

RESOLUTION NO. 2020-53

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MARINA
APPROVING AMENDMENT TO UNIVERSITY VILLAGE PHASE 2 TENTATIVE
MAP (NOW THE DUNES ON MONTEREY BAY)

WHEREAS, at the regular meeting of May 31, 2005, City Council adopted Resolution No. 2005-127, certifying the Environmental Impact Report for the University Village Development Project (the "EIR") (SCH No.2004091167), Resolution No. 2005-130, approving the University Village Specific Plan, Resolution No. 2005-131, approving the University Village Tentative Map and Resolution No. 2005-132, approving Sign Program for Regional Retail, Village promenade, Site Plans, Landscaping Plans, Lighting Plans and Building Elevations for Residential Units; and,

WHEREAS, at the regular meeting of October 2, 2007, the City Council adopted Resolution No. 2007-229, approving Phase 1C Final Map for The Dunes Development Project Subdivision (formerly University Village) and approving Subdivision Improvement Agreement between City of Marina and Marina Community Partners, LLC, (MCP); and,

WHEREAS, at the regular meeting of October 21, 2008, the City Council adopted Resolution No. 2008-209, certifying an addendum to the Environmental Impact Report EIR SCH No. 2004091167, approving an amended tentative map and conditions of approval, revised site plan for the Dunes Phase 1B and revised Project and Tenant Sign Criteria, subject to conditions; and,

WHEREAS, at the regular meeting of December 11, 2019, the City Council adopted Resolution No. 2019-140 approving an Operating Agreement for the Dunes on Monterey Bay, including but not limited to, the Specific Plan, Development Agreement, the Schedule of Performance, and the 2019 project pro formas; and,

WHEREAS, as part of the approved Schedule of Performance, the City is responsible for approval of the Phase 2 development Tentative Map by the end of May 2020; and,

WHEREAS, Marina Community Partners proposes amendments to the Tentative Map for Phase 2 West and Phase 2 East (**EXHIBIT A**) within the project area covered by the approved amended 2008 Tentative Map, as follows:

1. Property Lines – The property lines shown in the amended Tentative Map have been refined to include individual lots. The original Tentative Map had large lot parcel lines with grading and utility designs for individual lots. The amended Tentative Map includes the property lines for each home in Phase 2 East and Phase 2 West.
2. Grading – The project grading has not substantially changed. The grading has been refined to be consistent the individual lots.
3. Street Sections – Street sections have been adjusted to reflect existing road conditions built on the site. All sections are consistent with the Specific Plan.

WHEREAS, on May 14, 2020, the Planning Commission held a public hearing and voted 7-0 to adopt Resolution No. 2020-05 recommending City Council approval of the Tentative Map amendments; and,

WHEREAS, the amendments to the Tentative Map do not alter the project in a way that would require a Fort Ord Reuse Authority consistency determination; and,

WHEREAS, the City of Marina Planning Division determined that the changes to the project are not substantial, that the changes do not involve any new significant effects or a substantial increase in the severity of the previously identified significant effects, that the circumstances under which the project is undertaken has not changed and that no new information shows that the project will have a significant effect not discussed in the EIR, cause any significant effect examined in the EIR to be more severe or result in any mitigation measure previously found to be infeasible to be feasible such that the significant effect could be reduced to a level of insignificance based on information provided in the staff report; and,

WHEREAS, at a public hearing, upon hearing and considering all testimony and arguments, if any, of all interested persons desiring to be heard, said City Council did affirm the findings regarding the referenced case, and further, did find the following facts to justify recommending approval of the Amended Tentative Map, subject to conditions, as follows:

1. The proposed amended map is consistent with the City of Marina General Plan and University Villages Specific Plan in that this proposal consolidates land uses so as to avoid urban sprawl by making efficient use of lands designated for residential uses.
2. The design or improvement of the proposed subdivision is consistent with the City of Marina General Plan and University Villages Specific Plan in that the proposed amended tentative map will implement the Specific Plan which allows for the creation of a unique fully integrated community of diverse housing types, infrastructure and recreational facilities.
3. The site remains physically suitable for development in that the proposed grading plan will allow for the general retention of the natural topography of the site, with limited need for retaining walls.
4. The site remains physically suitable for the proposed density of development in that the proposal is consistent with the General Plan commercial floor area ratio (FAR) and residential densities.
5. The design of the subdivision or the proposed amended improvements are not likely to cause substantial environmental damage nor substantially injure fish or wildlife or their habitat in that a biology report was prepared as part of the Environmental Impact Report in accordance with the California Environmental Quality Act and appropriate mitigations will be imposed.
6. The design of the amended subdivision or type of improvements are not likely to cause serious public health problems in that an Environmental Impact Report was prepared in accordance with the California Environmental Quality Report and findings were made that public health problems will be a less than significant impact with the implementation of appropriate mitigation measures.
7. The proposed amended tentative map does not contemplate or propose substantial changes in the project which would result in new significant environmental effects, substantially increase the severity of any previously identified environmental effects or result in mitigation measures that were previously found to be infeasible becoming feasible. Rather, the proposed modification concerns a change in, and construction related to, the current uses within a specific area of The Dunes, which specific area is approved for residential use.

NOW, THEREFORE, BE IT RESOLVED, that the City Council of the City of Marina does hereby approve amendment to University Village Phase 2 Tentative Map.

