

### PUBLIC NOTICE

NOTICE IS HEREBY GIVEN that a Public Hearing will be held at sometime during a regular meeting of the Marina Planning Commission which will begin at 6:30 p.m. on Thursday, January 23, 2003, in the City Council Chambers, at 211 Hillcrest Avenue, Marina, to consider the item listed below.

**PROPOSED MARINA HEIGHTS PROJECT/ABRAMS "B" HOUSING – LOCATED IN FORMER ABRAMS AND UPPER PATTON PARKS FAMILY HOUSING AREAS ON THE FORMER FORT ORD NORTH OF IMJIN PARKWAY AND EAST OF CALIFORNIA AVENUE - ENVIRONMENTAL REVIEW DETERMINATION AND SCOPING MEETING FOR POSSIBLE EIR**

Request by City Staff for the Planning Commission to make a determination as to whether an Environmental Impact Report shall be the means of accomplishing the required environmental review for the proposed Marina Heights project/Abrams "B" Housing. The proposed Marina Heights project would consist of the construction of 102 attached townhomes and 948 single family residences on a 248 acre site in the former Fort Ord east of California Avenue and north of Imjin Parkway (formerly named Imjin Road and 12<sup>th</sup> Street) following the demolition of existing structures on the site. It would also include improvement of a 28 acre park/school site between Abrams Drive and Imjin Parkway, establishment of other parks and open spaces, and other appurtenant public improvements. Development of the proposed Marina Heights project would require a series of legislative actions and permits from the City, including but not limited to, General Plan Amendments, Zoning Ordinance Amendments, possibly Subdivision Ordinance Amendments, Specific Plan, Tentative Subdivision Map, Design Review Approval, and Tree Removal Permit. A Development Agreement is also anticipated. The Marina Heights project applicant has proposed that the City retain the existing residential units in the Abrams "B" area after their receipt from the U.S. Government as a means of meeting affordable housing requirements under California Redevelopment Law. The Abrams "B" Housing proposal would involve the consideration of actions and permits to bring 194 former Army family housing units into compliance with City regulations after they are conveyed out of federal ownership. Necessary permits for this latter proposal are anticipated to include, but may not be limited to, Use Permit and Design Review Approval. City Staff are recommending that an Environmental Impact Report (EIR) be prepared for the combined project.

Comments on the possible scope of an EIR are also solicited from members of the public and

public agencies. An initial review of the proposed combined project by the City's environmental review consultant has identified the following focused environmental review topics which the EIR is anticipated to need to address: aesthetics/visual quality, air quality, biological resources, noise, hazards and hazardous materials, recreation, traffic and circulation, and public services/utilities (including the provision of police and fire protection, public schools, parks and recreational facilities, water supply, wastewater collection and treatment, storm drainage and solid waste collection and disposal). The project applicant is Cypress Marina Heights, L.P.

Any and all interested persons are hereby invited to attend this Public Hearing for the purpose of being heard thereon. In addition to any oral comments, you are encouraged to submit your comments in writing at the meeting. **If your comments are extensive, having your comments in writing will be the best means of assuring that your comments will be accurately reflected in the recorded minutes of the meeting.**

If anyone challenges the nature of the proposed action in court, they may be limited to challenging only those issues which have been raised at the Public Hearing described in this notice, be it either by written correspondence submitted to or at the meeting or public testimony at the meeting. Copies of the preliminary project plans and other documents related to the project are available for public review and inspection at the Marina Planning Department, 211 Hillcrest Avenue, Marina, California. Copies of the Staff Report for the Public Hearing will be available for public review or purchase on Monday, January 20, 2003. Please direct all inquiries to the Planning Department at (831) 884-1220.

JEFFREY P. DACK, AICP  
DIRECTOR OF PLANNING

THIS PUBLIC NOTICE IS TO BE PUBLISHED, POSTED AND DISTRIBUTED AS FOLLOWS:

(1) PUBLISHED IN LEGAL CLASSIFIED SECTION OF THE MONTEREY COUNTY HERALD NEWSPAPER ON MONDAY, JANUARY 13, 2003; AND

NO LATER THAN 5:00 P.M., THE SAME DAY THIS PUBLIC NOTICE IS TO BE:

(2) POSTED AT THE MARINA LIBRARY, MARINA VILLAGE RESTAURANT, MARINA POST OFFICE, CITY HALL LOBBY AND COUNCIL CHAMBERS BULLETIN BOARD; AND

(3) DELIVERED TO THE POST OFFICE FOR MAILING TO NEIGHBORING PROPERTY OWNERS AND OTHERS ON THE PUBLIC NOTICE MAILING LIST ON FILE AT THE MARINA PLANNING DEPARTMENT.

#### AFFIDAVIT

I, Judy Paterson, Marina Planning Services Assistant, do hereby certify that copies of this notice were posted and delivered as described above. Further, if the following agency(ies) is/are "checked" I do hereby certify that the mailing of this notice as described above included the mailing of this notice to:

☐ Monterey County Clerk (for Negative Declaration).

☐ California Coastal Commission (for Coastal Development Permit).

Dated this 13TH day of JANUARY, 2003.

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JUDY PATTERSON  
Planning Services Assistant