



**Notice of Preparation
of an Environmental Impact Report and Scoping Meeting for the
Marina General Plan Update Project
Marina, California**

Lead Agency:

City of Marina, Community Development Department
209 Cypress Avenue
Marina, California 93933
Attn: Alyson Hunter, AICP, Planning Services Manager
Community Development Department

NOTICE IS HEREBY GIVEN, in accordance with the California Environmental Quality Act (CEQA) Guidelines Section 15082, that the City of Marina (City) will serve as the Lead Agency in preparing an Environmental Impact Report (EIR) for the Marina General Plan Update Project (proposed project). The City is requesting your input on the scope and content of the environmental issues and alternatives to be evaluated in the EIR.

Project Location: The project area includes the entirety of the City of Marina, California. The city is primarily developed, with parks, beaches, and scattered undeveloped parcels within the city. Portions of the city are in the Coastal Zone, portions of the city contain mapped Critical Habitat, and the city contains sensitive archaeological and historic resources. **Figure 1** shows the regional location and **Figure 2** shows an aerial image of the project area. **Figure 3** shows the current land use designations in the General Plan.

Project Description: The proposed project consists of a comprehensive update to the City's 2000 General Plan. The General Plan update, "Marina 2045," will serve as a long-term framework for future growth and development. Marina 2045 represents the community's vision for the future and contains goals and policies upon which the City Council, Planning Commission, staff, and the entire community will base land use, development, and natural resource decisions. To provide a contemporary plan that will guide the community through the next 20 years, the General Plan update will reflect recent development decisions and changes in State law. The Plan will focus on creating a "complete community" and improving the quality of life for residents, measured infill development, and increasing jobs and housing opportunities citywide while balancing natural resource conservation. The draft vision statement for Marina 2045 is "Marina will grow into a complete and self-sufficient city with inviting neighborhoods, an active downtown, thriving commercial areas, a vibrant college district, and a strong local economy. This growth will be carefully balanced with an ongoing commitment to diversity, affordable housing, high quality of life, preservation of natural areas, and protection of the City's rich military history. As a regional leader, Marina will actively shape the Monterey Peninsula's sustainability efforts, innovative transportation solutions, and economic development prospects. The City will continue to prioritize the well-being of its residents through transparent decision-making and by providing high-quality public services, an interconnected network of parks and open spaces, a safe transportation network, and a range of housing options for all income levels."

Notice of Preparation for a Draft Environmental Impact Report

The comprehensive General Plan update will include updates to the following required General Plan Elements:

- | | |
|-------------------------|--------------------------|
| 1. Land Use | 5. Safety |
| 2. Circulation | 6. Open Space |
| 3. Noise | 7. Air Quality |
| 4. Natural Conservation | 8. Environmental Justice |

Other non-required topics will include Economic Development and Fiscal Sustainability, Community Character and Identity, and Public Health, among others. The project does not include updates to the Housing Element which was adopted in December 2023 and is currently in the process of being certified by the California Department of Housing and Community Development. The City also contains several Specific Plans that will remain in full force and effect and unchanged as a result of this comprehensive general plan update.

Potential Environmental Effects: The City has determined that an EIR is the appropriate level of CEQA review. Pursuant to CEQA Guidelines Section 15063(a), because the City has determined that an EIR is needed and its scope will not be narrowed to exclude certain potential environmental effects that were determined to be insignificant, an initial study will not be prepared. The EIR will address the potential physical environmental effects of the proposed project for each of the environmental topics outlined in Appendix G of the CEQA Guidelines. The following environmental issues are anticipated to be analyzed in the EIR:

- | | |
|--------------------------------------|----------------------------------|
| • Aesthetics | • Land Use and Planning |
| • Agriculture and Forestry Resources | • Mineral Resources |
| • Air Quality | • Noise |
| • Biological Resources | • Population and Housing |
| • Cultural Resources | • Public Services and Recreation |
| • Energy | • Transportation |
| • Geology and Soils | • Tribal Cultural Resources |
| • Greenhouse Gas Emissions | • Utilities and Service Systems |
| • Hazards and Hazardous Materials | • Wildfire |
| • Hydrology and Water Quality | |

The Draft EIR will propose mitigation to avoid and/or reduce impacts deemed potentially significant, identify and evaluate a reasonable range of project alternatives, and compare the environmental impacts of the alternatives to the impacts of the proposed project. The EIR will also include other required information including discussions about: 1) any significant environmental effects that cannot be avoided if the project is implemented; 2) any significant irreversible and irretrievable commitments to resources; 3) growth-inducing impacts of the proposed project; 4) effects found not to be significant; and 5) cumulative impacts.