PASSED AND ADOPTED by the City Council of the City of Marina at a regular meeting duly held on the 19th day of May 2020, by the following vote:

AYES, COUNCIL MEMBERS: Berkley, Urrutia, O'Connell, Morton, Delgado

NOES, COUNCIL MEMBERS: None

ABSENT, COUNCIL MEMBERS: None

ABSTAIN, COUNCIL MEMBERS: None

Bruce C. Delgado, Mayor

ATTEST:

Anita Sharp, Deputy City Clerk

PROJECT DESCRIPTION

UNIVERSITY VILLAGES SPECIFIC PLAN IS A 337.8 ACRE RESIDENTIAL AND MIXED-USE PROJECT. PHASE 2 EAST IS A 54.3 ACRE PORTION OF THE UNIVERSITY VILLAGES PROJECT AND INCLUDES APPROXIMATELY 11.8 ACRES OF PARKS/OPEN SPACE; 26.3 ACRES OF RESIDENTIAL USES; AND 16.2 ACRES OF STREET AND LANE RIGHT-OF-WAY.

PARCEL SUMMARY

FOR SPECIFIC DENSITIES FOR EACH LAND USE TYPE AND DETAILS ON THE PHASING OF THE PROJECT (INCLUDING UNIT TYPES, NUMBERS, ETC.) REFERENCE THE SPECIFIC PLAN PREPARED BY THE DAHLIN GROUP.

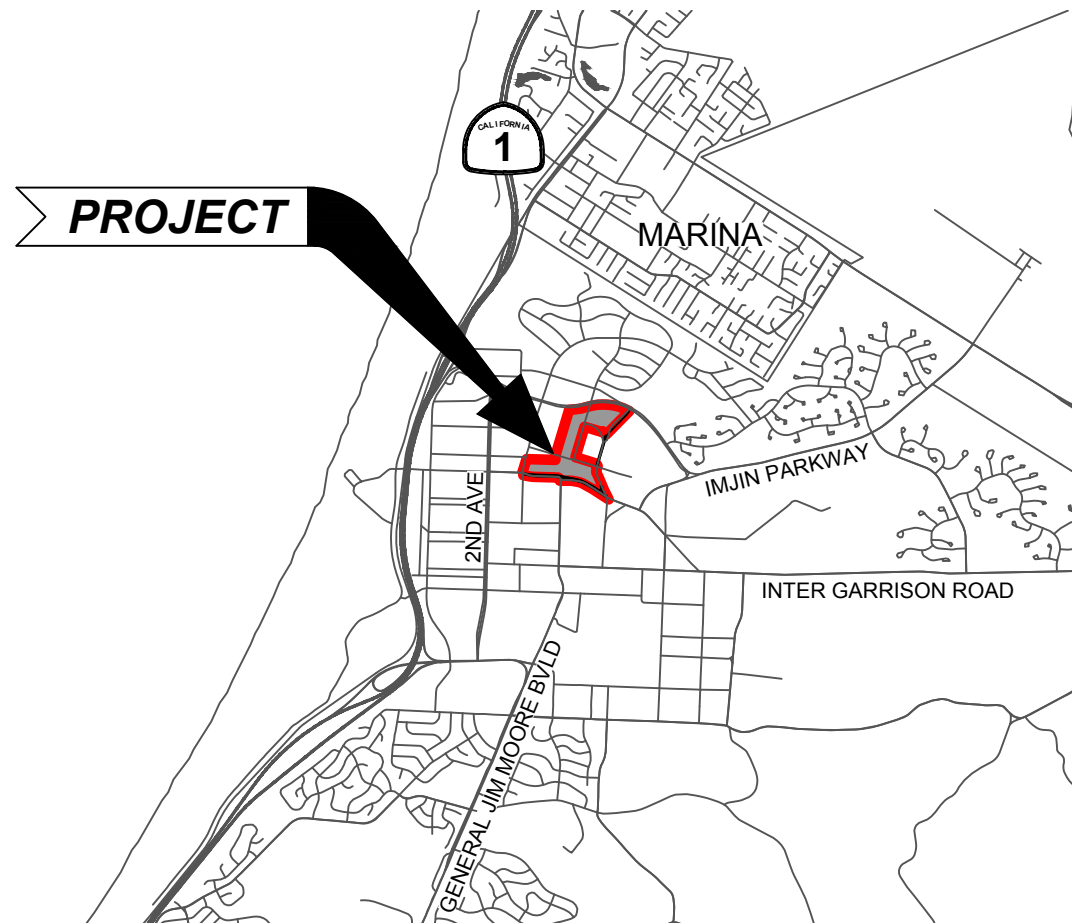
SINGLE FAMILY LOT SUMMARY

TYPE	LOTS	QUANTITY
DUET (33'x60')	LOTS 333-339, 469-540	79
SMALL LOT ALLEY (45'x65')	LOTS 340-344, 365-396, 541-551	48
SMALL LOT STANDARD (45'x80')	LOTS 345-355, 356-364, 397-468	92
TOTAL SINGLE FAMILY LOTS		219

PARCEL SUMMARY

USE	PARCEL	ACREAGE
SINGLE FAMILY LOTS	LOTS 333-551	19.10
	PARCEL B	3.55
	PARCEL C	3.67
SUB-TOTAL		7.22
PUBLIC PARK (PARK F)	PARCEL OS-2.2	8.79
OPEN SPACE	PARCEL A	0.46
OPEN SPACE/ACCESS	PARCEL OS-2.1	0.52
	PARCEL OS-2.3	0.25
	PARCEL OS-2.4	0.42
	PARCEL OS-2.5	0.69
	PARCEL OS-2.6	0.25
	PARCEL OS-2.7	0.09
	PARCEL OS-2.8	0.08
	PARCEL OS-2.9	0.06
	PARCEL OS-2.10	0.06
	PARCEL OS-2.11	0.06
	PARCEL OS-2.12	0.02
SUB-TOTAL		2.50
STREET RIGHT-OF-WAY	ALL STREETS	14.73
LANE RIGHT-OF-WAY	LANE 1 - LANE 11	1.46
TOTAL TENTATIVE MAP ACREAGE		54.26
OFF-SITE RIGHT-OF-WAY	CALIFORNIA AVE	1.51

