environmental Justice. As part of the general plan process, Seaside 2040 has been reorganized and reformatted, with updated goals and policies that reflect the community vision of Seaside. The City's General Plan Land Use Map has also been updated to reflect the community's vision and guiding principles that thread through Seaside 2040. The plan area includes the entirety of the City of Seaside and its Sphere of Influence. The project area includes eight listed active hazardous materials sites pursuant to Government Code Section 65962.5.

PUBLIC REVIEW AND COMMENT PERIOD: The Draft EIR will be available for review and comment commencing October 26, 2023 and ending December 11, 2023 at 5:00 PM (comments must be received by this time). Any person wishing to comment on the Draft EIR may provide written comments to Andrew Myrick, Economic Development and Community Planning Manager, City of Seaside, 440 Harcourt Avenue, Seaside California 93955 or via email to amyrick@ci.seaside.ca.us. Please include the name of a designated contact person.

The current draft of the Seaside 2040 Draft EIR, and all documents incorporated by reference, are available for review on the City's website at <https://www.ci.seaside.ca.us/269/Seaside-General-Plan>. Additionally, hard copies are available for review at the following locations:

- City of Seaside, Planning Division, 440 Harcourt Avenue, Seaside, California
- Seaside Branch Library, 550 Harcourt Avenue, Seaside, California

PROJECT DETAILS: Seaside 2040 would facilitate build-out development of up to: 4,050 housing units, 690,851 square feet of retail space, 1,084,691 square feet of commercial use, 657,971 square feet of industrial use, 213,195 square feet of public space, 1,670 hotel rooms, and supporting infrastructure. The Draft EIR conservatively analyzes the maximum potential buildout of Seaside 2040, and also evaluates Alternatives 1 (No Project/Continue using 2004 General Plan under 2040 Buildout Conditions), 2 (Proposed Seaside 2040 with Reduced Density), 3 (Multi-Family Residential Focused), and 4 (Increased Residential and Commercial Density) in comparison to Seaside 2040. The approval of Seaside 2040 by the City is contingent on the review and certification of the Final EIR.

ANTICIPATED ENVIRONMENTAL EFFECTS: The City prepared a Draft EIR for the proposed Seaside 2040 pursuant to the State Guidelines for the Implementation of the CEQA. The Draft EIR discusses and identifies significant impacts, mitigation measures to reduce impacts if feasible, and residual impacts. Significant impacts were identified for the following resource areas: Cultural Resources, Geology and Soils, Noise, Tribal Cultural Resources, Utilities and Service Systems, and Wildfire.