When the Draft EIR is completed, it will be available for review at the City's Community Development Department located at 209 Cypress Avenue and the public library located at 190 Seaside Circle in Marina, California.

Public Scoping Meeting: The City of Marina will conduct a public scoping session on **March 14, 2024**, starting at 6:30 pm as part of the regularly scheduled Planning Commission meeting. This meeting will be held in person at the Council Chamber in City Hall (at 211 Hillcrest Avenue), and virtually via Zoom. For meeting agenda and updates, including the Zoom link, please visit:

<https://www.cityofmarina.org/958/Access-View-Meetings>.

Commenting on the Scope of the EIR: The City welcomes agency and public input regarding environmental factors potentially affected and project alternatives to be considered for evaluation. At this time, the City is soliciting comments on the scope and content of the EIR, including potential environmental impacts of the project and alternatives to be considered. Pursuant to Public Resources Code Section 21080.4(a) and CEQA Guidelines Sections 15082(b) and 15096(b)(2), agencies must limit comments to environmental information about the agency's area of statutory responsibility. For all commenters, comments must be specific and related directly to the project (CEQA Guidelines Section 15082[b][3]). Comments will be considered when preparing the Draft EIR's discussion of environmental impacts, mitigation measures, and alternatives. The City will begin accepting comments on **February 28, 2024**. Because of time limits mandated by State law, comments must be received no later than **5:00 p.m. on March 29, 2024**, which ends the 30-day scoping period.

Comments may be submitted by U.S. mail or by email prior to the close of the scoping period. Direct comments to:

Alyson Hunter, AICP
Planning Services Manager
Community Development Department
City of Marina
209 Cypress Avenue
Marina, California 93933
ahunter@cityofmarina.org

For comments submitted via email, please include "NOP Comments: General Plan Update" in the subject line and the name and physical address of the commenter in the body of the email.

All comments on environmental issues and potential alternatives received during the public scoping period will be considered and addressed in the Draft EIR. This NOP and other public review documents for this project will be available for viewing online. These documents will also be available for review at the Community Development Department office at 209 Cypress Avenue during regular business hours.

For questions regarding this notice, please contact Alyson Hunter at the contact information provided above.

