



Campus Town
City of Seaside
~ ~ ~
Base Reuse Plan
Consistency Determination

**Administrative Committee &
Planners Working Group**

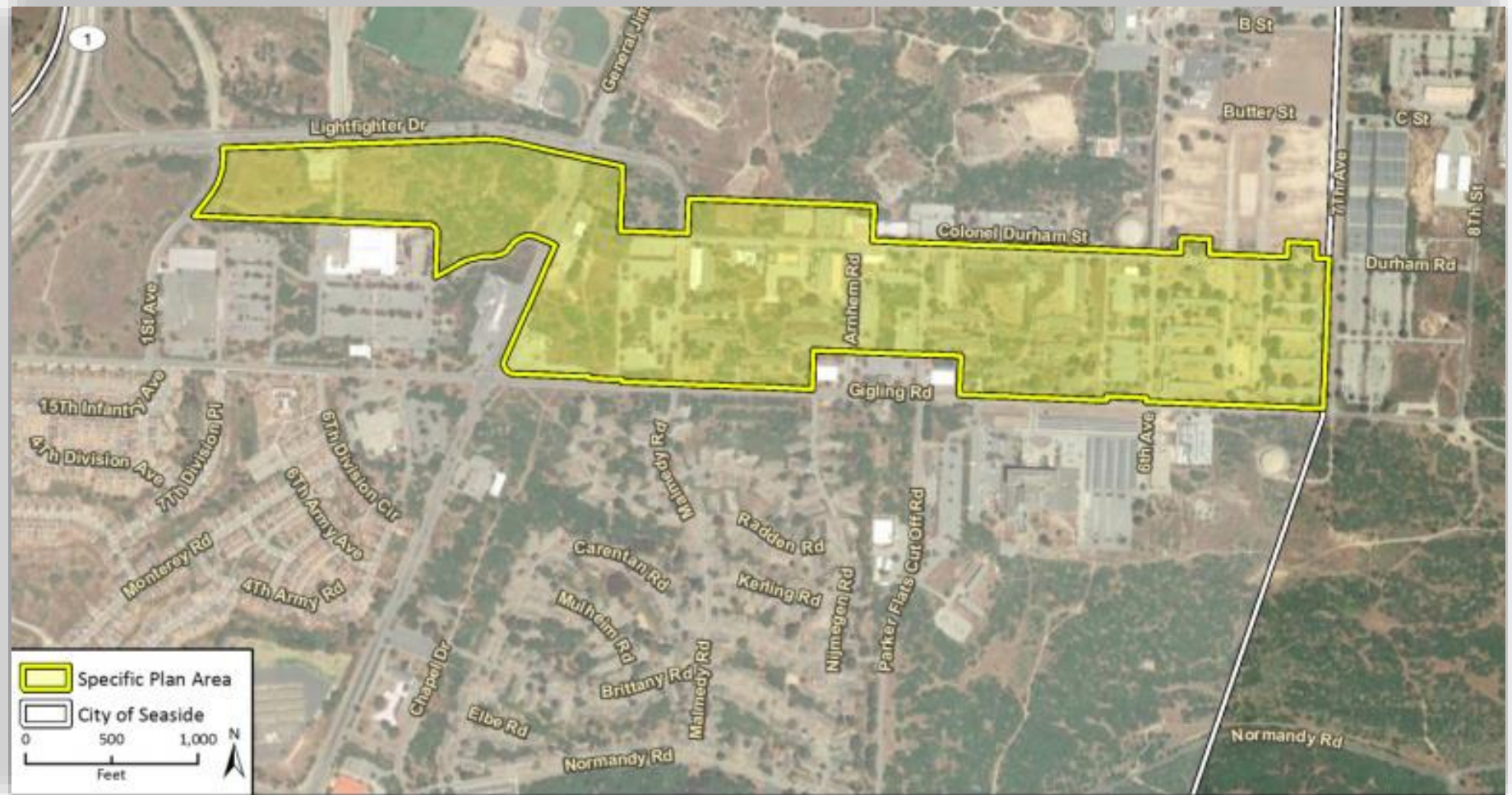
May 20, 2020

Regional Government Services
Steve Flint, Planning Advisor

- **March 19, 2020:** Seaside City Council unanimously adopted:
 - **Resolution No. 20-09 certifying an Environmental Impact Report (EIR)**, including a Mitigation Monitoring and Reporting Program in accordance with the California Environmental Quality Act, and;
 - **Ordinance No. 1080, approving the Campus Town Specific Plan**, together with other implementing ordinances and resolutions affecting the City's General Plan, and Zoning Maps and text in Title 17 of the SMC.

- **April 30, 2020:** City of Seaside submitted the Campus Town Specific Plan and related documents for Base Reuse Plan (BRP) Consistency Determination as provided in Chapter 8 of the FORA Master Resolution
- **Submission package included:**
 - Campus Town Specific Plan
 - General Plan Circulation Element Amendments
 - Zoning Map and text amendments creating the “Campus Town Specific Plan” District,
 - Campus Town development entitlements

