

Summary Form for Electronic Document Submittal

Form F

Lead agencies may include 15 hardcopies of this document when submitting electronic copies of Environmental Impact Reports, Negative Declarations, Mitigated Negative Declarations, or Notices of Preparation to the State Clearinghouse (SCH). The SCH also accepts other summaries, such as EIR Executive Summaries prepared pursuant to CEQA Guidelines Section 15123. Please include one copy of the Notice of Completion Form (NOC) with your submission and attach the summary to each electronic copy of the document.

SCH #: 2018021079

Project Title: Campus Town Specific Plan EIR

Lead Agency: City of Seaside

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Phone Number: (831) 899-6839

Project Location: City of Seaside, Monterey County

City

County

Project Description (Proposed actions, location, and/or consequences).

The proposed project, Campus Town 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 evolve the Plan Area into a Mixed-Use Urban Village to serve residents, visitors, and University Students. 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. The proposed 2028 build-out would include development of up to: 1,485 housing units, 250 hotel rooms, 75 youth hostel beds, 150,000 square feet of retail, dining, and entertainment uses, 50,000 square feet of office, flex, or makerspace, as well as park/recreation areas (including approximately nine acres of public open space and 3.3 acres of private open space), and supporting infrastructure.

Identify the project's significant or potentially significant effects and briefly describe any proposed mitigation measures that would reduce or avoid that effect.

- Biological Resources - Impacts to special-status species, from conflicts with local policies and ordinances, and from conflicts with adopted conservation plans are less than significant with MM BIO-1(a), BIO-1(b), BIO-1(c), BIO-1(d), BIO-1(e), BIO-1(f), BIO-1(g), and BIO-1(h), which require pre-construction surveys; avoidance and minimization of impacts; restoration and monitoring; tree habitat protection; and implementation of a worker's awareness program.
- Cultural and Tribal Cultural Resources - Impacts to unanticipated archaeological and tribal cultural resources are less than significant with MM CUL-2(a) and CUL-2(b), which require implementation of a worker's awareness program and actions in the event of unanticipated discoveries.
- Geology and Soils - Impacts to paleontological resources are less than significant with MM GEO-5, which requires the completion of paleontological resources studies.
- GHG Emissions - Impacts from GHG emissions exceedances, consistency with GHG reduction goals and policies, and cumulative GHG emissions are less than significant with MM GHG-1(a), GHG-1(b), GHG-1(c), and GHG-1(d), which require implementation of GHG emission reductions during construction, provision of electric vehicle charging stations and ports, and preparation of a GHG Reduction Program to reduce operational emissions.
- Hydrology and Utilities - Impacts from conflicts with a groundwater management plan and on water supply infrastructure are less than significant with MM UTIL-1, which requires the implementation of programs to offset project water demand.
- Noise - Impacts from construction noise would be less than significant with MM N-1, which requires construction-related noise reductions be implemented. Impacts from vibration would be less than significant with MM N-2, which requires vibration reductions be implemented.

If applicable, describe any of the project's areas of controversy known to the Lead Agency, including issues raised by agencies and the public.

Comment letters on the NOP discussed the following topics:

[Agency Comments]

- Utilities - The sufficiency of available water and wastewater services
- Transportation - Traffic impact fees, transportation infrastructure, transit usage, preparation of a Traffic Impact Analysis report, roadway designations, access to the Fort Ord Regional Trail and Greenway, electric vehicle charging stations
- Tribal Cultural Resources - Native American consultation regarding tribal cultural resources

[Public/Individual Comments]

- Project Details - Timing and phasing of project implementation
- Aesthetics - Viewshed impacts
- GHG Emissions - GHG emissions from increased traffic
- Hydrology - Analyze the water supply, conduct a hydrologic study, stormwater management
- Noise - Construction noise
- Transportation - Modifications to roadways, consideration of concurrent projects in the traffic study, construction planning related to traffic, cumulative contribution to traffic
- Utilities - Water supply availability

These issues were addressed within the Draft EIR.

Provide a list of the responsible or trustee agencies for the project.

Fort Ord Reuse Authority
Marina Coast Water District