AMENDED TENTATIVE MAP
FOR
UNIVERSITY VILLAGES - PHASE 2 EAST
MARINA, CALIFORNIA



VICINITY MAP

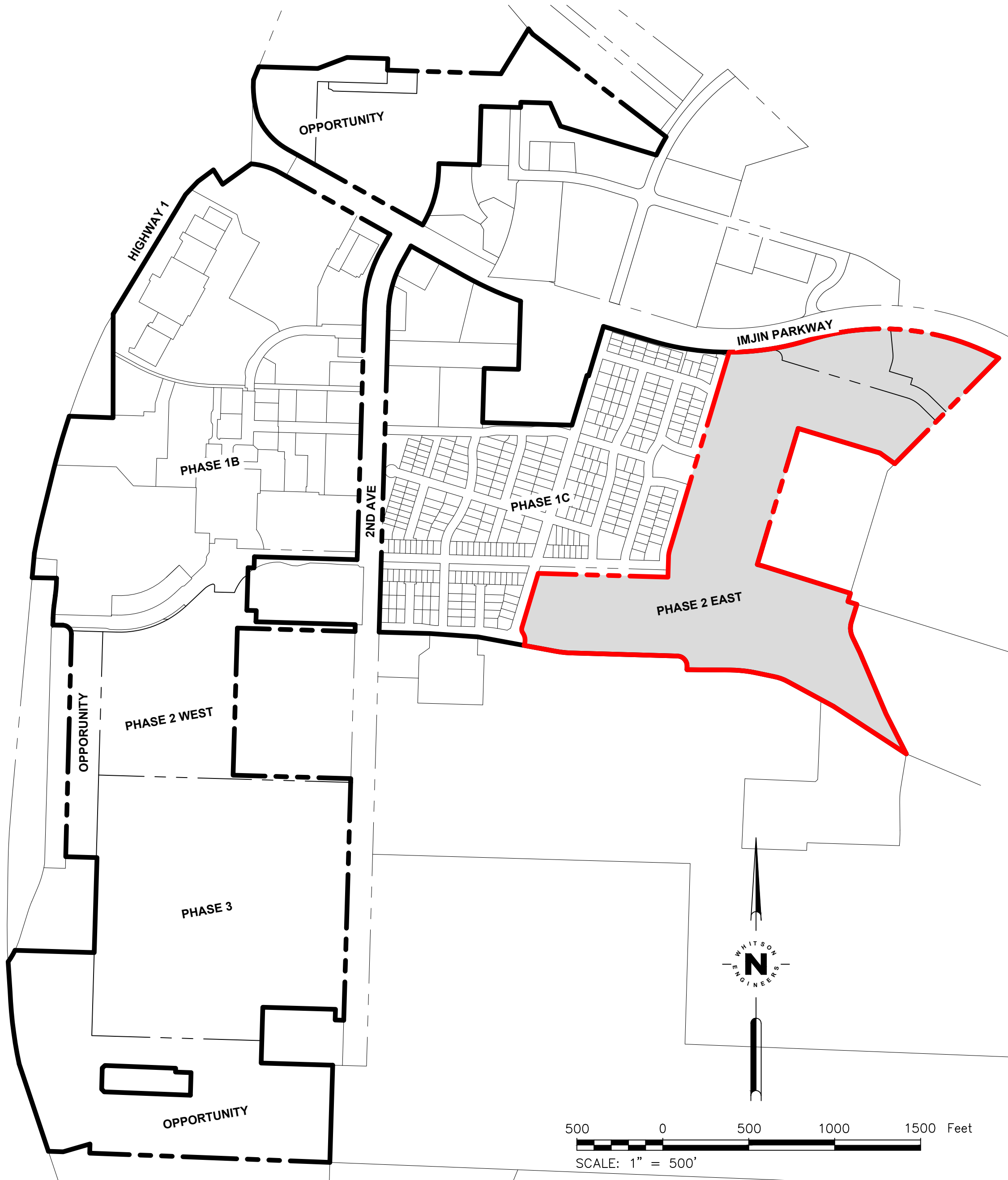
SCALE: NOT TO SCALE

LEGEND

	PROPOSED	EXISTING
LOT NUMBER	355	225
GROUND CONTOUR	— 100 —	— 100 —
SUBJECT PROPERTY LINE	— — — — —	— — — — —
UNIVERSITY VILLAGES SPECIFIC PLAN BOUNDARY	— — — — —	— — — — —
ADJACENT PROPERTY LINE	— — — — —	— — — — —
EASEMENT LINE	— — — — —	— — — — —
CENTER LINE	— — — — —	— — — — —
LOT LINE	— — — — —	— — — — —
SPOT GRADE	+ 144.1	+ 928.30
DIRECTION/SLOPE OF FLOW	0.5%	(0.5% ±)
TREE		● 12" OAK
STORM DRAIN MAIN	SD	
STORM DRAIN MANHOLE		
CATCH BASIN		
DRAIN INLET		
SANITARY SEWER MAIN	8" SS	8" SS
SANITARY SEWER MANHOLE		
WATER MAIN (ZONE A)	8" W	8" W
WATER MAIN (ZONE B)	8" W	8" W
WATER MAIN TO BE REMOVED		
RECYCLED WATER MAIN	8" RW	8" RW
PRESSURE REDUCING VALVE		
UTILITY CONNECTION POINT		
UNDERGROUND STORM CHAMBER		
PAD ELEVATION	P-XXX.XX	
RETENTION POND		