Project Site

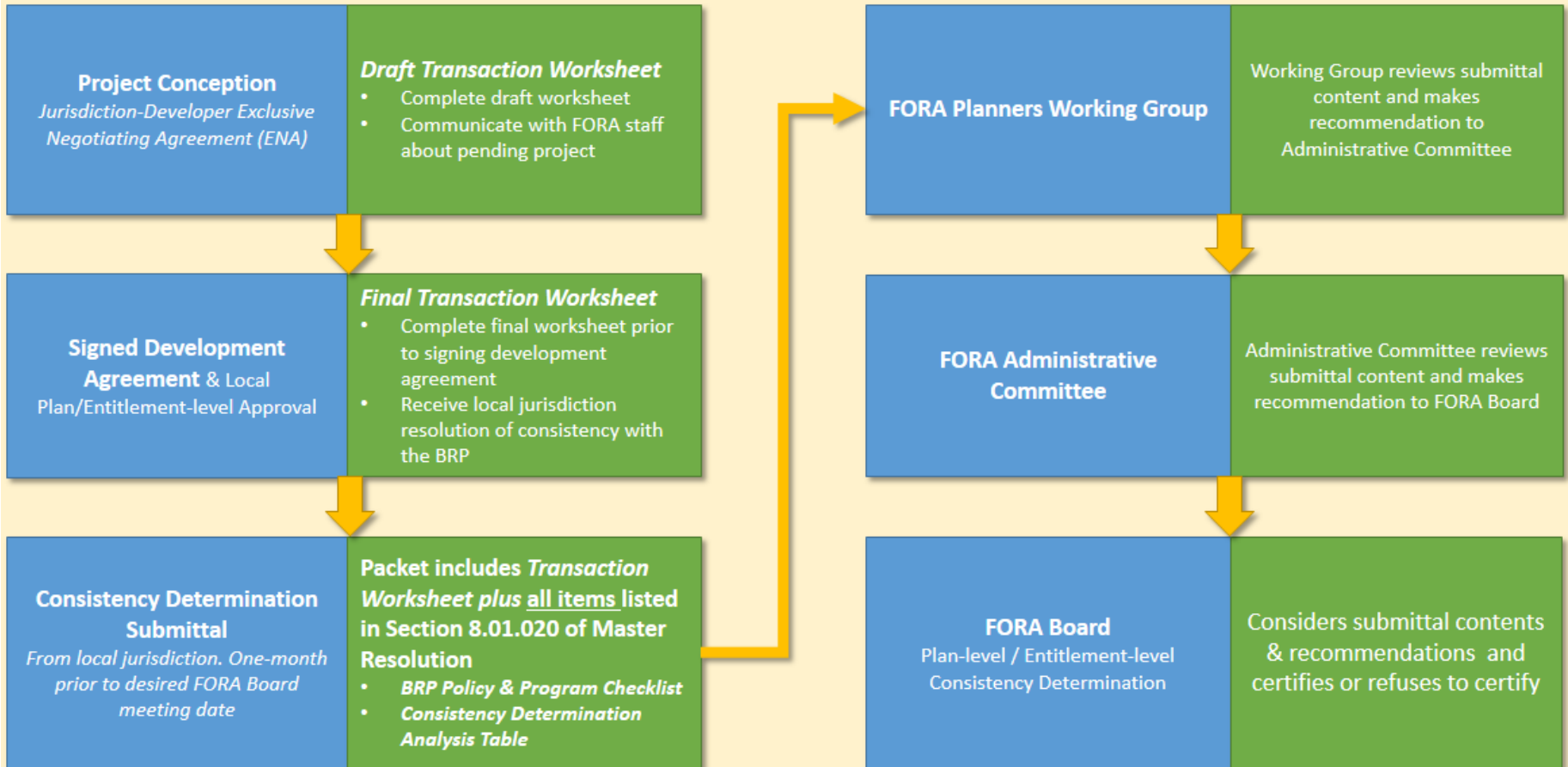


Construction & operation of *up to*:

- 1,485 housing units;
- 250 hotel rooms;
- 75 youth hostel beds;
- 150,000 square feet (sf) of retail, dining, and entertainment uses;
- 50,000 sf of office, flex, makerspace, and light industrial uses;
- Park/recreational areas (including approx. 9.0 acres of public open space and 3.3 acres of private open space), and
- Infrastructure on approximately 122.23 acres.

Consistency Determination

FORA Consistency Determination – Planning & Review Steps including *Key Documents*



Staff findings detailed in Administrative Committee Report Item 7a. Review criteria summarized below:

Legislative Land Use Decision Consistency provided in **Sections 8.02.010 and 8.02.020** and ***Development Entitlement*** Consistency provided in **Section 8.02.030** of the FORA Master Resolution

*In the review, evaluation, and determination of consistency regarding legislative land use decisions, the Authority Board **shall disapprove** any legislative land use decision for which there is substantial evidence supported by the record, that:*

(1) Provides a land use designation that allows more intense land uses than the uses permitted in the Reuse Plan for the affected territory;

(2) Provides for a development more dense than the density of use permitted in the Reuse Plan for the affected territory;

(3) Is not in substantial conformance with applicable programs specified in the Reuse Plan and Section 8.02.020 of this Master Resolution;

