City of Marina

City of Marina
211 HILLCREST AVENUE
MARINA, CA 93933
831- 884-1220; FAX 831- 384-0425
www.cityofmarina.org

AGENDA

Thursday, April 30, 2025 **5:20 P.M.**

SPECIAL MEETING
TREE COMMITTEE

THIS MEETING WILL BE HELD IN PERSON

5:20 PM-Meet at Monterey County Department of Social Services Parking Lot
2620 1st Ave
Marina, CA 93933

530-7PM Site Visit to Opportunity Area 3.2 (Northwest Corner of First Avenue and Divarty Street)

PARTICIPATION

All meetings take place in the Council Chambers at 211 Hillcrest unless otherwise noticed. If you are unable to participate in real-time, you may email to planning@cityofmarina.org with the subject line "Public Comment Item #" (insert the item number relevant to your comment) or "Public Comment – Non-Agenda Item." Comments will be reviewed and distributed before the meeting if received by 5:00 p.m. on the day of the meeting. All comments received will become part of the record. The Tree Committee will have the option to modify their action on items based on comments received.

Any person addressing the legislative body making impertinent, slanderous, or profane remarks, or who becomes boisterous while addressing the legislative body, shall be called to order by the Presiding Officer and, if such conduct continues, may at the discretion of the Presiding Officer be barred from further audience before the legislative during that meeting, unless permission to continue be granted by a majority of the body.

Any person in the audience who engages in disorderly conduct such as hand clapping, stamping of feet, whistling, using profane language, yelling, and similar demonstrations, which conduct disturbs the peace and good order of the meeting, or who refuses to comply with the lawful orders of the Presiding Officer, shall be guilty of an infraction, and upon instructions from the Presiding Officer, it shall be the duty of the Sergeant at Arms or Peace Officer to remove any such person from the room and to place him under arrest or otherwise cause him to be prosecute under the law.

VISION STATEMENT

Marina will grow and mature from a small-town bedroom community to a small city, which is diversified, vibrant and through positive relationships with regional agencies, self-sufficient. The City will develop in a way that insulates it from the negative impacts of urban sprawl to become a desirable residential and business community in a natural setting. **(Resolution No. 2006-112 - May 2, 2006)**

MISSION STATEMENT

The City Council will provide the leadership in protecting Marina's natural setting while developing the

City in a way that provides a balance of housing, jobs and business opportunities that will result in a community characterized by a desirable quality of life, including recreation and cultural opportunities, a safe environment and an economic viability that supports a high level of municipal services and infrastructure. **(Resolution No. 2006-112 - May 2, 2006)**

LAND ACKNOWLEDGEMENT

The City recognizes that it was founded and is built upon the traditional homelands and villages first inhabited by the Indigenous Peoples of this region - the Esselen and Ohlone/Costanoan, their ancestors, and allies - and honors these members of the community, both past and present.

1. MEET AT MONTEREY COUNTY DEPARTMENT OF SOCIAL SERVICES PARKING LOT: 5:20 PM

2. WALK ACROSS TO 1ST AND DIVARTY & CALL TO ORDER: 5:30 PM

3. ROLL CALL & ESTABLISHMENT OF QUORUM:
   Tree Committee Members: Chair - Greg Simmons, Vice Chair - Jackie Gardner, Jeffrey Markham, Joey Silva, and Richard St. John (PC Rep)

4. OTHER ITEMS:
   A. Site visit to the Dunes' (Previously University Villages) Opportunity Site No. 3.2 to view the trees proposed for removal guided by City staff and the applicant Marina Community Partners. Not a project under CEQA per Article 20 Section 15378 and under General Rule Article 5 Section 15061. Planner: Guido Persicone, AICP, Community Development Director 831-884-1289 | gpersicone@cityofmarina.org

5. ADJOURNMENT

CERTIFICATION:
I, _____ Shane Doughty, Planning Intern for the City of Marina, do hereby certify that a copy of the foregoing agenda was posted at Marina City Council Chambers bulletin board, 211 Hillcrest Avenue; City Kiosk at the corner of Reservation Road and Del Monte Boulevard, and the Marina Branch Library, 190 Seaside Circle, on or before 5:00 pm. on April 25, 2025.

TREE COMMITTEE NOTES:

1. The Marina Tree Committee regularly meets at 5:30 P.M. on the second Wednesday quarterly in January, April, July, and October.
2. The Tree Committee follows procedures intended to allow for project applicants and members of the public the fullest possible opportunity to be heard, while enabling the Committee to complete its meetings within a reasonable time.
3. Copies of staff reports are available to the public on Friday afternoon, prior to the Wednesday meetings at the Community Development Department office located at 209 Cypress Avenue, Marina.
4. The public is invited and encouraged to participate in all meetings of the Tree Committee.
5. All meetings are open to the public. The City of Marina does not discriminate against persons with disabilities. Council Chambers are wheelchair accessible. Recordings of meetings can be provided upon request. To request assistive listening devices, sign language interpreters, readers, large print agendas or other accommodations, please call (831) 884-1220 or e-mail: planning@cityofmarina.org. Requests must be made at least **48 hours** in advance of the meeting.

City of Marina

City of Marina
211 HILLCREST AVENUE
MARINA, CA 93933
831-884-1278
www.cityofmarina.org

MEMORANDUM

DATE: April 24, 2025

FROM: Guido F. Persicone, Community Development Director, AICP

TO: Tree Committee

SUBJECT: Tree Committee Site Visit-April 30, 2025-Opportunity Site 3.2

Background
On March 7, 2025, an application was filed to remove trees within Phase 3 of the Dunes Development. On April 30, 2025 a site visit will occur on the property to educate the tree removal permit. The focus of the site visit will be on Opportunity Area 3.2 (Op 3.2) as well as a discussion from the applicant (Marina Community Partners) about how the tree removal permit aligns with the overall grading of Phase 3 of the Dunes Development.

During the site visit, city staff and the applicant will discuss the preservation measures conducted by Marina Community Partners for the overall Dunes Development summarized in Attachment 4 of this report. The purpose of the site visit with the Tree Committee is to orient the committee to the specific trees that are recommended for removal to facilitate a vote on the permit by the legislative body in May 2025.

Regulatory Framework
City of Marina Municipal Code
City of Marina Municipal Code (MMC) Section 17.62.030 requires a tree removal permit to remove, damage, or relocate, or cause to be removed, damaged, or relocated any tree on any property within City limits, unless exempted by MMC Sections 17.62.040 or 17.62.050. MMC Section 17.62.030 also prohibits construction activities within the dripline of any tree, unless these activities are conducted in compliance with tree protection guidelines adopted by resolution of the planning commission.

MMC defines “tree” as any living woody perennial plant having a single stem of six (6) inches or more diameter at breast height (DBH; measured at 4.5 feet above ground) or a multi-stemmed plant having an aggregate diameter of ten inches or more measured at DBH, and any living woody perennial plant which was planted in accordance with requirements of an approved compensation plan or was planted as part of a landscaping plan approved by the City. MMC defines “Dripline” as the greater of the outermost edge of the tree’s canopy, or fifteen times DBH measured from the center point of the tree.

University Village Specific Plan UVSP Tree Standards
UVSP Tree Standards call for the preservation of as many healthy Monterey cypress trees and oak trees as practicable. In accordance with the UVSP Tree Standards, Monterey cypress trees and oak trees that are in good or fair condition must be protected during construction and preserved wherever practicable. If relocation is possible, Monterey cypress and oak trees shall be removed by machinery, be immediately replanted at a new site, and be watered and fertilized. Existing healthy trees determined to be in good or fair condition that are removed shall be replaced on-site at a ratio of two (2) replacement trees for every one (1) removed (2:1). UVSP classifies tree health based on the following definitions:

• *Good.* Tree is healthy and vigorous as indicated by color of foliage and density, has no apparent signs of insect, disease, structural defects or mechanical injury. Tree has good form and structure.
• *Fair.* Tree is in average condition and vigor for the area, but may show minor insect, disease, or physiological problems. Trees rated as fair may be improved with correctional pruning.
• *Poor.* Tree that is in a general state of decline and may show severe structural or mechanical defects which may lead to failure, may have insect or disease damage, but is not dead.
• *Dead/Snag.* Dead standing tree.

Tree Removal Details

1. A total of 116 trees were identified within and adjacent to the boundaries of The Dunes on Monterey Bay Project, Phase 3.
2. 64 trees are located outside the project's construction footprint and will be avoided and protected in place, as necessary, during construction.
3. 52 trees would require removal.
4. Four (4) of the 52 trees are dead, and 48 are living;
5. However, only 32 living trees are in healthy (good or fair) condition.
6. A tree removal permit from the City is required to remove the 48 living trees, and tree replacement at a 2:1 ratio is required for removal of the 32 healthy trees.
   Therefore, SH will replace the removal of up to 32 healthy trees with up to 64 replacement plantings.

Tree Removal Numbers

Tree Identified within Phase 3	116
Trees Outside of the Construction Footprint	64 (52 remaining)
Dead Trees	52-4=48 remaining
Healthy Trees	32 of 48 are healthy and require replacement
City of Marina's Tree Replacement Ration (2:1)	32X2=64 Trees To Be Replanted

Attachments
1-Figure 2A-Tree Survey Results
2-Arborist Report, Phase 3, Dunes Development, April 18, 2025
3-Tree Removal Application, dated April 7, 2025
4-Dunes Development Tree Planting Summary
5-Draft Site Plan

Tree Survey Results
Dunes Parcels OP 3.1 & 3.2, OP 4.2 & 4.3, & City Parcel L5.5.1

Date	Figure
4/18/2025	2a
Scale: 1 in = 208 ft	

DENISE DUFFY & ASSOCIATES, INC.
Planning and Environmental Consulting

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DENISE DUFFY & ASSOCIATES, INC.
PLANNING AND ENVIRONMENTAL CONSULTING

Date: April 18, 2025

To: Doug Yount, Project Director
Shea Homes

CC: Doug McArdle, Community Development Manager
Shea Homes

From: Patric Krabacher, ISA Certified Arborist 11759
Denise Duffy & Associates, Inc.

RE: **Arborist Report for the Dunes on Monterey Bay Project, Phase 3 (OP3, OP4, and L5.5.1)**

Denise Duffy & Associates, Inc. (DD&A) is contracted by Shea Homes (SH) to provide environmental consulting services for the Dunes on Monterey Bay Project, Phase 3 (project), located in the City of Marina (City) in Monterey County, California. The project site consists of mass grading and prepping multiple development areas: Dunes Parcel Opportunity 3.1 & 3.2 (Dunes Parcel OP 3.1 & 3.2), Dunes Parcel Opportunity 4.1, 4.2, & 4.3 (Dunes Parcel OP 4.1, 4.2, & 4.3), and City Parcel L5.5.1 (**Figure 1**). Tree removal within the project site is regulated by the University Villages Specific Plan (UVSP) Existing Tree Removal, Relocation, and Replacement Standards (Tree Standards), approved on May 31, 2005; the project's Final Environmental Impact Report (FEIR) and Resolution; the project's Mitigation Monitoring and Reporting Program (MMRP); and Marina Municipal Code (MMC or City Code) Chapter 17.62 (Tree Removal, Preservation, and Protection). Removal of any living tree, as defined by the City, requires a tree removal permit.

