



REDEVELOPMENT AGENCY OF THE CITY OF SEASIDE

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September 21, 2010

Michael A. Houlemard Jr., Executive Officer
Fort Ord Reuse Authority
100 12th Street, Building 2880
Marina, CA 93933

RE: Request for Consistency Determination of the Projects at Main Gate Specific Plan in Accordance with FORA Master Resolution, Article 8.01.020

Dear Mr. Houlemard:

The Redevelopment Agency of the City of Seaside (RACS) requests that the Fort Ord Reuse Authority (FORA) adopt a finding that the Projects at Main Gate Specific Plan are consistent with the Fort Ord Base Reuse Plan (BRP).

The Seaside City Council adopted the Projects at Main Gate Specific Plan (the "Project") by Ordinance 991 on August 5, 2010. The City Council certified the corresponding Final Environmental Impact Report on July 15, 2010 by Resolution No. 10-43. The Project encompasses approximately 56 acres of the former Fort Ord, just east of Highway 1, north of Light fighter Drive and adjacent to California State University Monterey Bay. The Project's proposed land use as a regional retail, entertainment-based commercial center is consistent with the Gateway Regional Entertainment District within the FORA Base Reuse Plan ("BRP").

The project is proposed to integrate with surrounding land uses, institutions and other redevelopment efforts, and includes the following development and design objectives:

- Allow for two main project components: an entertainment-based retail center and a hotel/spa/conference center.
- Create an inviting open-air retail environment with distinct pedestrian-friendly retail "districts".
- Utilize site topography to minimize grading and maximize views of Monterey Bay.
- Connect to the future State Park and other nearby amenities, offering access for pedestrians and bicyclists to and from the site.
- Employ sustainable, high-quality design, materials and building techniques that contribute to a distinctive "sense of place" at a pedestrian scale.

- Offer unique destinations and services that include local retailers, national retailers and specialty businesses and restaurants.
- Provide ease of access, transit connections and non-automobile alternatives as a component of the project.
- Incorporate high performance building techniques and design features to further both economic and environmental goals.
- Implement universal access design in all site and building plans for people of different ages and abilities.
- Incorporate landscape, hardscape and streetscape design features that recognize and reflect native species and local conditions.

Based on the attached reports and consistency analysis matrix, the City of Seaside finds the Projects at Main Gate Specific Plan to be consistent with the Fort Ord Base Reuse Plan and requests that FORA concur with this determination and certify the project.

The attached submittal package was prepared in accordance with FORA Master Resolution Article 8.01.020 and instructions received from FORA staff. The submittal package includes two complete hard copies and 30 CD ROMs containing the following requested documents.

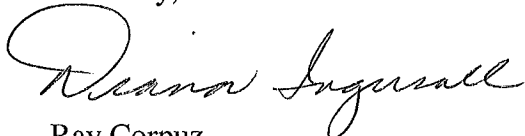
1. Exhibit A Consistency Analysis Table
 - Attachment A Conceptual Visual Simulations
2. July 15, 2010 Public Hearing to consider adoption of The Projects at Main Gate Specific Plan and Final Environmental Impact Report
 - Public Hearing Notice published July 1, 2010
 - July 15, 2010 City Council Agenda
 - The Projects at Main Gate and EIR Power Point Presentation
 - July 15, 2010 Staff Report
 - ATTACHMENT 1: Resolution Certifying the Final Environmental Impact Report for the Projects at Main Gate Specific Plan
 - Exhibit "A": Findings and Facts in Support of Findings
 - Exhibit "B": Statement of Overriding Considerations
 - Exhibit "C": Mitigation Monitoring and Reporting Program – The Projects at Main Gate
 - ATTACHMENT 2: Ordinance Adopting the Projects at Main Gate Specific Plan and Adopting Revisions to Title 17 of the Municipal Code to Include the Projects at Main Gate Specific Plan by Reference
 - ATTACHMENT 3: Minutes from the Planning Commission Meeting of December 15, 2009 Recommending Adoption of the Specific Plan

- ATTACHMENT 4 Final Draft of the Projects at Main Gate Specific Plan
 - ATTACHMENT 5 Final EIR for the Projects at Main Gate Specific Plan (consisting of the DEIR, RDEIR, all appendices, and response to comments documents in total)
3. August 5, 2010 Second Reading to consider adoption of the Projects at Main Gate Specific Plan
- August 5, 2010 City Council Agenda
 - August 5, 2010 Staff Report
 - ATTACHMENT 1: Ordinance No. 991 Adopting the Projects at Main Gate Specific Plan and Adopting Revisions to Title 17 of the Municipal Code to Include the Projects at Main Gate Specific Plan by Reference.
Exhibit "A": Final Draft of the Projects at Main Gate Specific Plan
 - ATTACHMENT 2: Minutes from the Planning Commission Meeting of December 15, 2009 Recommending Adoption of the Specific Plan
 - ATTACHMENT 3: Letter from California State University at Monterey Bay dated July 15, 2010
4. Memorandum containing website links to documents

If you have any questions or require additional information, please do not hesitate to contact me or Rick Medina, Senior Planner, (831) 899-6727 or rmedina@ci.seaside.ca.us.

Thank you for your help in expediting this very important and exciting project.

Sincerely,



Ray Corpuz
City Manager

c: Diana A. Ingersoll, P. E., Deputy City Manager–Resource Management Services
Rick Medina, Senior Planner
Lisa Brinton, Redevelopment Project Manager