

City of Marina

NOTICE OF INTENT TO ADOPT NEGATIVE DECLARATION

Notice is hereby given that an Initial Study-Negative Declaration (IS-ND) has been prepared for the project described below in accordance with the provisions of the California Environmental Quality Act of 1970, as set forth in the Public Resources Code, Sections 21000 to 21174, as amended. It is the intent of the City of Marina to adopt a Negative Declaration for this project.

Project Title

2015-2023 Housing Element Update

Lead Agency

City of Marina

Description of Project

The City of Marina prepared the 2015-2023 Housing Element Update to comply with the legal mandate that requires each local government to plan adequately to meet the existing and projected housing needs of all economic segments of the community. An interim 2015-2023 Housing Element Update was adopted in June 2016; however, this 2019-dated Housing Element Update is required, as the June 2016 Update was not adopted within 120 days of the statutory December 15, 2015 deadline. The 2015-2023 Housing Element Update implements the different types of single-family, multi-family, and mixed-use developments envisioned by the Land Use Element, specific plans, and other land use plans. As such, the updated Housing Element would not result in any additional physical environmental impacts, beyond those evaluated as part of the Land Use Element or other planning documents. The Housing Element identifies sites that can accommodate growth under existing land use and zoning designations to demonstrate compliance with the RHNA. The Housing Element does not create new or additional housing, nor result in zoning amendments that would increase residential development potential. Under existing land use policies through R-4 and mixed use zoning, the remaining RHNA of 832 units could be constructed independent of the adoption of the Housing Element.

Project Location

The project site encompasses the entirety of the City of Marina in Monterey County, California.

Lists of sites enumerated under Section 65962.5 of the Government Code

The city contains one Federal Superfund site, Fort Ord, which would 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.

Public Review and Comment

The IS-ND is available for public review from October 15, 2019 through November 14, 2019. The document is available at the City of Marina offices, located at 209 Cypress Avenue, Marina, California 93933, and online at <https://www.cityofmarina.org/901/Development-Projects>.

Please address comments to Christy Hopper, Planning Services Manager, by e-mail at chopper@cityofmarina.org, by mail at 209 Cypress Avenue, Marina, California 93933, or by telephone at (831) 884-1220 prior to the close of the comment period on November 14, 2019.