To inform the development of project design plans that preserve as many healthy trees as practicable, DD&A conducted multiple field inventories of protected trees per MMC (trees) within the project site between 2021 and 2025. In addition, DD&A ISA Certified Arborist Patric Krabacher conducted an inventory of trees within the project site on January 27, 2025. This report documents the trees which must be removed to facilitate construction of the project per the existing plans and recommended actions to mitigate potential impacts to the trees and other sensitive biological resources in the area. Removal of trees, as defined below, requires a tree removal permit from the City; this report includes the necessary components for a tree removal permit application.

Tree Survey Areas
Dunes Parcels OP 3.1 & 3.2, OP 4.2 & 4.3, & City Parcel L5.5.1

Date
2/10/2025

Scale
1 in = 200 ft

DENISE DUFFY & ASSOCIATES, INC.
Planning and Environmental Consulting

Figure
1

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METHODS

Limitations

It is not the intent of this report to provide a monetary valuation of the trees or provide risk assessment for any tree on this parcel, as any tree can fail at any time. Only a visual assessment of each tree was conducted, no clinical diagnosis was performed on any pest or pathogen that may or may not be present within the site. In addition to an inspection of the property, DD&A relied on information provided by SH (such as survey data, property boundaries, and property ownership information) to prepare this report, and must reasonably rely on the accuracy of the information provided. DD&A shall not be responsible for another's means, methods, techniques, schedules, or procedures, or for contractor safety or any other related programs, or for another's failure to complete the work in accordance with the approved plans and specifications.

Regulatory Framework

City of Marina Municipal Code

City of Marina Municipal Code (MMC) Section 17.62.030 requires a tree removal permit to remove, damage, or relocate, or cause to be removed, damaged, or relocated any tree on any property within City limits, unless exempted by MMC Sections 17.62.040 or 17.62.050. MMC Section 17.62.030 also prohibits construction activities within the dripline of any tree, unless these activities are conducted in compliance with tree protection guidelines adopted by resolution of the planning commission.

MMC defines “tree” as any living woody perennial plant having a single stem of six (6) inches or more diameter at breast height (DBH; measured at 4.5 feet above ground) or a multi-stemmed plant having an aggregate diameter of ten inches or more measured at DBH, and any living woody perennial plant which was planted in accordance with requirements of an approved compensation plan or was planted as part of a landscaping plan approved by the City. MMC defines “Dripline” as the greater of the outermost edge of the tree’s canopy, or fifteen times DBH measured from the center point of the tree.

UVSP Tree Standards

UVSP Tree Standards call for the preservation of as many healthy Monterey cypress trees and oak trees as practicable. In accordance with the UVSP Tree Standards, Monterey cypress trees and oak trees that are in good or fair condition must be protected during construction and preserved wherever practicable. If relocation is possible, Monterey cypress and oak trees shall be removed by machinery, be immediately replanted at a new site, and be watered and fertilized. Existing healthy trees determined to be in good or fair condition that are removed shall be replaced on-site at a ratio of two (2) replacement trees for every one (1) removed (2:1). UVSP classifies tree health based on the following definitions:

- *Good.* Tree is healthy and vigorous as indicated by color of foliage and density, has no apparent signs of insect, disease, structural defects or mechanical injury. Tree has good form and structure.
- *Fair.* Tree is in average condition and vigor for the area, but may show minor insect, disease, or physiological problems. Trees rated as fair may be improved with correctional pruning.
- *Poor.* Tree that is in a general state of decline and may show severe structural or mechanical defects which may lead to failure, may have insect or disease damage, but is not dead.
- *Dead/Snag.* Dead standing tree.

Survey Methods

DD&A biologists, led by Certified Arborist Patric Krabacher, conducted a tree survey of the project site on January 27, 2025. The survey area encompassed the project's construction limits. Protected trees (trees that require a tree removal permit from the City and/or are defined in the UVSP) were inventoried in accordance with the following protocol, which was designed to meet the requirements of both MMC Chapter 17.62 and USVP Tree Standards:

- Excluding acacias (*Acacia* sp.)[1], all trees (including dead snags) 6" DBH or greater were tagged with a GPS location and a numbered aluminum marker (on the most feasible/visible location possible).
- Tree diameter was recorded at breast height (4.5 feet above ground) or (for multi-stemmed trees) at the most representable location.
- Multi-stemmed trees were recorded as one tree if the root crown (the point where the trunk meets natural grade) was contiguous. Multi-stemmed tree DBH was calculated by taking the square root of the squared sum of all stems measured ($\sqrt{[}$Stem 1 DHB^2+ Stem 2 DBH^2+ Stem 3 DBH^2...]). This equation returns the diameter at the base of the tree (Chojnacky, 1999).
- Species, size, and health class were recorded for each tree. Tree health was based on the UVSP classification system and was evaluated by visually inspecting each tree from its root crown to its foliar canopy for signs of decay, disease, or insect infestations. Per UVSP Tree Standards, page 118, eucalyptus (*Eucalyptus* sp.) health was not recorded.

GPS data were collected using a Trimble® TDC600 GPS and were then digitized using Trimble® TerraFlex and ESRI® ArcGIS 10.4. GPS data were collected using geographic coordinate system Universal Transverse Mercator (UTM) Zone 10 North and the World Geodetic System 1984 (WGS84) datum. The Trimble® TDC600 GPS has a GNSS accuracy of 1.5 meters.

RESULTS

Survey Results

Dunes Parcel OP 3.1

DD&A inventoried 44 trees within Dunes Parcel OP 3.1 (**Figure 2a & 2b; Appendix A.1**). Dominant tree species include 33 Monterey cypresses (*Hesperocyparis macrocarpa*), and six (6) Monterey pines (*Pinus radiata*). Other species observed include three (3) Torrey pines (*Pinus torreyana*), one (1) Eucalyptus, and One (1) coast live oak (*Quercus agrifolia*). 59% of the trees inventoried within this parcel were determined to be in fair condition (**Figure 3a &3b**); these are in average vigor for the area but are showing signs of diseases and insect infestations, including pitch canker, foamy bark canker, beetle evidence (i.e. saw dust and small symmetrical holes), sooty mold, and *Phytophthora* root and crown rot. No symptoms of sudden oak death were observed.

Dunes Parcel OP 3.2

DD&A inventoried 42 Monterey cypress trees within Dunes Parcel OP 3.2 (**Figure 2a & 2b; Appendix A.2**). 52%[2] of the trees inventoried within this parcel are in fair condition; they are in average vigor for the area but are showing the signs of diseases and insect infestations described above for Dunes Parcel OP 3.1 (**Figure 3a &3b**). No symptoms of sudden oak death were observed.

[1] Per UVSP Tree Standards, page 118, acacias (6" DBH or greater) were mapped with a GPS location but were not tagged or inventoried.
[2] Two (2) trees, tree tag number 728 and 730 were included in this calculation due to their proximity to Parcel OP 3.2

Dunes Parcel OP 4.1, 4.2, & OP 4.3

DD&A inventoried six (6) Monterey cypress trees within Dunes Parcel OP 4.1 all in good health. One (1) Monterey pine was inventoried within Dunes Parcel OP 4.2 which was found to be in poor health and is currently uprooting. 14 trees were inventoried within Dunes Parcel OP 4.3 (**Figure 2a & 2c; Appendix A.3**), these include 11 Monterey pines, five (5) Monterey cypresses, and one (1) Torrey pine. 57% of the trees inventoried within this parcel are in good condition; they are healthy and vigorous with no apparent signs of insect infestations, disease, or structural defects (**Figure 3a & 3c)**. No symptoms of sudden oak death were observed.

City Parcel L5.5.1

DD&A inventoried seven (7) trees within City Parcel L5.5.1 (**Figure 2a & 2c; Appendix A.4**). Trees inventoried include four (4) Monterey cypresses, two (2) Monterey pines, and one (1) coast live oak. All trees within this parcel are in good condition (**Figure 3a & 3c**); they are healthy and vigorous with no apparent signs of insect, disease, or structural defects. No symptoms of sudden oak death were observed.

DISCUSSION

Tree Preservation

To date, 21 trees have been preserved and protected in place throughout Phase 3. These preserved trees have been monitored on a weekly basis to ensure tree protection remains in place during construction activities, and on-going design changes (e.g., installation of retaining walls with holes to allow roots to pass through) have been implemented to avoid impacts. In addition, these trees have been pruned to improve health and stability. An additional 56 saplings have been transplanted from impacted areas. Of these 56 saplings, seven (7) died due to root loss or sooty mold, 30 were relocated to Phase 2, and 19 remain in a temporary nursery (monitored monthly by DD&A) and are awaiting transplant.

Tree Removal

Dunes Parcel OP3.1

All 44 trees within Dunes Parcel OP3.1 are located outside the project's construction footprint and are recommended to be avoided and protected in place, as necessary, during development of the adjacent parcels, OP3.2, OP4.2, and OP4.3 (**Figure 2a & 2b; Appendix A.1**), including one (1) coast live oak, one (1) Eucalyptus, three (3) Torrey pines, six (6) Monterey pines, and 33 Monterey cypresses. Best management practices while working around trees are included in **Appendix B**.

Dunes Parcel OP3.2

As a result of the proposed project, 41 Monterey cypresses would require removal within Dunes Parcel OP3.2 per the existing mass grading plan (**Figure 2a & 2b, Appendix C & D**). A tree removal permit from the City is required for all living trees. Three (3) trees proposed for removal are dead; therefore, a tree removal permit is required for the remaining 38 trees. Tree removal must incorporate the mitigation measures and regulatory requirements of the FEIR, the MMRP, and the UVSP Tree Standards, as follows:

- Pre-construction surveys for active nests shall be conducted by a qualified biologist within 250 feet of proposed construction activities no more than 30 days prior to construction. If active nests are found and the biologist determines that construction activities would adversely affect the nest or cause nest abandonment, then those activities shall be avoided in these areas until the young have fledged, as by the qualified biologist. Once the young have fledged, construction activities may resume in the vicinity and no further mitigation measures shall be required.

