

Campus Town Public Hearing Notice & Notice of Availability of the Final Environmental Impact Report

NOTICE IS HEREBY GIVEN that the City of Seaside City Council will conduct a Public Hearing on Thursday, March 5, 2020 at 7:00 PM, or as soon thereafter as possible, in the City Council Chambers at 440 Harcourt Avenue to consider the following public hearing item:

Campus Town Specific Plan Project. The proposed project includes various entitlements which allow the construction and operation of up to 1,485 housing units, 250 hotel rooms, 75 hostel beds, 150,000 square feet (sf) of Retail, Dining, and Entertainment, and 50,000 sf of Office, Flex, Makerspace (collaborative workspace) and Light Industrial, as well as park/recreational areas (including approximately nine acres of public open space and 3.3 acres of private open space), roadways, parking and supporting infrastructure, on approximately 122.23 acres ("Project"). A Final Environmental Impact Report (EIR) has been prepared to assess potential impacts of the Project, consistent with the requirements of the California Environmental Quality Act (CEQA) and CEQA Guidelines. The City Council will consider the Planning Commission's February 12, 2020 recommendation to approve the Campus Town Specific Plan, General Plan Circulation Element amendments, Zoning Map and Text Amendments creating the "Campus Town Specific Plan" District, the Development Agreement, Vesting Tentative Subdivision Map, and Inclusionary (Affordable) Housing Agreement for the Campus Town Property. The City Council will consider: certification of a Final EIR, including the Water Supply Assessment, and adoption/approval of Findings, a Mitigation Monitoring Reporting Plan (MMRP), approval of the proposed project or an alternative, approval of the Campus Town Specific Plan, approval of the General Plan Circulation Element amendments, approval of the Zoning Map and Text Amendments creating the "Campus Town Specific Plan" District, approval of the Development Agreement, approval of the Vesting Tentative Subdivision Map, and approval of the Inclusionary (Affordable) Housing Agreement for the Campus Town Property. Project approvals will be made through adoption of resolutions and ordinances.

The Project is located within the City of Seaside on former Fort Ord land; situated at the northern end of Seaside, approximately one-mile east of Monterey Bay and 2,600 feet east of the Fort Ord Dunes State Park, and 900 feet east of State Route 1 (SR 1). The Plan Area is generally bounded by 1st Avenue to the west and 7th Avenue to the east, by Lighthouse Drive and Colonel Durham Street to the north, and by Gigling Road to the south.

The Applicant, KB Bakewell Seaside Ventures II, LLC (as successor in interest to KB Bakewell Seaside Venture, LLC) applied on November 19, 2017 for a number of related land use approvals (File No. SP 17-01 and VTM 17-01). The Project's approvals considered at this hearing include approval/certification of the Final EIR, approval of the Campus Town Specific Plan, approval of an amendment to the City's General Plan making minor technical changes to the Circulation Element, creation of a "Campus Town Specific Plan District" in the Seaside Municipal Code, a rezoning of the Site from a combination of CMX (Commercial Mixed-Use), Public-Institutional (P-I) and Military (M)

to the “Campus Town Specific Plan District,” Vesting Tentative Subdivision Map to create up to 837 smaller lots for future construction, a Development Agreement and an Inclusionary (Affordable) Housing Plan and Agreement affecting several properties generally located east of 1st Avenue, west of 7th Avenue, south of California State University, Monterey Peninsula and Lightfighter Drive; and generally north of Gigling Road in the CMX (Commercial Mixed Use), PI (Public Institutional) and M (Military) Districts. Additional details will be provided at least 72 hours before the City Council hearing, and included in the Agenda Packet which will be available online at: <https://www.ci.seaside.ca.us/129/City-Council-Committee-Agendas>. Project information will also be available at the Planning Department’s offices located at 440 Harcourt Avenue, or 656 Broadway, Seaside, California 93955, (831) 899-6771.

Notice of Availability of the Final Environmental Impact Report: The Final EIR, including response to comments, will be available on Monday February 24, 2020, and will be available on the City’s website at: <https://www.ci.seaside.ca.us/632/Campus-Town-Project>. Additionally, hard copies of the Final Environmental Impact Report will be available for review at the following locations:

- Oldemeyer Center, 986 Hilby Avenue, Seaside, California, 93955
- City of Seaside, Planning Division, 440 Harcourt Avenue, Seaside, California, 93955
- Seaside Branch Library, 550 Harcourt Avenue, Seaside, California, 93955
- Seaside Creates, 656 Broadway Avenue, Seaside, California, 93955

Written comments will be accepted up to three (3) hours before the start of the public hearing to give the City time to make and distribute copies. Members of the public will also be given an opportunity to speak during the public hearing. If you challenge the project decisions in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the City of Seaside prior to the public hearing.