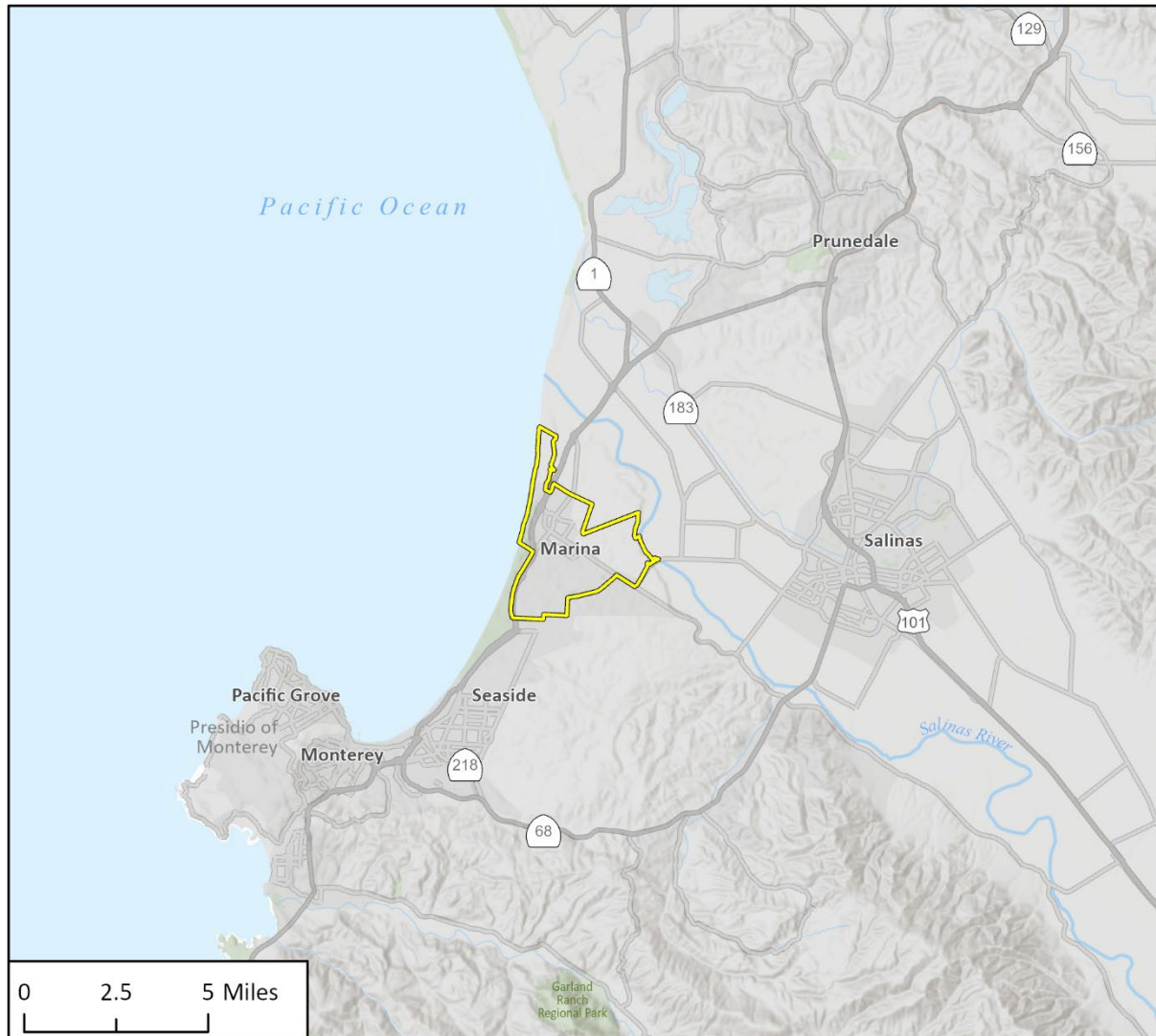
Attachments

Figure 1 Regional Location

Figure 2 Project Location

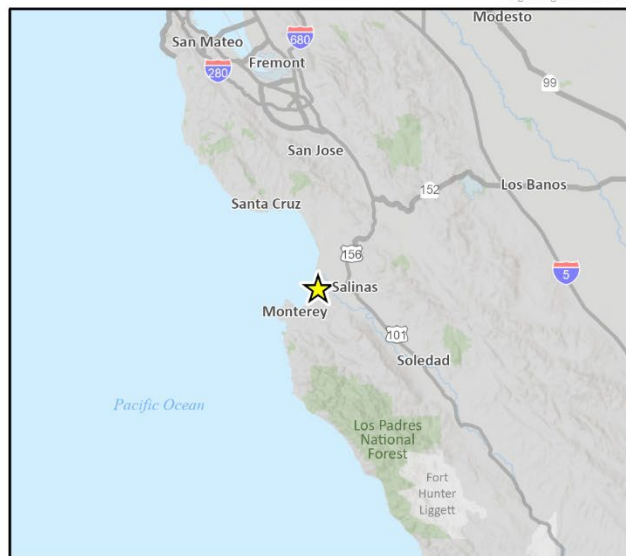
Figure 3 Current General Plan Land Use Designations

City of Marina
 Notice of Preparation for a Draft Environmental Impact Report
Figure 1 Regional Location