ABBREVIATIONS

±	PLUS OR MINUS; APPROX	LP	LOW POINT
@	AT	LT	LEFT
APPROX	APPROXIMATE	LATCH	MATCH EXISTING GRADE
BC	BEGIN CURVE	MAX	MAXIMUM
BVC	BEGIN VERTICAL CURVE	MH	MANHOLE
C&G	CURB AND GUTTER	MIN	MINIMUM
CGSW	CURB, GUTTER AND SIDEWALK	O.C.	ON CENTER
C	CENTERLINE	OG	ORIGINAL GROUND
CO	CLEAROUT	PC	POINT OF CURVATURE
CONC	CONCRETE	P.O.C.	POINT OF CONNECTION
CONST	CONSTRUCT	PRC	POINT OF REVERSE CURVATURE
CONT	CONTINUOUS	PRV	PRESSURE REDUCING VALVE
DI	DRAIN INLET	PVI	POINT OF VERTICAL INTERSECTION
DIA	DIAMETER	R	RADIUS
DS	DOWNSPOUT	R.C.	RELATIVE COMPACTION
EC	END CURVE	R/W	RIGHT OF WAY
EG	EXISTING GRADE	RT	RIGHT
ELEV	ELEVATION	RWL	RECYCLED WATER
EQ	EQUAL	RW	RAIN WATER LEADER
ETW	EDGE OF TRAVELED WAY	SD	STORM DRAIN
EVC	END VERTICAL CURVE	SS	SANITARY SEWER
E.W.	EACH WAY	STA	STATION
EX	EXISTING	SW	SIDEWALK
FC	FACE OF CURB	TBM	TEMPORARY BENCH MARK
FF	FINISHED FLOOR	TYP	TYPICAL
FG	FINISHED GRADE	UG	UNDERGROUND
FL	FLOWLINE	UNKN	UNKNOWN
FS	FINISHED SURFACE	VAR	VARIES
GB	GRADE BREAK	VERT.	VERTICAL
HP	HIGH POINT	W	WATER
HORIZ.	HORIZONTAL	WM	WATER METER
INV	INVERT	WV	WATER VALVE
LF	LINEAR FEET	XFMR	TRANSFORMER



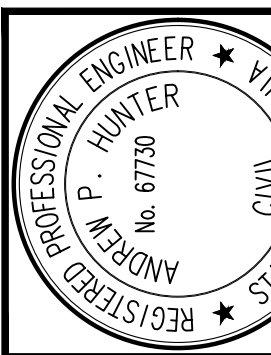
GENERAL NOTES

- OWNER/DEVELOPER/SUBDIVIDER: MARINA COMMUNITY PARTNERS, LLC
- PLANNER: DAHLIN GROUP
2671 CROW CANYON ROAD
SAN RAMON, CA 94583
- CIVIL ENGINEER: WHITSON ENGINEERS
6 HARRIS COURT
MONTEREY, CA 93940
- GEOTECHNICAL ENGINEER: BERLOGAR STEVENS & ASSOCIATES
5587 SUNOL BLVD
PLEASANTON, CA 94509
- UTILITY CONSULTANT: GIACALONE DESIGN SERVICES, INC.
2625 CROW COURT
ANTIOCH, CA 94509
- LANDSCAPE ARCHITECT: VANDERTOOLEN ASSOCIATES
700 YGNACIO VALLEY ROAD, SUITE 275
WALNUT CREEK, CA 94596
- ASSESSOR'S PARCEL NUMBERS: 031-251-012, 031-251-035, AND 031-251-054
- SITE AREA: 54.26 +/- ACRES
- GENERAL PLAN DESIGNATION: SINGLE FAMILY RESIDENTIAL, RETAIL/SERVICE, PARKS AND RECREATION
- CURRENT LAND USE: VACANT WITH TEMPORARY USES
- CURRENT ZONING: SPECIFIC PLAN-UNIVERSITY VILLAGE (SP-UV)
- PROPOSED LAND USE: UNIVERSITY VILLAGE RESIDENTIAL, MULTIPLE USE, VISITOR SERVING COMMERCIAL COMMERCIAL, OFFICE RESEARCH, RETAIL/SERVICE, PARKS/OPEN SPACE, AND PUBLIC FACILITIES.
- UTILITIES:
 - SANITARY SEWER/POTABLE WATER/RECYCLED WATER: MARINA COAST WATER DISTRICT
11 RESERVATION ROAD
MARINA, CA 93933
 - STORM DRAIN: SPECIAL DISTRICT
 - GAS & ELECTRIC: PACIFIC GAS & ELECTRIC
401 WORK STREET
SALINAS, CA 93901
 - TELEPHONE: AT&T
2160 CALIFORNIA AVE STE B
SAND CITY, CA 93955
 - CABLE COMPANY: COMCAST CABLE
2455 HENDERSON WAY
MONTEREY, CA 93940
 - FIRE: MARINA FIRE DEPARTMENT
211 HILLCREST
MARINA, CA 93933
- THE PROPOSED GRADING AS SHOWN IS PRELIMINARY AND IS SUBJECT TO FINAL DESIGN.
- ALL GRADING SHALL BE DONE IN CONFORMANCE WITH THE RECOMMENDATIONS AND CONDITIONS OF THE DESIGN LEVEL GEOTECHNICAL INVESTIGATION REPORT FOR THE DUNES - PHASE 2, PREPARED BY BERLOGAR STEVENS & ASSOCIATES DATED MARCH 23, 2020.
- UTILITY LOCATIONS, STREET GRADES, AND LOT DIMENSIONS ARE PRELIMINARY AND ARE SUBJECT TO FINAL ENGINEERING DESIGN AND HOUSE PLOTTING.
- FINAL MAPS MAY BE FILED IN MULTIPLE PHASES.
- APPROVAL OF THIS TENTATIVE MAP ALLOWS FOR FURTHER SUBDIVISION INTO CONDOMINIUM UNITS AS PROVIDED IN SECTION 66424 AND 66427 OF THE SUBDIVISION MAP ACT.
- ALL EXISTING EASEMENTS AS SHOWN ON THESE PLANS ARE TO REMAIN UNLESS OTHERWISE NOTED. NEW EASEMENTS SHALL BE DEDICATED TO THE APPROPRIATE AGENCIES. PEDESTRIAN ACCESS AND EMERGENCY ACCESS EASEMENTS WILL BE REQUIRED WITHIN PUBLIC RIGHT-OF-WAYS.
- TOPOGRAPHY SHOWN IS BASED ON AN AERIAL SURVEY BY WHITSON ENGINEERS FLOWN IN OCTOBER 2019. ELEVATIONS ARE RELATIVE TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88) WITH TIES TO NATIONAL GEODETIC SURVEY CONTROL STATIONS GU3210 AND GU2130.
- REIMBURSABLE UTILITY COSTS TO BE ADDRESSED AS PART OF THE UNIVERSITY DEVELOPMENT AGREEMENT.
- FINAL ENGINEERING DESIGN MAY REQUIRE CHANGES TO THE LOCATION OF INFRASTRUCTURE AND DRAINAGE FACILITIES.
- ALL SIZES, AREAS, VOLUMES, LENGTHS AND DISTANCES CONTAINED HEREIN ARE ONLY APPROXIMATE AND ARE NOT INTENDED, NOR SHOULD THEY BE ACCEPTED AS EXACT MEASUREMENTS