Tree Survey Results
Dunes Parcels OP 3.1 & 3.2, OP 4.2 & 4.3, & City Parcel L5.5.1

Date	Figure
4/18/2025	2a
Scale: 1 in = 208 ft	

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Tree Survey Results
Dunes Parcels OP 3.1 & 3.2

Date
3/31/2025

Scale
1 in = 133 ft

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Figure
2b

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Tree Survey Results
Dunes Parcels OP 4.2 & 4.3, & City Parcel L5.5.1

Date	Figure
4/18/2025	2c
Scale: 1 in = 150 ft	

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Tree Health
Dunes Parcels OP 3.1 & 3.2, OP 4.2 & 4.3, & City Parcel L5.5.1

Date
3/31/2025

Scale
1 in = 200 ft

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Figure
3a

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Tree Health
Dunes Parcels OP 3.1 & 3.2

Date	Scale	Figure
3/31/2025	1 in = 130 ft	3b

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Tree Health
Dunes Parcels OP 4.2 & 4.3, & City Parcel L5.5.1

Date
3/31/2025

Scale
1 in = 150 ft

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Figure
3c

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- Prior to the removal of large trees, a qualified biologist shall survey the trees for presence of roosting bats. If special-status bat species are present, the following measures shall be implemented.
    - Tree removal should not occur if maternity bat roosts are present (between April 15 and August 1) in the trees to be removed.
    - No tree removal should occur within 300 feet of the maternity roost until all young bats have fledged, as determined by a qualified biologist.
    - If special-status bats are present but there is not an active maternity roost, a Memorandum of Understanding (MOU) with the California Department of Fish and Wildlife (CDFW) should be obtained in order to remove the animals prior to tree removal. Alternate habitat may need to be provided if bats are to be excluded from maternity roosts. A roost with comparable spatial and thermal characteristics should be constructed as directed by a qualified biologist. In the event that adult bats need to be handled and relocated, a qualified biologist shall prepare and implement a relocation plan subject to approval by CDFW that includes relocating all bats found on-site to an alternate suitable habitat. A Mitigation and Monitoring Plan that mitigates for loss of bat roosting habitat should be prepared by a qualified biologist and approved by CDFW prior to tree removal.
- Existing trees in good or fair condition which are removed shall be replaced on site at a ratio of two replacement trees for each tree removed (2:1).
- DD&A recommends the replacement plantings be fifteen-gallon trees in locations with the greatest openings to minimize competition and maximum sunlight. (If fifteen-gallon sizes are unavailable, smaller sizes may be substituted.) The spacing between trees shall be at least eight (8) feet. Watering for establishment within the first two (2) months shall be at least once (1) per week, then every two (2) weeks during the late spring, summer, and fall for two (2) years.

Per UVSP Tree Standards, mitigation (i.e., tree replacement) is only required for the removal of healthy trees. Of the remaining 38 trees planned for removal in Dunes Parcel OP3.2, 23 are in fair condition and 16 are in poor condition (**Appendix A.2**). As a result, a total of 44 replacement plantings are required to mitigate for the removal of 23 healthy trees.

Dunes Parcel OP 4.1, 4.2, & OP 4.3

As a result of project activities (**Appendix D**), 11 Monterey pine trees are proposed for removal within Dunes Parcel OP 4.3 (**Figure 2a & 2c, Appendix C**). A tree removal permit from the City is required for all living trees. Only one (1) tree proposed for removal within Dunes Parcel OP 4.3 is dead; therefore, a tree removal permit is required for the remaining 10 trees. Tree removal must incorporate the mitigation measures and regulatory requirements of the FEIR, the MMRP, and the UVSP Tree Standards, as outlined above.

Of the 11 trees planned for removal within these parcels, seven (7) are in good condition, three (3) are in fair condition, and one (1) is dead (**Appendix A.3**). As a result, up to 20 replacement plantings are required to mitigate for the removal of up to 10 healthy trees.

City Parcel L5.5.1

All seven (7) trees within City Parcel L5.5.1 are located outside the project's construction footprint and will be avoided and protected in place, as necessary, during construction (**Figure 2a & 2c; Appendix A.4**), including one (1) coast live oak, two (2) Monterey pines, and four (4) Monterey cypresses. Best management practices while working around trees are included in **Appendix B**. In addition, SH made design changes to minimize the removal of as many trees as possible.

CONCLUSION

A total of 116 trees were identified within and adjacent to the boundaries of The Dunes on Monterey Bay Project, Phase 3. 64 trees are located outside the project's construction footprint and will be avoided and protected in place, as necessary, during construction.

To facilitate construction of the project per the existing plans (**Appendix D**), 52 trees would require removal. Four (4) of the 52 trees are dead, and 48 are living; however, only 32 living trees are in healthy (good or fair) condition. A tree removal permit from the City is required to remove the 48 living trees, and tree replacement at a 2:1 ratio is required for removal of the 32 healthy trees. Therefore, SH will replace the removal of up to 32 healthy trees with up to 64 replacement plantings. Tree removal must be conducted in accordance with the measures described in this report and any additional measures required by the tree removal permit.

REFERENCES

David C. Chojnacky, 1999. Converting Tree Diameter Measured at Root Collar to Diameter at Breast Height.

APPENDICES

Appendix A: Tree Table (OP3, OP4, L5.5.1)

Appendix B: Recommended Best Management Practices

Appendix C: Photo Log

Appendix D. Project Plans

APPENDIX A

Tree Table

Appendix A.1 – Tree Table for Dunes Parcel OP 3.1

Tree Number	Species	Common	DBH per Stem				Total DBH	Dripline per MMC (ft)	CRZ (ft)	Health	Status	Comment
Dunes Parcel OP 3.1												
660	Eucalyptus sp.	Eucalyptus	6	62	19		65	81	22	Fair	Retain	
661	Hesperocyparis macrocarpa	Monterey Cypress	13	13			18	23	6	Poor	Retain	Sooty mold, Structural
672	Pinus radiata	Monterey Pine	13				13	16	4	Fair	Retain	
673	Pinus torreyana	Torrey Pine	9				9	11	3	Poor	Retain	Declining almost dead
674	Pinus radiata	Monterey Pine	15				15	19	5	Poor	Retain	Declining almost dead
675	Pinus radiata	Monterey Pine	10				10	13	3	Dead	Retain	
676	Pinus radiata	Monterey Pine	10				10	13	3	Dead	Retain	
677	Pinus radiata	Monterey Pine	14				14	18	5	Poor	Retain	Declining almost dead
678	Pinus radiata	Monterey Pine	13				13	16	4	Dead	Retain	
722	Hesperocyparis macrocarpa	Monterey Cypress	34				34	43	11	Poor	Retain	Sooty mold, Structural
723	Hesperocyparis macrocarpa	Monterey Cypress	17				17	21	6	Poor	Retain	Sooty mold, Structural
724	Hesperocyparis macrocarpa	Monterey Cypress	35				35	44	12	Fair	Retain	
725	Hesperocyparis macrocarpa	Monterey Cypress	35				35	44	12	Fair	Retain	
726	Hesperocyparis macrocarpa	Monterey Cypress	17				17	21	6	Poor	Retain	Sooty mold, canker
727	Hesperocyparis macrocarpa	Monterey Cypress	14				14	18	5	Fair	Retain	
728	Hesperocyparis macrocarpa	Monterey Cypress	36				36	45	12	Fair	Retain	
729	Hesperocyparis macrocarpa	Monterey Cypress	31				31	39	10	Poor	Retain	Sooty mold, Structural
730	Quercus agrifolia	Coast Live Oak	18				18	23	6	Poor	Retain	Sooty mold, Structural
745	Hesperocyparis macrocarpa	Monterey Cypress	16				16	20	5	Poor	Retain	Sooty mold
753	Hesperocyparis macrocarpa	Monterey Cypress	42				42	53	14	Fair	Retain	
754	Hesperocyparis macrocarpa	Monterey Cypress	50				50	63	17	Fair	Retain	
755	Hesperocyparis macrocarpa	Monterey Cypress	44				44	55	15	Fair	Retain	
756	Hesperocyparis macrocarpa	Monterey Cypress	26				26	33	9	Poor	Retain	Sooty mold, Structural
757	Hesperocyparis macrocarpa	Monterey Cypress	28				28	35	9	Fair	Retain	
758	Hesperocyparis macrocarpa	Monterey Cypress	34				34	43	11	Poor	Retain	Sooty mold, Structural
759	Hesperocyparis macrocarpa	Monterey Cypress	38				38	48	13	Fair	Retain	
760	Hesperocyparis macrocarpa	Monterey Cypress	51				51	64	17	Fair	Retain	
761	Pinus torreyana	Torrey Pine	6				6	8	2	Poor	Retain	Declining almost dead
762	Pinus torreyana	Torrey Pine	8				8	10	3	Poor	Retain	Declining almost dead

Tree Number	Species	Common	DBH per Stem				Total DBH	Dripline per MMC (ft)	CRZ (ft)	Health	Status	Comment
763	Hesperocyparis macrocarpa	Monterey Cypress	18	15			23	29	8	Fair	Retain	
764	Hesperocyparis macrocarpa	Monterey Cypress	17	17			24	30	8	Fair	Retain	
765	Hesperocyparis macrocarpa	Monterey Cypress	14				14	18	5	Fair	Retain	
766	Hesperocyparis macrocarpa	Monterey Cypress	14				14	18	5	Fair	Retain	
767	Hesperocyparis macrocarpa	Monterey Cypress	9				9	11	3	Fair	Retain	
768	Hesperocyparis macrocarpa	Monterey Cypress	6				6	8	2	Fair	Retain	
769	Hesperocyparis macrocarpa	Monterey Cypress	12				12	15	4	Fair	Retain	
770	Hesperocyparis macrocarpa	Monterey Cypress	16				16	20	5	Fair	Retain	
771	Hesperocyparis macrocarpa	Monterey Cypress	17				17	21	6	Fair	Retain	
772	Hesperocyparis macrocarpa	Monterey Cypress	8				8	10	3	Poor	Retain	Sooty mold
773	Hesperocyparis macrocarpa	Monterey Cypress	14				14	18	5	Fair	Retain	
774	Hesperocyparis macrocarpa	Monterey Cypress	13				13	16	4	Fair	Retain	
776	Hesperocyparis macrocarpa	Monterey Cypress	7				7	9	2	Fair	Retain	
777	Hesperocyparis macrocarpa	Monterey Cypress	17				17	21	6	Fair	Retain	
778	Hesperocyparis macrocarpa	Monterey Cypress	20				20	25	7	Fair	Retain	

