



City of Marina

Planning Division, 211 Hillcrest Avenue, Marina, CA 93923; planning@cityofmarina.org;
831-884-1289

Notice of Intent to Adopt a Mitigated Negative Declaration

To: Interested Individuals, Reviewing Agencies, County Clerk of Monterey County

Subject: Notice of Intent to Adopt a Mitigated Negative Declaration (MND) in compliance with Section 15072 of the California Code of Regulations

This is to advise that the **City of Marina Planning Division** has reviewed the **Initial Study** for the project identified below and intends to adopt the **Mitigated Negative Declaration** for this project. The document is available for review at the City of Marina Planning Division Office, 211 Hillcrest Avenue, and online at <https://www.cityofmarina.org/945/Environmental-Review>

Project Location: Downtown Marina with specific sites identified below.

355 Reservation Road	383 Reservation Road	APN 032-121-024 Reservation Road	435 Reservation Road	432 Reservation Road APNs 032-141-029,030
205 Mortimer Ln	271 Carmel Ave	273 Carmel Ave	283 Carmel Ave	271 Carmel Ave
3102 Crescent Ave	3080 Sunset Ave	3078 Sunset Ave	3070 Del Monte Blvd	3038 Del Monte Blvd
219 Reindollar Ave	213 Reindollar Ave	3006 Hwy 1	327 Reservation Road	337 Reservation Road
365 Reservation Road	3074 Del Monte Ave			

Project Title: City of Marina Affordable Housing Overlay

Project Description: The City of Marina Affordable Housing Overlay (AHO) Project serves to implement Housing Element programs and meet the City’s Regional Housing Need Allocation (RHNA) by encouraging the development of very low income and low-income affordable housing and new multi-family residential development. Overlay zoning is a regulatory tool that creates a special zoning district, placed over an existing base zone(s), to establish special land use regulations, standards, or procedures in areas with unique land use, site planning, building design, or environmental resource issues. An AHO provides a clear list of development standards and incentives for developers who include affordable homes in their multi-family residential development. Additionally, an AHO encourages production of affordable homes rather than requiring it. The overlay is layered on top of established base zoning regulations, leaving in place opportunities for property owners to develop within these existing rules. Rather than imposing restrictions, an AHO presents property owners with more choices by offering benefits to projects that increase the supply of affordable housing.

Public Review and Comment: September 26, 2022-October 26, 2022. Comments on the City’s adoption of the IS and MND must be submitted in writing to the Planning Division at the address below

prior to the close of the public comment period or via email to gpersicone@cityofmarina.org at 4PM. A copy is also available at the Marina City Hall at 211 Hillcrest Avenue, Marina, CA 93933.

Public Hearing: A public hearing on the project has been tentatively scheduled before the **Planning Commission on December 8, 2022 at 6:30 p.m.** Interested residents, agencies and other concerned citizens may transmit their concerns or comments within the public review period.

Hazardous Materials: The AHO sites do not contain a site that is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5. However, there are two open cleanup sites located in the vicinity of AHO sites, including the Central Coast High School Expansion site and the Reservation Road High School site. The city contains one Federal Superfund site, Fort Ord; while the listed sites are approximately 0.25 to 0.5 mile away from the nearest AHO sites, Fort Ord cleanup activities could expose people to hazards. Fort Ord was a major U.S. Army Base and added to the Superfund: National Priorities List of Hazardous Waste Sites on February 21, 1990. While most of the former Fort Ord is now part of the Fort Ord National Monument, other areas have been converted from military to civilian land uses under the direction of Fort Ord Reuse Authority. While many old military buildings and infrastructure remain abandoned, others have been demolished. Hazardous and toxic waste materials and sites at the former Fort Ord consist of a wide variety of materials including: industrial chemicals, petrochemicals, domestic and industrial wastes (landfills), asbestos and lead paint in buildings, above- and underground storage tanks, and ordnance and explosives, including unexploded ordnance. Although the former Fort Ord base is a listed Superfund site, the Army is undergoing remediation of the base, which will ensure contamination is removed from the site. Therefore, this site would not cause a significant hazard to new residential developments in the city upon remediation.

Guido F. Persicone, Community Development Director

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