SHEET INDEX

SHEET	DESCRIPTION
C-1	TITLE SHEET
C-2	STREET SECTIONS
C-3	DETAILS
C-4	BOUNDARY MAP EXHIBIT
L-1	LOTS & PARCEL
GR-1	GRADING & DRAINAGE
U-1	WATER & RECYCLED WATER PLAN
U-2	SANITARY SEWER PLAN

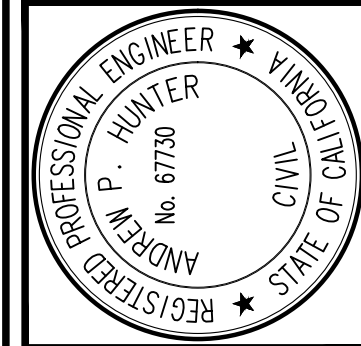
Civil Engineering
Land Surveying
44444 Court
Monterey, California
831.469.5225
whitsonengineers.com



SUBMITTAL / REVISION	CITY SUBMITTAL	CITY PLANCHICK RESUBMITTAL
1	03/17/2020	05/01/2020
2	APH	APH

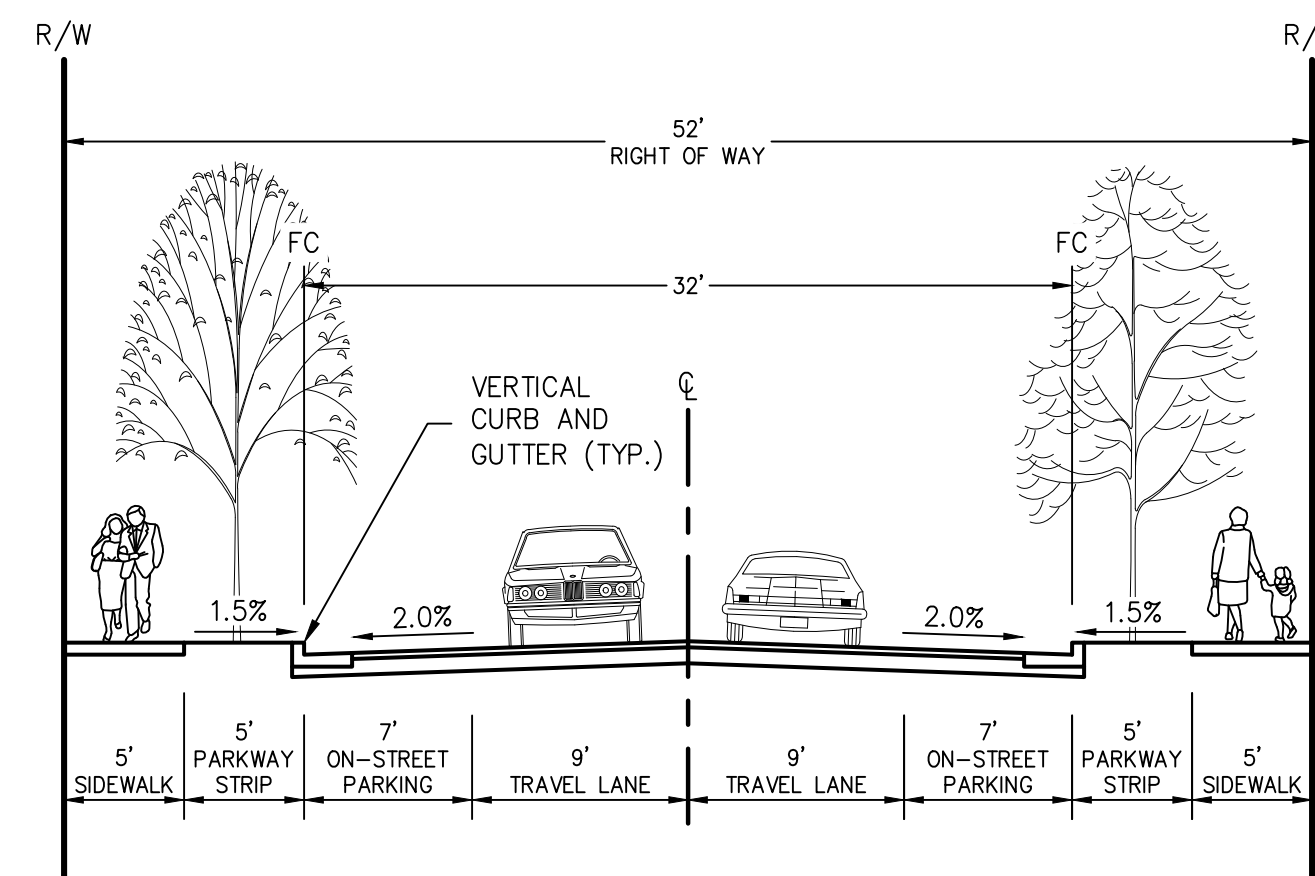
AMENDED TENTATIVE MAP
UNIVERSITY VILLAGES - PHASE 2 EAST
TITLE SHEET

SCALE:	NOTED
DRAWN:	RAA
JOB No.:	3140.09
SHEET	C-1 OF 8



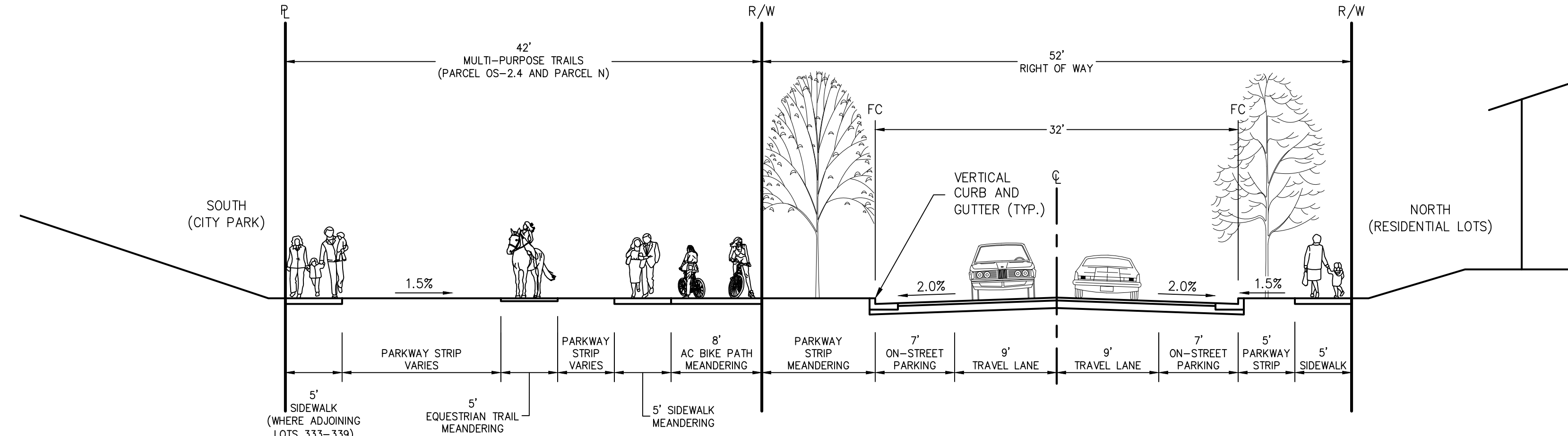
SUBMITTAL / REVISION		CITY SUBMITTAL	PLAN CHECK RESUBMITTAL
1	03/17/2020	APH	05/01/2020
2		APH	