Appendix A.2 – Tree Table for Dunes Parcel OP 3.2

Tree Number	Species	Common	DBH per Stem				Total DBH	Dripline per MMC (ft)	CRZ (ft)	Health	Status	Comment
Dunes Parcel OP 3.2												
696	Hesperocyparis macrocarpa	Monterey Cypress	9				9	11	3	Fair	Remove	
697	Hesperocyparis macrocarpa	Monterey Cypress	8				8	10	3	Fair	Remove	
698	Hesperocyparis macrocarpa	Monterey Cypress	58	30	29	18	74	92	25	Poor	Remove	Sooty mold, Structural
699	Hesperocyparis macrocarpa	Monterey Cypress	12				12	15	4	Fair	Remove	
700	Hesperocyparis macrocarpa	Monterey Cypress	11				11	14	4	Poor	Remove	
701	Hesperocyparis macrocarpa	Monterey Cypress	14				14	18	5	Poor	Remove	
702	Hesperocyparis macrocarpa	Monterey Cypress	30				30	38	10	Poor	Remove	Sooty mold, Structural
703	Hesperocyparis macrocarpa	Monterey Cypress	7				7	9	2	Fair	Remove	
704	Hesperocyparis macrocarpa	Monterey Cypress	22				22	28	7	Fair	Remove	
705	Hesperocyparis macrocarpa	Monterey Cypress	18				18	23	6	Fair	Remove	
706	Hesperocyparis macrocarpa	Monterey Cypress	16				16	20	5	Fair	Remove	
707	Hesperocyparis macrocarpa	Monterey Cypress	30				30	38	10	Fair	Remove	
708	Hesperocyparis macrocarpa	Monterey Cypress	10				10	13	3	Fair	Remove	
709	Hesperocyparis macrocarpa	Monterey Cypress	16				16	20	5	Fair	Remove	
710	Hesperocyparis macrocarpa	Monterey Cypress	19				19	24	6	Poor	Remove	Sooty mold, Structural
711	Hesperocyparis macrocarpa	Monterey Cypress	20				20	25	7	Fair	Remove	
712	Hesperocyparis macrocarpa	Monterey Cypress	68				68	85	23	Fair	Remove	
713	Hesperocyparis macrocarpa	Monterey Cypress	20				20	25	7	Poor	Remove	Sooty mold
714	Hesperocyparis macrocarpa	Monterey Cypress	12				12	15	4	Poor	Remove	Sooty mold
715	Hesperocyparis macrocarpa	Monterey Cypress	14				14	18	5	Fair	Remove	
731	Hesperocyparis macrocarpa	Monterey Cypress	17				17	21	6	Fair	Remove	
732	Hesperocyparis macrocarpa	Monterey Cypress	36				36	45	12	Fair	Retain	
733	Hesperocyparis macrocarpa	Monterey Cypress	18				18	23	6	Poor	Remove	Sooty mold, Structural
734	Hesperocyparis macrocarpa	Monterey Cypress	12				12	15	4	Poor	Remove	Sooty mold
735	Hesperocyparis macrocarpa	Monterey Cypress	29				29	36	10	Fair	Remove	
736	Hesperocyparis macrocarpa	Monterey Cypress	21	21			30	37	10	Fair	Remove	
737	Hesperocyparis macrocarpa	Monterey Cypress	30				30	38	10	Fair	Remove	
738	Hesperocyparis macrocarpa	Monterey Cypress	31				31	39	10	Poor	Remove	Sooty mold, Structural
739	Hesperocyparis macrocarpa	Monterey Cypress	33				33	41	11	Poor	Remove	Sooty mold, Structural

Tree Number	Species	Common	DBH per Stem				Total DBH	Dripline per MMC (ft)	CRZ (ft)	Health	Status	Comment
740	Hesperocyparis macrocarpa	Monterey Cypress	28				28	35	9	Poor	Remove	Sooty mold, Structural
741	Hesperocyparis macrocarpa	Monterey Cypress	50				50	63	17	Fair	Remove	
742	Hesperocyparis macrocarpa	Monterey Cypress	21				21	26	7	Poor	Remove	Sooty mold, Structural
743	Hesperocyparis macrocarpa	Monterey Cypress	62				62	78	21	Fair	Remove	
744	Hesperocyparis macrocarpa	Monterey Cypress	28				28	35	9	Poor	Remove	Sooty mold, Structural
746	Hesperocyparis macrocarpa	Monterey Cypress	37				37	46	12	Poor	Remove	Sooty mold, Structural
747	Hesperocyparis macrocarpa	Monterey Cypress	17				17	21	6	Dead	Remove	
748	Hesperocyparis macrocarpa	Monterey Cypress	16				16	20	5	Dead	Remove	Burned
749	Hesperocyparis macrocarpa	Monterey Cypress	19				19	24	6	Dead	Remove	Burned
750	Hesperocyparis macrocarpa	Monterey Cypress	9				9	11	3	Poor	Remove	Canker
751	Hesperocyparis macrocarpa	Monterey Cypress	18				18	23	6	Fair	Remove	
752	Hesperocyparis macrocarpa	Monterey Cypress	60				60	75	20	Fair	Remove	
745b	Hesperocyparis macrocarpa	Monterey Cypress	20				20	25	7	Fair	Remove	

Appendix A.3 – Tree Table for Dunes Parcel OP 4.1, 4.2, & 4.3

Tree Number	Species	Common	DBH per Stem				Total DBH	Dripline per MMC (ft)	CRZ (ft)	Health	Status	Comment
Dunes Parcel OP 4.1												
1729	Hesperocyparis macrocarpa	Monterey Cypress	22				22	28	7	Good	Retain	
1728	Hesperocyparis macrocarpa	Monterey Cypress	28				28	35	9	Good	Retain	
1727	Hesperocyparis macrocarpa	Monterey Cypress	39				39	49	13	Good	Retain	
1726	Hesperocyparis macrocarpa	Monterey Cypress	40				40	50	13	Good	Retain	
1725	Hesperocyparis macrocarpa	Monterey Cypress	43				43	54	14	Good	Retain	
1722	Hesperocyparis macrocarpa	Monterey Cypress	54				54	68	18	Good	Retain	
Dunes Parcel OP 4.2												
1829	Pinus radiata	Monterey Pine	16				16	20	5	Poor	Retain	Sooty mold, Structural
Dunes Parcel OP 4.3												
1870	Pinus radiata	Monterey Pine	6				6	8	2	Fair	Remove	
1872	Hesperocyparis macrocarpa	Monterey Cypress	21				21	26	7	Fair	Retain	
1924	Pinus radiata	Monterey Pine	9				9	11	3	Dead	Remove	
1942	Pinus radiata	Monterey Pine	6				6	8	2	Good	Remove	
1943	Pinus radiata	Monterey Pine	7				7	9	2	Fair	Remove	
1948	Pinus radiata	Monterey Pine	12				12	15	4	Good	Remove	
1953	Pinus radiata	Monterey Pine	9				9	11	3	Good	Remove	
1955	Pinus radiata	Monterey Pine	6				6	8	2	Good	Remove	
1961	Pinus radiata	Monterey Pine	9				9	11	3	Good	Remove	
1987	Pinus torreyana	Torrey Pine	11				11	14	4	Good	Retain	
1988	Pinus radiata	Monterey Pine	8				8	10	3	Fair	Remove	
1989	Pinus radiata	Monterey Pine	6				6	8	2	Good	Remove	
1990	Pinus radiata	Monterey Pine	7				7	9	2	Good	Remove	

Appendix A.4 – Tree Table for City Parcel L5.5.1

Tree Number	Species	Common	DBH per Stem				Total DBH	Dripline per MMC (ft)	CRZ (ft)	Health	Status	Comment
City Parcel L5.5.1												
801	Hesperocyparis macrocarpa	Monterey Cypress	6	8			10	13	3	Good	Retain	
804	Pinus radiata	Monterey Pine	23				23	29	8	Good	Retain	
805	Hesperocyparis macrocarpa	Monterey Cypress	7				7	9	2	Good	Retain	
809	Hesperocyparis macrocarpa	Monterey Cypress	44				44	55	15	Good	Retain	
810	Hesperocyparis macrocarpa	Monterey Cypress	46				46	58	15	Good	Retain	
834	Pinus radiata	Monterey Pine	9				9	11	3	Good	Retain	
840	Quercus agrifolia	Coast Live Oak	14	10			17	22	6	Good	Retain	

APPENDIX B

Recommended Best Management Practices

Fencing and Barricades

All trees in the project area which are scheduled for preservation shall be temporarily fenced prior to all project-related activities. Fencing shall be installed at the edge of the root zone (the area located within 15 times the trunk diameter in all directions) or located at the edge of pavement furthest from the trunk (whichever comes first). Fencing shall consist of chain link or plastic link fence which is maintained at a minimum height of four feet above grade during all phases of construction.

Fenced areas shall not be used for material stockpile, storage, or vehicle parking. Dumping of materials, chemicals, or garbage shall be prohibited within fenced areas. Fenced areas shall be maintained in natural condition at natural or existing grade and shall not be compacted.

All approved construction within the root zone shall include construction barricades. Barricades shall be upright and be constructed from two-inch by four-inch planks standing a minimum of eight feet vertically, conforming to the tree, and shall be tied with wire or rope forming a maximum of one-inch space between the planks. If the tree's configuration or site conditions do not lend themselves to the installation of this type barricade, a certified arborist or City Forester shall designate alternate tree protection methods. Under certain conditions where soil compaction is probable, fences may also be required around a tree or grouping of trees. The use of recycled lumber, synthetic lumber, or similar materials approved by a certified arborist or City Forester is encouraged.

Tree Pruning

Tree pruning shall be minimal but, when necessary, shall be performed in accordance with American National Safety Institute (ANSI) A300 Pruning Standards. Pruning may include the larger canopied trees that have deadwood or are exhibiting some minor structural defect or minor disease that must be compensated. Should the health and vigor of any tree decline, it shall be treated as appropriately recommended by a certified arborist or qualified forester. In general, trees shall be assessed then pruned first for safety (e.g., broken and cracked limbs shall be removed in high-traffic areas of concern), next for health, and finally for aesthetics. No more than 25% of the overall tree crown shall be pruned in one season.

Tree pruning may include crown thinning, crown raising, crown reduction, or crown restoration, as described below.

Crown Thinning

Crown thinning is the cleaning out of or removal of dead, diseased, weakly attached, or low vigor branches from a tree crown. Crown thinning shall be conducted as follows:

- All trees shall be pre-assessed on how the tree will be pruned from the top down.
- Tree trimmers shall favor branches with strong, U-shaped angles of attachment and, where possible, remove branches with weak, V-shaped angles of attachment and/or included bark.
- Lateral branches shall be evenly spaced on the main stem of young trees and areas of fine pruning.
- Branches that rub or cross another branch shall be removed where possible.
- Lateral branches shall be no more than one-half to three-quarters of the diameter of the stem to discourage the development of co-dominant stems where feasible.
- In most cases, trimmers shall not remove more than one-quarter of the living crown of a tree at one time. If it is necessary to remove more, it shall be done over successive years.

Crown Raising

Crown raising removes the lower branches of a tree to provide clearance for buildings, vehicles, pedestrians, and vistas. Crown raising shall be conducted as follows:

- Live branches on at least two-thirds of a tree's total height shall be maintained wherever possible. The removal of too many lower branches would hinder the development of a strong stem.
- All basal sprouts and vigorous epicormic sprouts shall be removed where feasible.

Crown Reduction

Crown reduction is used to reduce the height and/or spread of trees and is used for maintaining the structural integrity and natural form of a tree. Crown reduction shall be conducted only when absolutely necessary, as follows:

- Pruning cuts shall be at a lateral branch that is at least one-third the diameter of the stem to be removed wherever possible.
- When it is necessary to remove more than half of the foliage from a branch, it may be necessary remove the entire branch.

Crown Restoration

Crown restoration is used to improve the structure and appearance of trees that have been topped or severely pruned using heading cuts. One of three sprouts on main branch stubs should be selected to reform a natural appearing crown. Selected vigorous sprouts may need to be thinned to ensure adequate attachment for the size of the sprout. Restoration may require several years of pruning.

Root Pruning

Where alternative routes are not available, any subsurface construction related activities for the project shall avoid cutting major roots with a diameter of greater than or equal to two inches, unless necessary. All approved construction within the root zone shall conform to the following construction practices:

- Hand trenching at point or line of grade cuts closest to the trunk to expose major roots two inches or more in diameter.
- In cases where rock or unusually dense soil prevents hand trenching, mechanical trenching may be permitted provided that work inside the dripline is closely supervised to prevent tearing or other damage to major roots (greater than or equal to two inches).
- Exposed major roots shall be cut with a saw to form a smooth surface and avoid tearing or jagged edges.
- Absorbent tarp or heavy cloth fabric shall be placed over grade cuts where roots are exposed and secured with stakes and two to four inches of compost or wood chips spread over the tarp to prevent moisture loss. Care shall be taken that moisture levels beneath tarped areas remain comparable to surrounding areas until backfilling occurs. Some watering of these areas may be necessary to maintain moisture levels, and such measures shall remain in effect through all phases of construction, including all delays and other periods of inactivity.

