



City of Marina

Planning Division, 211 Hillcrest Avenue, Marina, CA 93923
planning@cityofmarina.org; 831-884-1220

FILED

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Notice of Intent to Adopt a Negative Declaration

XOCHITL MARINA CAMACHO
MONTEREY COUNTY CLERK
DEPUTY

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

Subject: Notice of Intent to Adopt a Negative Declaration (ND) 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 **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: 499 9th Street, Marina, CA 93933 (APNs: 031-201-016 and 031-251-014)

Project Title: Las Animas Concrete Conditional Use Permit Project

Project Description: Las Animas Concrete is seeking to renew a Conditional Use Permit (CUP) to operate the existing concrete batch facility that has operated continuously over the last 19 years. The new CUP will be for a limited three (3) year term with an extra year to decommission the site. The project site is improved with existing material bunkers, hoppers, an air compressor shed, admix shed, a parts room, workshop space, two (2) 55-foot-tall silos, one (1) 125-footlong conveyor, and four (4) 30x15 foot washouts/settling ponds. The proposed project would not add new improvements, expand the existing facility, or expand the use of the existing facility. Therefore, the project would remain within the same footprint as the existing concrete batch facility.

Under the new CUP, the estimated water and energy uses of the facility would remain unchanged from previous operational requirements. Las Animas would operate Monday through Friday from 6 am to 5 pm with occasional jobs on Saturday and would continue to employ 14 staff members. Las Animas expects to have between 10-20 and 25-35 truck trips per day throughout the week. However, the proposed project would decrease the existing use of the site. The Las Animas site had housed between 10 and 15 Monterey Peninsula Engineering (MPE) haul and water trucks at the existing concrete batch facility. The proposed project would involve a decrease in use because MPE has removed their trucks from the project site resulting in less truck trips to and from the site. Additionally, Las Animas would have limited nighttime operation. Under the CUP, the City defines nighttime operation as operation between 10 pm and 6 am and would allow Las Animas 30 nighttime operational uses per year. Nighttime use of the site would support construction projects in Monterey County, especially in local cities like Marina.

Public Review and Comment: August 8, 2024-September 9, 2024. Comments on the City's adoption of the IS and ND 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 nmcilroy@cityofmarina.org at 4PM. A copy is also available at Marina's Community Development Department at 209 Cypress Avenue, Marina, CA 93933.

Public Hearing: A public hearing on the project has been tentatively scheduled before the **Planning Commission on September 12, 2024 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 Las Animas Concrete Batch site does not contain a site that is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5. The former Fort Ord was listed as a Federal National Priority List (NPL) site (also known as Superfund) in February 1990. The project site is located within former U.S. Army land, which the Army transferred to the City. 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. Further, the Department of Toxic Substances Control's (DTSC) EnviroStor website does not classify the project site nor any surrounding parcels as a hazardous materials site (DTSC, 2024). Therefore, this site would not cause a significant hazard to the continued operations of a concrete batch processing plant.



8/8/2024

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