AMENDED TENTATIVE MAP
UNIVERSITY VILLAGES - PHASE 2 EAST
STREET SECTIONS



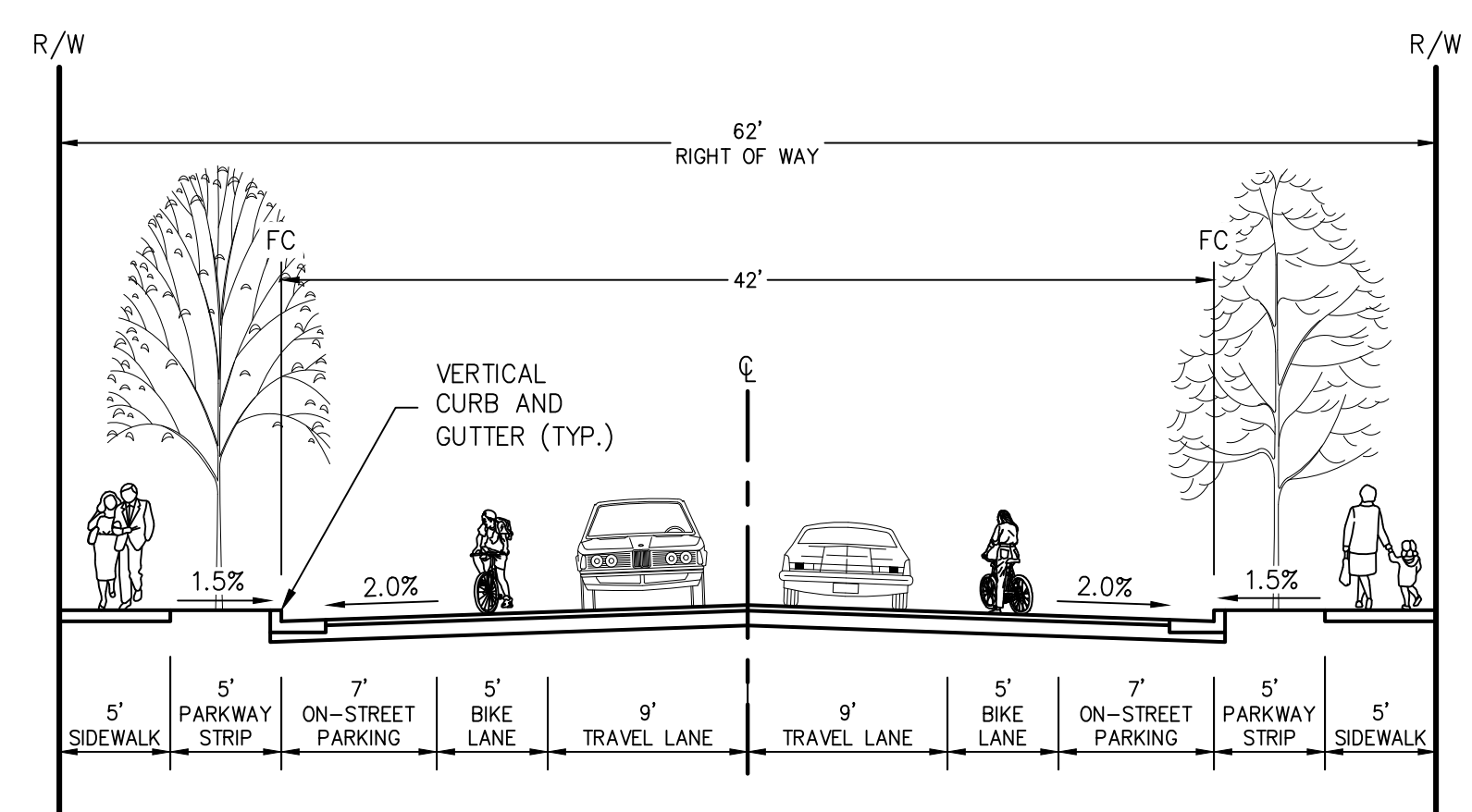
NEIGHBORHOOD STREET

SKYVIEW DRIVE, STREET A, STREET B, STREET C, STREET D, STREET E,
STREET F, STREET G, TELEGRAPH BOULEVARD, AND WHARF TERRACE
NOT TO SCALE