APPENDIX C

Photo Log

APPENDIX C

Photo Log of Trees within Parcel OP3.1

Tree 660.

Tree 661.

Tree 672.

Tree 673.

Tree 674.

Tree 675.

Tree 676.

Tree 677.

Tree 678.

Tree 722.

Tree 723.

Tree 724.

Tree 725.

Tree 726.

Tree 727.

Tree 728.

Tree 729.

Tree 730.

Tree 745.

Tree 753.

Tree 754.

Tree 755.

Tree 756.

Tree 757.

Tree 758.

Tree 759.

Tree 760.

Tree 761.

Tree 762.

Tree 763.

Tree 764.

Tree 765.

Tree 766.

Tree 767.

Tree 768.

Tree 769.

Tree 770.

Tree 771.

Tree 772.

Tree 773.

Tree 774.

Tree 776.

Tree 777.

Tree 778.

APPENDIX C

Photo Log of Trees within Parcel OP3.2

Tree 696.

Tree 697.

Tree 698.

Tree 699.

Tree 700.

Tree 701.

Tree 702.

Tree 703.

Tree 704.

Tree 705.

Tree 706.

Tree 707.

Tree 708.

Tree 709.

Tree 710.

Tree 711.

Tree 712.

Tree 713.

Tree 714.

Tree 715.

Tree 731.

Tree 732.

Tree 733.

Tree 734.

Tree 735.

Tree 736.

Tree 737.

Tree 738.

Tree 739.

Tree 740.

Tree 741.

Tree 742.

Tree 743.

Tree 744.

Tree 745b.

Tree 746.

Tree 747.

Tree 748.

Tree 749.

Tree 750.

Tree 751.

Tree 752.

APPENDIX C

Photo Log of Trees within Parcel OP4.1

Tree 1722.

Tree 1725.

Tree 1726.

Tree 1727.

Tree 1728.

Tree 1729.

APPENDIX C

Photo Log of Trees within Parcel OP4.2

Tree 1829.

APPENDIX C

Photo Log of Trees within Parcel OP4.2

Tree 1872.

Tree 1923.

Tree 1924.

Tree 1930.

Tree 1942.

Tree 1947.

Tree 1948.

Tree 1953.

Tree 1955.

Tree 1961.

Tree 1987.

Tree 1988.

Tree 1989.

Tree 1990.

APPENDIX C

Photo Log of Trees within Parcel L5.5

Tree 801.

Tree 804.

Tree 805.

Tree 809.

Tree 810.

Tree 834.

Tree 840.

APPENDIX D

Project Plans

EARTHWORK SUMMARY TABLE			
	CUT (CY)	FILL (CY)	
PHASE 3 OFFSITE ROUGH GRADING	17,800	200	
PHASE 3 OFFSITE DEMOLITION (1)	−2,000	–	
PHASE 3 OFFSITE SHRINKAGE (20%)	–	40	
PHASE 3 OFFSITE SUBTOTAL	15,800	240	15,560 LONG
OPPORTUNITY SITE 4.3 ROUGH GRADING	44,000	13,000	
OPPORTUNITY SITE 4.3 SHRINKAGE (20%)	–	2,600	
OPPORTUNITY SITE 4.3 SUBTOTAL	44,000	15,600	28,400 LONG
OPPORTUNITY SITE 3.2 ROUGH GRADING	1,300	31,300	
OPPORTUNITY SITE 3.2 DEMOLITION (2)	−1,300	4,700	
OPPORTUNITY SITE 3.2 SHRINKAGE (20%)	–	7,200	
OPPORTUNITY SITE 3.2 SUBTOTAL	–	43,200	43,200 SHORT
NET	760 CY LONG (3)		

NOTES:

(1) DEMOLITION QUANTITIES ASSUME THE FOLLOWING ROADWAY (1ST AVENUE AND DIVARTY STREET) SECTION DEPTHS
7 INCHES FOR ROAD PAVEMENT AND BASE

(2) DEMOLITION QUANTITIES ASSUME THE FOLLOWING DEPTHS WITHIN OPPORTUNITY SITE 3.2
12 INCHES FOR PAVEMENT AND BASE
PIPE REMOVAL PER RECORD SIZES

(3) OPPORTUNITY SITE 4.1 TO BE ADJUSTED AS NECESSARY FOR BALANCE.

Elevations Table				
Number	Minimum Elevation	Maximum Elevation	Area	Color
1	−15.00	−10.00	25014.11	
2	−10.00	−5.00	111901.64	
3	−5.00	0.00	412008.88	
4	0.00	5.00	291842.90	
5	5.00	10.00	107767.20	
6	10.00	15.00	0.00	

T:\Monterey Projects\3140\CAD\EXHIBITS\ME\Phase 3\XB-PH3-2025-EWK.dwg ralexander Apr 17, 2025 - 1:07pm

PHASE 3 - 2025 - OP3.2 & OP4.3 EARTHWORK SUMMARY

THE DUNES ON MONTEREY BAY

MARINA, CALIFORNIA

100 0 100 200 300 Feet

SCALE: 1" = 100'

APRIL 17, 2025

Project No.:3140.46

Whitson ENGINEERS

Civil Engineering
Land Surveying
6 Harris Court
Monterey, California
831.649.5225
whitsonengineers.com

Source: Whitson Engineering

Tree Survey Results - Plan Set Overview
Dunes Parcels OP 3.1 & 3.2, OP 4.2 & 4.3, & City Parcel L5.5.1

Date
4/18/2025

Scale
1 in = 208 ft

DENISE DUFFY & ASSOCIATES, INC.
Planning and Environmental Consulting

Appendix
D.1

Path: C:\GIS\2022-55 Dunes Phase 3\2022-55 Dunes Phase 3\OP3 OP4 2025.aprx

Tree Survey Results - Plan Set Overview
Dunes Parcels OP 3.1 & 3.2

Date	Scale	Appendix
3/31/2025	1 in = 133 ft	D.2

DENISE DUFFY & ASSOCIATES, INC.
Planning and Environmental Consulting

Path: C:\GIS\2022-55 Dunes Phase 3\2022-55 Dunes Phase 3\2022-55 Dunes Phase 3 OP3 OP4 2025.aprx

Tree Survey Results - Plan Set Overview
Dunes Parcels OP 4.2 & 4.3, & City Parcel L5.5.1

Date: 4/18/2025

Scale: 1 in = 150 ft

DENISE DUFFY & ASSOCIATES, INC.
Planning and Environmental Consulting

Appendix D.3

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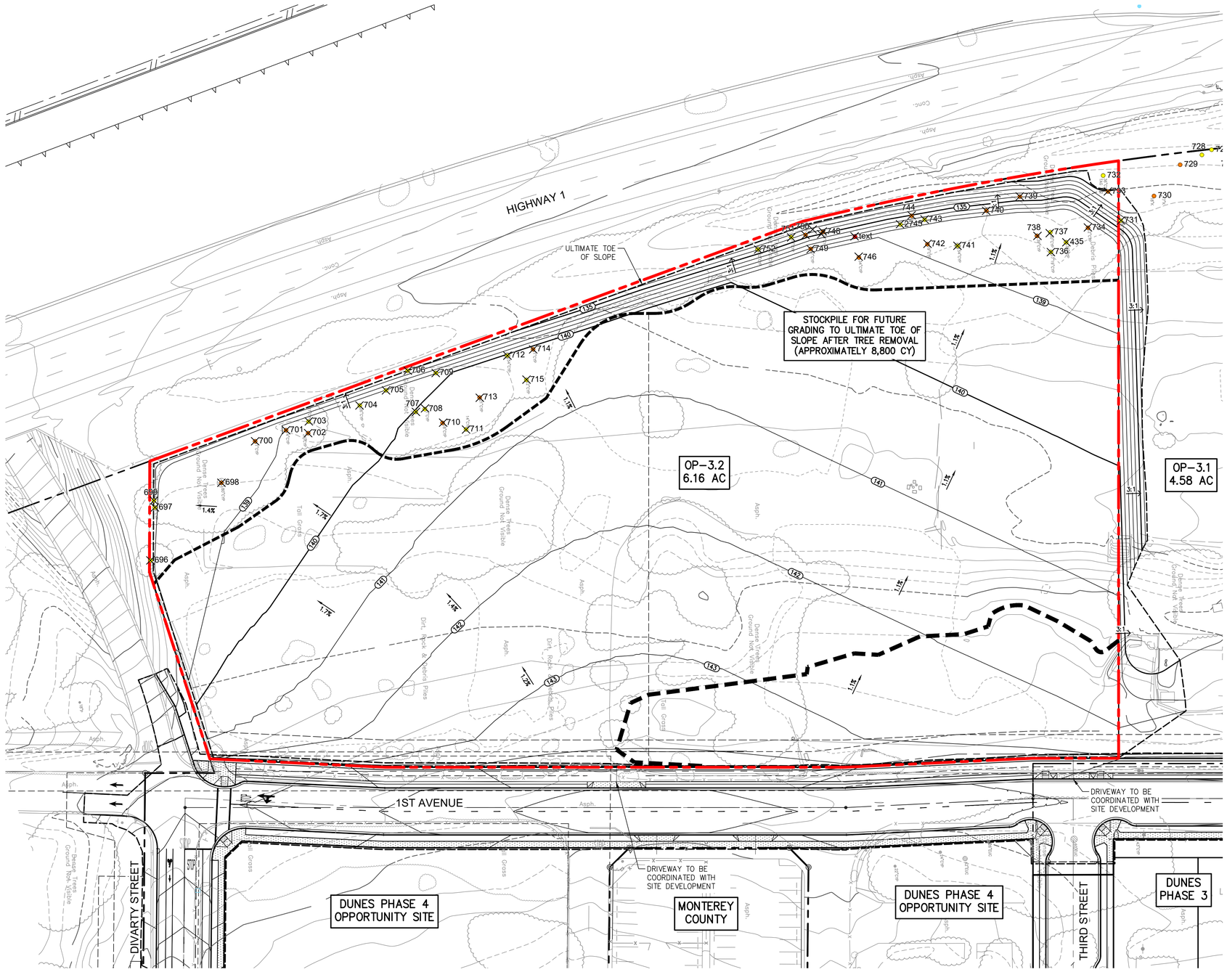


EARTHWORK SUMMARY TABLE		
	CUT (CY)	FILL (CY)
OPPORTUNITY SITE 3.2 ROUGH GRADING	1,300	31,300
OPPORTUNITY SITE 3.2 DEMOLITION	−1,300	4,700
OPPORTUNITY SITE 3.2 SHRINKAGE (20%)	–	7,200
OPPORTUNITY SITE 3.2 SUBTOTAL	0	43,200
ROUGH GRADING TOTAL (SHORT)	43,200	

NOTES:

DEMOLITION QUANTITIES FOR EARTHWORK ESTIMATES ASSUME THE FOLLOWING SECTION DEPTHS

12 INCHES FOR PAVEMENT
(165,500 SF OF PAVEMENT TO BE REMOVED)

PIPE REMOVAL PER RECORD SIZES

3 CUBIC YARDS PER TREE REMOVED
(42 TOTAL TREES)

EARTHWORK TO BE BALANCED FROM REMAINING PHASE 3

LEGEND:

- SUBJECT PROPERTY
- FUTURE TREE REMOVAL BY OTHERS
- STAGE 1 GRADING LIMIT
- CUT/FILL LINE

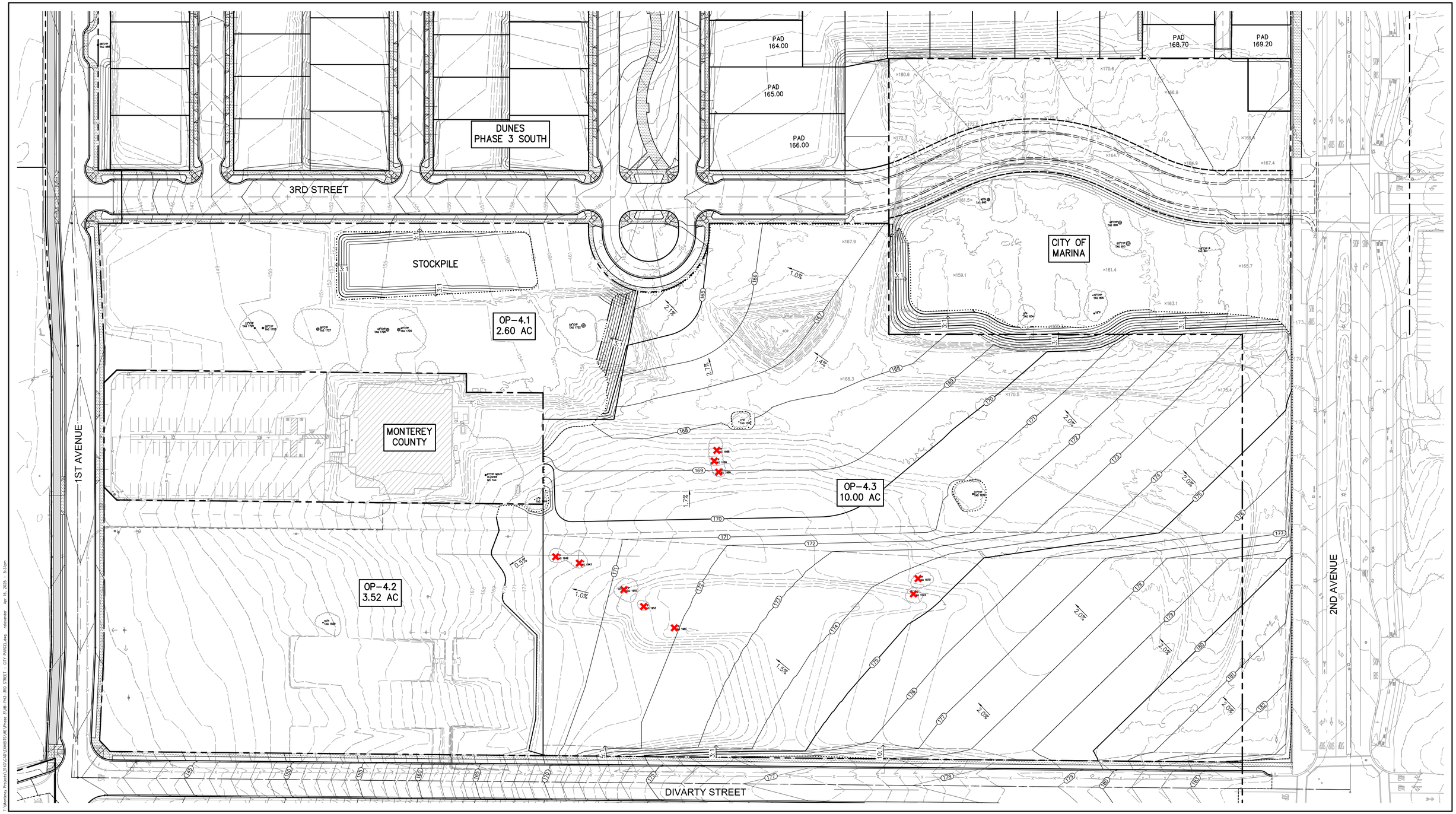
T:\Monterey Projects\3140\CAD\LDM\BTW\ME\Phase 3\VBI-PH3-4-OPPORTUNITY-PH3.2.dwg rolexander Apr 07, 2025 - 3:46pm

OPPORTUNITY SITE 3.2 GRADING CONCEPT
THE DUNES ON MONTEREY BAY
MARINA, CALIFORNIA

40 0 40 80 120 Feet
SCALE: 1" = 40'

APRIL 7, 2025
Project No.:3140.46

Whitson ENGINEERS
Civil Engineering
Land Surveying
6 Harris Court
Monterey, California
831.649.5225
whitsonengineers.com



T:\Monterey Projects\3140\CAD\EXHIBITS\WIP\Phase 3\VB-Ph3-380 STREET - CITY PARCEL.dwg rdevander Apr 16, 2025 - 5:31pm

GRADING STUDY - OPPORTUNITY SITE PHASE 4.3

THE DUNES ON MONTEREY BAY

CITY OF MARINA, CALIFORNIA

50 0 50 100

SCALE: 1" = 50'

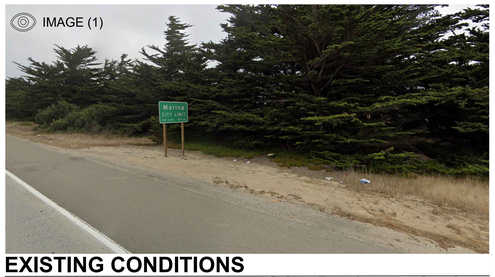
APRIL 16, 2025

Project No.:3140.46

Whitson ENGINEERS

Civil Engineering
Land Surveying
6 Harris Court
Monterey, California
831.649.5225
whitsonengineers.com

Sheet 1 of 1



EXISTING CONDITIONS

NORTH EAST VIEW
LOOKING TOWARDS 1ST AVENUE

TREE MITIGATION NARRATIVE

REQUIRED MITIGATED REPLACEMENT TREES PER ARBORIST REPORT DATED 3-31-2025 BY DENISE DUFFY & ASSOCIATES, INC.

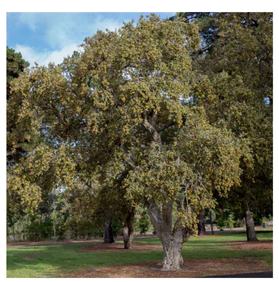
A TOTAL OF (58) REPLACEMENT TREES ARE REQUIRED TO MITIGATE THE REMOVAL OF 29 HEALTHY TREES.

A PRELIMINARY TOTAL OF (68) TREES ARE PROPOSED.

HIGHWAY 1
PLANT AREA, TYP.
GRADING LIMIT
EX. TREE TBD
PERIMETER TREE #1: HESPEROCYPARIS MACROCARPA (MONTEREY CYPRESS)
EX. TREE (CALTRANS, TYP.)
IMAGE (1) VIEW ANGLE
EX. TREE (REMOVE, TYP.)
ACCENT TREE #2: LYONOTHAMNUS SPECIES (SANTA CRUZ ISLAND IRONWOOD)
PLANT AREA, TYP.
EX. VEGETATION
FIRE LANE
PERIMETER TREE #2: QUERCUS SUBER (CORK OAK)
OP-3.1
CITY OF SEASIDE
GRADING LIMIT
SCREENING HEDGE:
R.O.W.
PERIMETER TREE #1: HESPEROCYPARIS MACROCARPA (MONTEREY CYPRESS)
ACCENT TREE #1: MAGNOLIA GRANDIFLORA 'LITTLE GEM' (LITTE GEM DWARF SOUTHERN MAGNOLIA)
PLANT AREA, TYP.
GRADING LIMIT
EASEMENT
BIKE LANE CENTER LINE
BIKE LANE
GAS EASEMENT
SIGHT VISION TRIANGLE, TYP.
30' O.C. STREET TREE: LOPHOSTEMON CONFERTUS (BRISBANE BOX)
1ST AVENUE
BOUNDARY
FRONT ENTRY DRIVEWAY
1ST AVENUE
CITY OF SEASIDE
DIVARTY STREET
THIRD STREET
OP-4.2
MONTEREY COUNTY
OP-4.1
PH-3 SOUTH

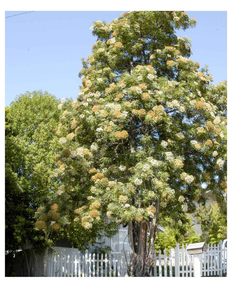
STREET TREE
LOPHOSTEMON CONFERTUS
(BRISBANE BOX)

PERIMETER TREE #1
HESPEROCYPARIS MACROCARPA
(MONTEREY CYPRESS)



PERIMETER TREE #2
QUERCUS SUBER
(CORK OAK)

ACCENT TREE #1
MAGNOLIA GRANDIFLORA 'LITTLE GEM'
(LITTLE GEM DWARF SOUTHERN MAGNOLIA)



ACCENT TREE #2
LYONOTHANMUS SPECIES
(SANTA CRUZ ISLAND IRONWOOD)

PRELIMINARY TREE LEGEND

SYMBOL	BOTANICAL NAME	COMMON NAME	CONT	QTY (%)
TREES				
	HESPEROCYPARIS MACROCARPA	MONTEREY CYPRESS	24" BOX	9 (13%)
	LOPHOSTEMON CONFERTUS	BRISBANE BOX	15 GAL	18 (27%)
	LYONOTHANMUS FLORIBUNDUS SSP. ASPLENIIFOLIUS	SANTA CRUZ ISLAND IRONWOOD	15 GAL	23 (34%)
	MAGNOLIA GRANDIFLORA 'LITTLE GEM'	LITTLE GEM DWARF SOUTHERN MAGNOLIA	15 GAL	11 (16%)
	QUERCUS SUBER	CORK OAK	24" BOX	7 (10%)
		TOTAL TREES:	24" BOX	16 (24%)
			15 GAL	52 (76%)
				68 (100%)

PRELIMINARY PLANTING LEGEND

SYMBOL	BOTANICAL NAME & HEIGHT	EXAMPLE IMAGE
	AGAVE & ALOE SPECIES (2'-8' HEIGHT)	
	ARMERIA SPECIES (12"-16" HEIGHT)	
	ECHEVERIA SPECIES (4"-6" HEIGHT)	
	EREMOPHILA GLABRA (12" HEIGHT)	
	ERIGERON SPECIES (6"-12" HEIGHT)	
	FESTUCA SPECIES (12" HEIGHT)	
	FRAGARIA SPECIES (4"-8" HEIGHT)	
	GREVILLEA SPECIES (12" HEIGHT)	
	HELICTOTRICHON SPECIES (2'-5' HEIGHT)	
	LIPPIA NODIFLORA 'KURAPIA' (3"-6" HEIGHT)	
	LEUCADENDRON SPECIES (8'-10' HEIGHT)	
	LOMANDRA SPECIES (12"-24" HEIGHT)	
	TEUCRIUM SPECIES (4"-6" HEIGHT)	