(4) Provides uses which conflict or are incompatible with uses permitted or allowed in the Reuse Plan for the affected property or which conflict or are incompatible with open space, recreational, or habitat management areas within the jurisdiction of the Authority;

(5) Does not require or otherwise provide for the financing and/or installation, construction, and maintenance of all infrastructure necessary to provide adequate public services to the property covered by the legislative land use decision; and

(6) Does not require or otherwise provide for implementation of the Fort Ord Habitat Management Plan (HMP).

Additional Considerations for Development Entitlements:

(7) Is not consistent with the Highway 1 Design Corridor Design Guidelines as such guidelines may be developed and approved by the Authority Board;

(8) Is not consistent with the jobs/housing balance requirements developed and approved by the Authority Board as provided in Section 8.02.020(t) of this Master Resolution;

(9) Is not consistent with FORA's prevailing wage policy, Section 3.03.090 of the FORA Master Resolution.

- *FORA Administrative Committee and Planners Working Group determine the Campus Town Project is consistent with the BRP; and*
- **Recommend Board approval of Resolution 20-XX, Certifying the City of Seaside’s General Plan Circulation Element Amendments, Zoning Map and text amendments creating the “Campus Town Specific Plan” District, Campus Town Specific Plan, and development entitlements for the Campus Town Project are consistent with the Fort Ord Base Reuse Plan.**

Questions?