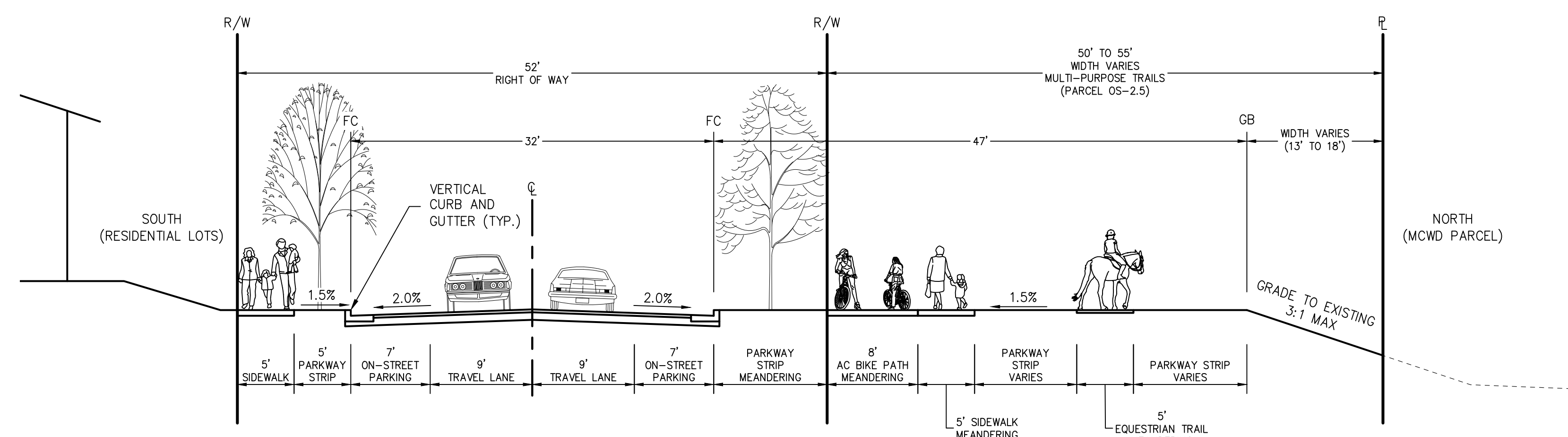
9TH STREET

(3RD AVENUE TO 4TH AVENUE)
NOT TO SCALE



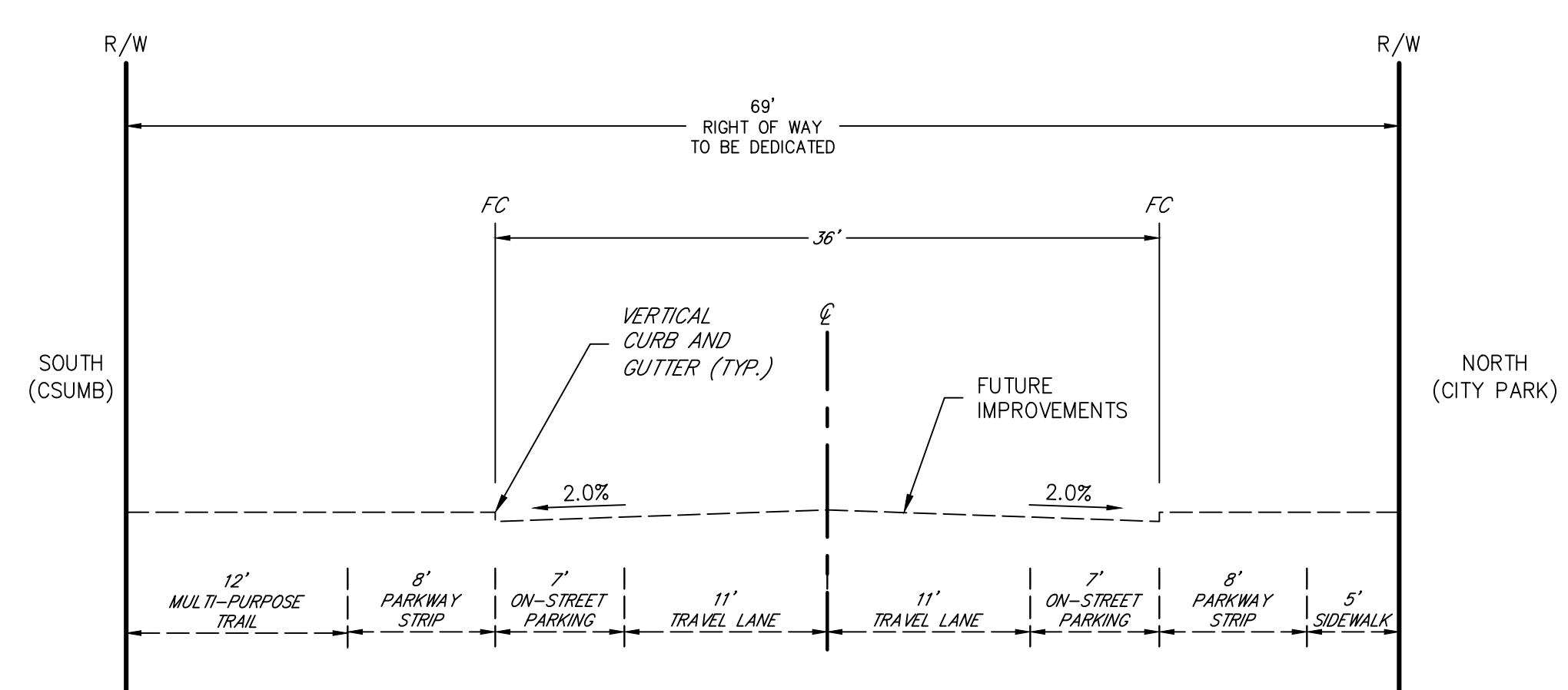
NEIGHBORHOOD STREET WITH BIKE LANES