City of Marina
1ST AVENUE & DIVARTY STREET
MARINA, CALIFORNIA 93955

MERCEDES-BENZ OF MARINA
Marina, California

OVERALL SITE PLAN
CONCEPTUAL LANDSCAPE PHASE
APRIL 3, 2025

vanderToolen Associates
855 Bordeaux Way
Suite 240
Napa, CA 94558
tel: 707.224.2299
www.vandertoolen.com

SCALE: 1" = 20'-0"
NORTH

L-1
Project No. 01825

City of Marina

City of Marina
Community Development Department
Mailing: 211 HILLCREST AVENUE
Office: 209 CYPRESS AVENUE
MARINA, CA 93933
831.884.1220; FAX 831.384.0425
www.cityofmarina.org

PLANNING APPLICATION

Project Address/Location: Dunes on Monterey Bay **APN:** Dunes Opportunity Parcels 3.2 and 4.3

Applicant(s)

Name: Shea Homes (Doug McArdle)

Mailing Address: 110 Tenth Street, Marina CA 93933

Phone: 831-384-1018 Email: Doug.McArdle@sheahomes.com

Property Owner(s)

Name: Shea Homes (Doug McArdle)

Mailing Address: 110 Tenth Street, Marina CA 93933

Phone: 831-384-1018 Email: Doug.McArdle@sheahomes.com

Project Description: What do you want to do? Removal of 38 Monterey cypress trees to allow construction of the Dunes on Monterey Bay Parcel OP3.2; Removal of 7 Monterey pine trees to allow construction of the Dunes on Monterey Bay Parcel OP4.3. Total of 45 removals.

Property Owner Authorization:
By signing this application I certify that I have reviewed this completed application and the attached material and consent to its filing. I agree to allow the Community Development Department to duplicate and distribute plans to interested persons as it determines is necessary for the processing of the application.

Signed 4/7/25 Date

Applicant/Representative Certification:
I understand the City might not approve what I am applying for or might set conditions of approval. I agree to allow the Community Development Department to duplicate and distribute plans to interested persons as it determines is necessary for processing of the application.

Signed 4/7/25 Date

Permission to Access Property
This section is to be completed by the **property owner** and/or occupant who controls access to the property. To adequately evaluate many project proposals Community Development Department Staff, Commissioners and City Council Members will have to gain access to the exterior of the real property in order to adequately review and report on the proposed project. Your signature below certifies that you agree to give the City permission to access the project site from 8 a.m. to 5 p.m., Monday through Friday, as part of the normal review of this planning application.

Signed Date

Indemnification Agreement:
The Owner/Applicant shall defend, indemnify and hold harmless the City or its agents or officers and employees from any claim, action or proceeding against the City or its agents, officers or employees, to attack, set aside, void, or annul, in whole or in part, the City's approval of this project. In the event that the City fails to promptly notify the Owner / Applicant of any such claim, action or proceeding, or that the City fails to cooperate fully in the defense of said claim, this condition shall thereafter be of no further force or effect.

Signed Date

FOR OFFICE USE ONLY:
Date Application Submitted: _____ Fee Collected: $_____
Date Application Complete: _____ Receipt Number: _____
File Number(s): _____
Planner Initials: _____ Associated Permits: _____

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Signed Date

FOR OFFICE USE ONLY:
Date Application Submitted: _____ Fee Collected: $_____
Date Application Complete: _____ Receipt Number: _____
File Number(s): _____
Planner Initials: _____ Associated Permits: _____

March 25, 2025

Guido Persicone
Community Development Director
City of Marina
211 Hillcrest Avenue
Marina, CA 93933

Subject: **Dunes Tree Planting Summary**

Dear Guido:

This letter is in response to Shea's request to provide an approximate summary of existing trees saved and tree saplings re-established throughout the Dunes development for the Phase 1A through 1C, Phase 2 North, Phase 2 East, Phase 2 West, Phase 3 and OP-3 and OP-4 Opportunity Sites.

In addition, we have also estimated the number of "new" trees that have been proposed on plan throughout the development in the table list below. New trees planted within private and model 'backyard' trees that have been installed or anticipated to be installed by homeowners have not been included in the estimated tree counts.

PHASED AREAS	TREES PLANTED/ PROPOSED	EXISTING TREES TRANSPLANTED	EXISTING TREES RETAINED	REQUIRED TREE MITIGATION
*PHASE 1 1A 1B 1C	 +/- 800 280 814	5	70	340 (*2:1 ratio*)
PHASE 2 NORTH	-	-	-	TBD
PHASE 2 EAST (BMR Site 1)	747 142	- -	23 -	376 26
PHASE 2 WEST	310	32	8	62
PHASE 3: (BMR Site 2)	900 92	24 -	113 -	640 -
OP-3.1 Parcel 3.2 Parcel	- +/- 65	- -	- 44	- 60
OP-4.1 Parcel 4.2 Parcel	- -	- -	- -	TBD -
SUB-TOTALS:	**+/- 4,150**	**61**	**258**	**1,504**

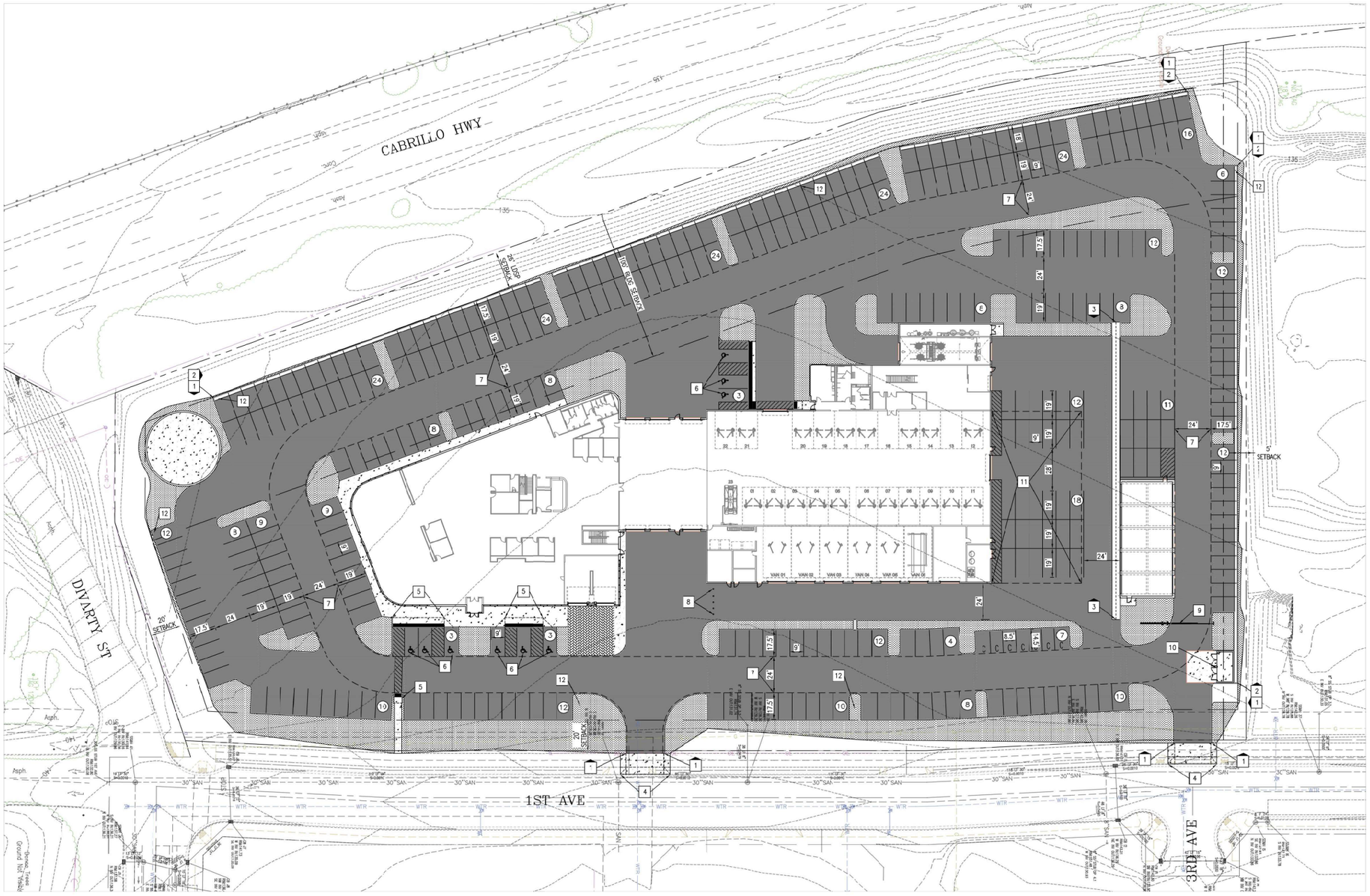
(*) *PH1A includes big box retail, PH1B includes promenade retail plaza & theater, PH1C includes streetscape, Common off-site open space parcels, Neighborhood Parks & Phase 1-7 In-Tract developments.*

Should you have any questions, please give me a call at 707-261-1568 or email at Byron@vandertoolen.com.

Sincerely,

Byron A. Williams, RLA
Associate Principal
vanderToolen Associates, Inc.