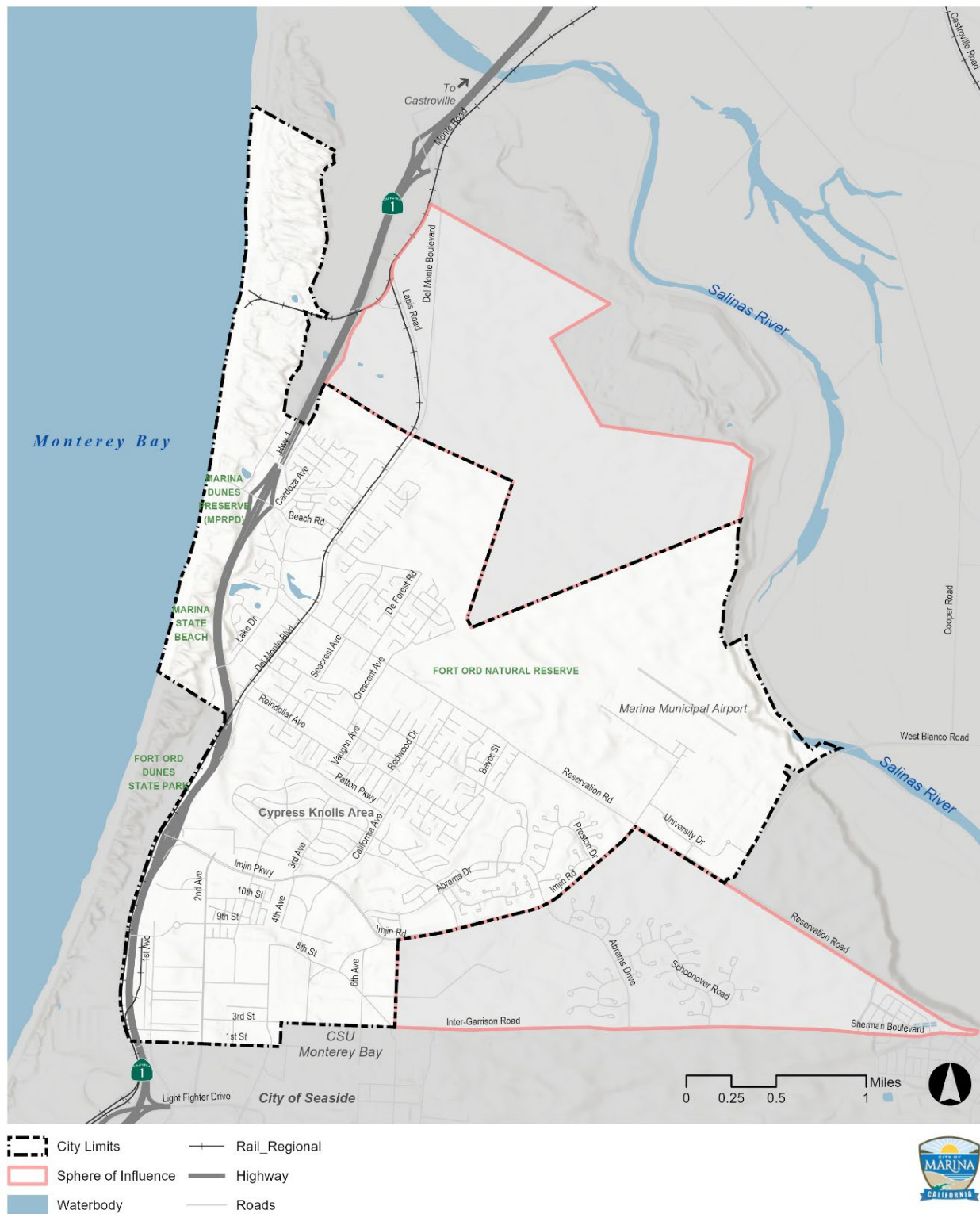


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22-13326 EPS Marina GP Existing Conditions
 Fig. 1 Regional Location



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Figure 2 Project Location



Sources: City of Marina (2022); CPAD(2021); FORTAG (2023); Urban Footprint (2022); ESRI (2022); USGS & NOAA (2016).

Figure 3 Current General Plan Land Use Designations