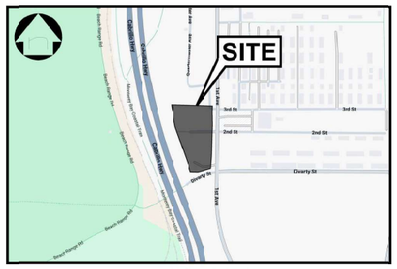
ARTIST'S CONCEPTUAL ILLUSTRATIVE PLAN



0 30 60
SCALE: 1"=30'

LEGEND

PROPOSED		EXISTING
	PROPERTY LINE	
	APPROXIMATE LIMIT OF DISTURBANCE	
1	1-FOOT CONTOUR	1
5	5-FOOT CONTOUR	5
WTR	WATER LINE	WTR
SS	SANITARY SEWER LINE	SAN
SD	STORM DRAIN LINE	SD
	OVERHEAD ELECTRIC LINE	OE
UE	UNDERGROUND ELECTRIC LINE	UE
UT	UNDERGROUND TELECOM LINE	UT
G	GAS LINE	G
	TREE/SHRUB	
	FENCE	x
	SIGN/BOLLARD	
	FIRE HYDRANT/FDC	
	WATER METER/VALVE	
	SEWER MANHOLE/CLEANOUT	
	STORM MANHOLE/CURB INLET/CATCH BASIN	
	ELECTRICAL METER/TRANSFORMER	
	LIGHT POLE/UTILITY POLE	
	PARKING COUNT	
	STANDARD PCC PAVEMENT/SIDEWALK PER DETAIL	
	HEAVY-DUTY PCC PAVEMENT	
	STANDARD AC PAVEMENT	
	HEAVY-DUTY AC PAVEMENT	
	LANDSCAPE AREA	



VICINITY MAP
NOT TO SCALE

SITE PLAN KEY NOTES

1. PROPOSED TYPE B 6" TALL PCC BARRIER CURB, PER CITY OF MARINA STD PLAN ST-1
2. PROPOSED TYPE C 6" TALL PCC COMBINED CURB & GUTTER, PER CITY OF MARINA STD PLAN ST-1
3. PROPOSED 2' WIDE VALLEY GUTTER
4. PROPOSED COMMERCIAL DRIVEWAY ENTRANCE, PER CITY OF MARINA STD PLAN ST-7
5. PROPOSED ACCESSIBLE CURB RAMP WITH DETECTABLE WARNING TRUNCATED DOMES, PER CITY OF MARINA STD PLAN ST-4
6. PROPOSED ACCESSIBLE PARKING STALL WITH PCC WHEELSTOP, ACCESSIBLE LOADING AREA WITH PAVEMENT MARKINGS, AND SIGNAGE; PER CITY OF MARINA STD PLAN ST-14
7. PROPOSED 24' WIDE RED STRIPED FIRE LANE.
8. PROPOSED RETRACTABLE BOLLARD. SEE ARCHITECTURAL PLANS.
9. PROPOSED ROLLING SECURITY GATE. SEE ARCHITECTURAL PLANS.
10. PROPOSED WALLED TRASH ENCLOSURE. SEE ARCHITECTURAL PLANS.
11. FUTURE BUILDING EXPANSION
12. PROPOSED STORM INLET DRYWELL

SITE INFORMATION:

APN: 031-221-015-000 (PARCELS OP-3.2 AND CP-3.3 ON THE MASTER PLAN)
ZONING: SP-UV (SPECIFIC PLAN – UNIVERSITY VILLAGE) – OP 3: OFFICE/RESEARCH
FLOOD ZONE: THE PROPERTY LIES WITHIN FLOOD ZONE ZONE X-SHADED (0.2% ANNUAL CHANCE FLOOD AREA/AREAS OF 1% ANNUAL CHANCE FLOOD CHANCE WITH DEPTHS LESS THAN ONE (1) FOOT OR WITH DRAINAGE AREAS LESS THAN ONE SQUARE MILE); PER FIRM MAP NOS: 06053C0189H AND 06053C0195H, WITH AN EFFECTIVE DATES OF JUNE 21, 2017.

SUMMARY:		
TOTAL PARCEL AREA	±268,424 SF (±6.16 ACRES)	
TOTAL DISTURBED AREA	±XXX SF (±XXX ACRES)	
BUILDING FOOTPRINT	±68,800 SF	
ON-SITE AREA SUMMARY:	**EXISTING**	**PROPOSED**
IMPERVIOUS AREA	±XXX SF	±XXX SF
PERVIOUS AREA	±XXX SF	±XXX SF
CHANGE IN IMPERVIOUS AREA		±XXX SF INCREASE
SETBACKS:	**LANDSCAPE**	**BUILDING**
NORTH	5'	5'
SOUTH (DIVARTY ST)	20'	20'
EAST (1ST AVE)	20'	20'
WEST (CABRILLO/HWY 1)	25'	100'
PARKING SUMMARY:	**PROVIDED**	**REQUIRED**
STANDARD STALLS (9'x19')*	352	XXX
COMPACT STALLS (8.5'x16')**	7	XXX
ADA STALLS (9'x19')	9	XXX
TOTAL	371	XXX

* OR 17.5' WITH 1.5' LANDSCAPED OVERHANG. END STALLS ARE 19' WIDE
** OR 14.5' WITH 1.5' LANDSCAPED OVERHANG. END STALLS ARE 9.5' WIDE

TITLE REPORT NOTE:

A TITLE REPORT WAS PROVIDED BY CHICAGO TITLE INSURANCE COMPANY; ORDER NUMBER 36304409-363-LB-JL; FOR THE DUNES ON MONTEREY BAY, PARCEL OP-3.2 – PHASE 3 NORTH, MARINA, CA; EFFECTIVE DATE OF DECEMBER 30, 2024

LEGAL DESCRIPTION:

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF MARINA, IN THE COUNTY OF MONTEREY, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

LOT OP-3.2, AS SHOWN ON THAT CERTAIN MAP ENTITLED, "TRACT NO. 1569, FILED FOR RECORD ON DECEMBER 10, 2024, IN VOLUME 24 OF MAPS, PAGE 93, OFFICIAL RECORDS OF MONTEREY COUNTY. EXCEPTING THEREFROM ALL THAT PORTION LYING WITHIN PARCEL MAP PHASE 3 BMR SITE 2 THE DUNES ON MONTEREY BAY, FILED FOR RECORD ON DECEMBER 15, 2021, IN VOLUME 24 OF PARCEL MAPS, PAGE 14, OFFICIAL RECORDS OF MONTEREY COUNTY.

FURTHER EXCEPTING THEREFROM ALL MINERAL RIGHTS OWNED BY THE UNITED STATES GOVERNMENT WITH THE RIGHT OF SURFACE ENTRY IN A MANNER THAT NOT UNREASONABLY INTERFERE WITH THE GRANTEE'S DEVELOPMENT AND USE OF THE PROPERTY, AS RESERVED IN THE QUITCLAIM DEED FOR A PORTION OF FORMER FORT ORD, MONTEREY, CALIFORNIA, EXECUTED BY THE UNITED STATES OF AMERICA, SECRETARY OF THE ARMY, RECORDED MARCH 15, 2004, AS INSTRUMENT NO. 2034023330, OF OFFICIAL RECORDS AND AS RE-RECORDED ON JULY 9, 2004, AS INSTRUMENT NO. 2034072054, OF OFFICIAL RECORDS.

APN: 031-221-022-000 (PTN)

SURVEY NOTES:

1. TOPOGRAPHIC/BOUNDARY SURVEY PROVIDED BY THE CLIENT.
2. ALL EXISTING INFORMATION PRESENTED IN THESE PLANS SHALL BE VERIFIED IN THE FIELD BY THE CONTRACTOR. ANY DISCREPANCIES IN THE PLANS SHALL BE MADE AWARE TO THE ENGINEER PRIOR TO BEGINNING CONSTRUCTION.

GENERAL NOTES:

1. ALL CONSTRUCTION SHALL BE PERFORMED IN ACCORDANCE WITH THE CITY OF MARINA, MONTEREY COUNTY, CALTRANS, AND CALIFORNIA STANDARDS AND SPECIFICATIONS.
2. ANY EXISTING INFRASTRUCTURE OR SITE ITEMS (ABOVE OR BELOW GRADE, READILY VISIBLE OR NOT, OR PROPERTY DAMAGED AS A RESULT OF CONSTRUCTION SHALL BE REPAIRED BY THE CONTRACTOR TO THE SATISFACTION OF THE APPROPRIATE AGENCY.
3. ALL CONSTRUCTION SHALL CONFORM TO APPLICABLE STATE AND LOCAL CODES. WHEN CODES ARE IN CONFLICT, THE MORE STRINGENT SHALL APPLY. THE CONTRACTOR SHALL CAUSE A CURRENT COPY OF SAID CODES TO BE MAINTAINED ON SITE AT ALL TIMES.
4. ALL SIGNAGE AND PAINT MARKINGS SHALL COMPLY WITH THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD), OR AS OTHERWISE SPECIFIED. INSTALLATION OF SIGNS SHALL BE GOVERNED BY LOCAL CODES.
5. THE CONTRACTOR IS RESPONSIBLE TO LOCATE AND PROTECT ALL EXISTING UTILITIES DURING CONSTRUCTION. THE CONTRACTOR SHALL NOTIFY THE UTILITY PROTECTION CENTER AT LEAST THREE DAYS PRIOR TO ANY SITE WORK FOR PROPER IDENTIFICATION OF EXISTING UTILITIES.
6. THE CONTRACTOR SHALL VERIFY ALL EXISTING ITEMS AND DIMENSIONS AND REPORT ANY DISCREPANCIES TO THE ENGINEER PRIOR TO BEGINNING CONSTRUCTION.

ACCESSIBILITY NOTES:

1. ALL SITE WORK SHALL BE IN CONFORMANCE WITH THE LATEST CALIFORNIA ACCESSIBILITY CODE, AND WITH THE AMERICANS WITH DISABILITIES ACT ADAS, LATEST EDITION.
2. RAMPS SHALL NOT EXCEED A RUNNING SLOPE OF 1:12 (8.33%).
3. RAMPS ARE DEFINED AS ANY WALKWAY BETWEEN SLOPES 1:20 (5%) AND 1:12 (8.33%) AND SHALL HAVE A MINIMUM WIDTH OF 4 FEET AND A MAXIMUM CROSS-SLOPE OF 2%. RAMPS EXCEEDING 30 INCHES VERTICAL CHANGE SHALL HAVE INTERMEDIATE (2% MAX SLOPE) LANDINGS HAVING A MINIMUM LENGTH IN THE DIRECTION OF TRAVEL OF 60 INCHES. BOTTOM LANDINGS AT CHANGES IN RAMP DIRECTION SHALL HAVE A MINIMUM LENGTH OF 72 INCHES.
4. MAXIMUM CROSS-SLOPE ON ANY WALK OR RAMPS SHALL BE 2%. ALL ACCESSIBLE PARKING SPACES AND LOADING ZONES SHALL HAVE A MAXIMUM SLOPE OF 2% IN ANY DIRECTION.
5. ALL WALKS SHALL HAVE A MINIMUM 4 FOOT CLEAR WIDTH FOR ACCESSIBLE CONFORMANCE.

DIGALERT
CAL. 811 TWO WORKING DAYS BEFORE YOU DIG

ENGINEERS NOTE TO CONTRACTOR

THE EXISTENCE AND LOCATION OF ANY UNDERGROUND UTILITIES, PIPES AND/OR STRUCTURES SHOWN ON THESE PLANS WERE OBTAINED BY A SEARCH OF AVAILABLE RECORDS. TO THE BEST OF OUR KNOWLEDGE, THERE ARE NO EXISTING UTILITIES EXCEPT AS SHOWN ON THESE PLANS. THE CONTRACTOR SHALL ASCERTAIN THE TRUE VERTICAL AND HORIZONTAL LOCATION AND SIZE OF ANY UNDERGROUND UTILITIES AND SHALL BE RESPONSIBLE FOR DAMAGE TO PUBLIC OR PRIVATE UTILITIES SHOWN OR NOT SHOWN HEREON.

ALLEGRO CIVIL ENGINEERS

PREPARED BY:
ALLEGRO CIVIL ENGINEERS
4322 N. LINCOLN AVE. SUITE A
CHICAGO, IL 60618
872-270-3682

NO.	DATE	REVISION

MERCEDES-BENZ OF MARINA
GROUND-UP CAR DEALERSHIP FACILITY
NW CORNER OF 1ST AVENUE AND DIVARTY STREET
MARINA, CA, 93955

DRAWN BY:	MRJ
CHECKED BY:	AJH
DATE:	03.17.2025

SHEET TITLE
CONCEPT PLAN 2

SHEET NO.
CP2