4TH AVENUE
NOT TO SCALE



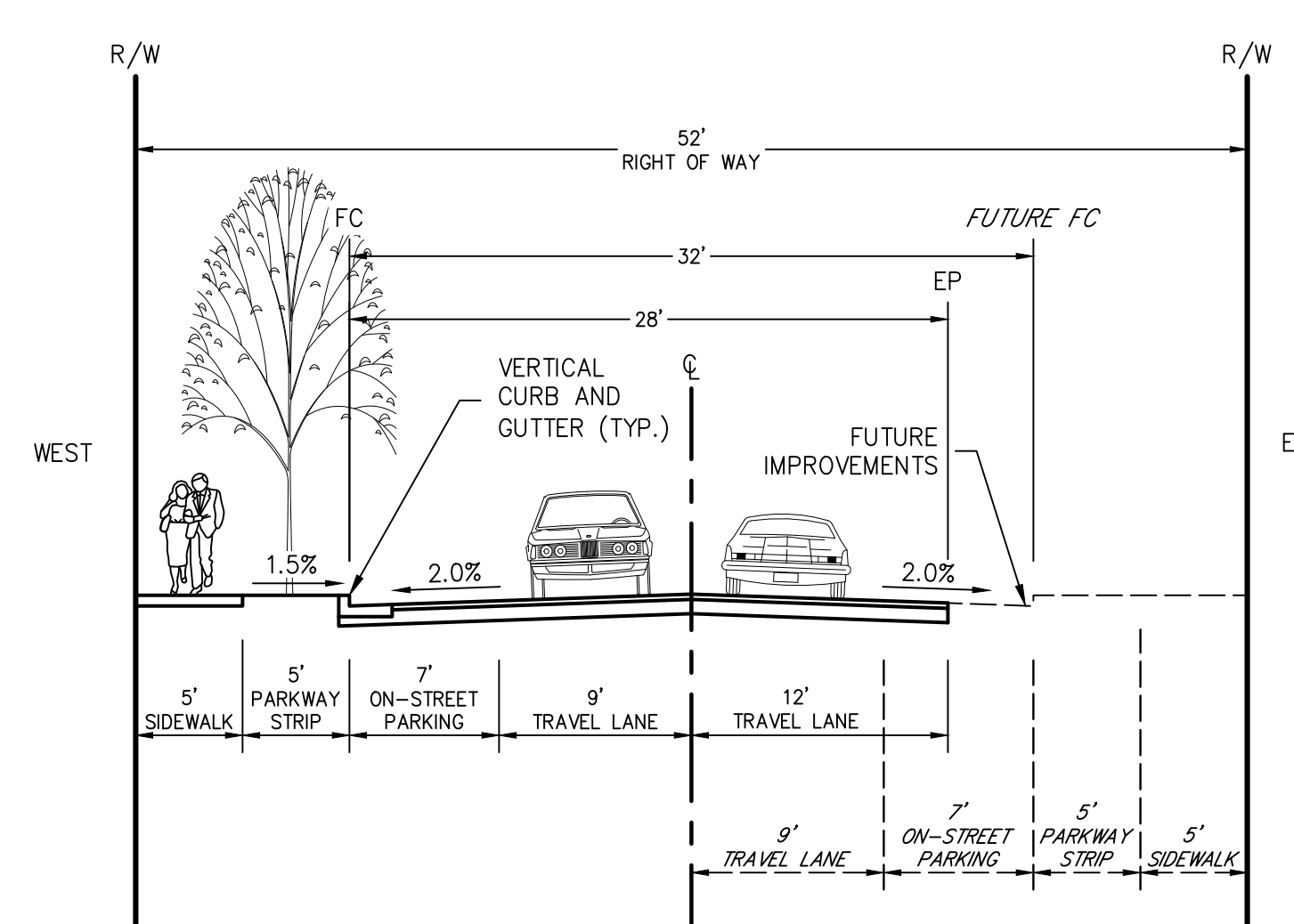
9TH STREET

(4TH AVENUE TO CALIFORNIA AVENUE)
NOT TO SCALE



8TH STREET

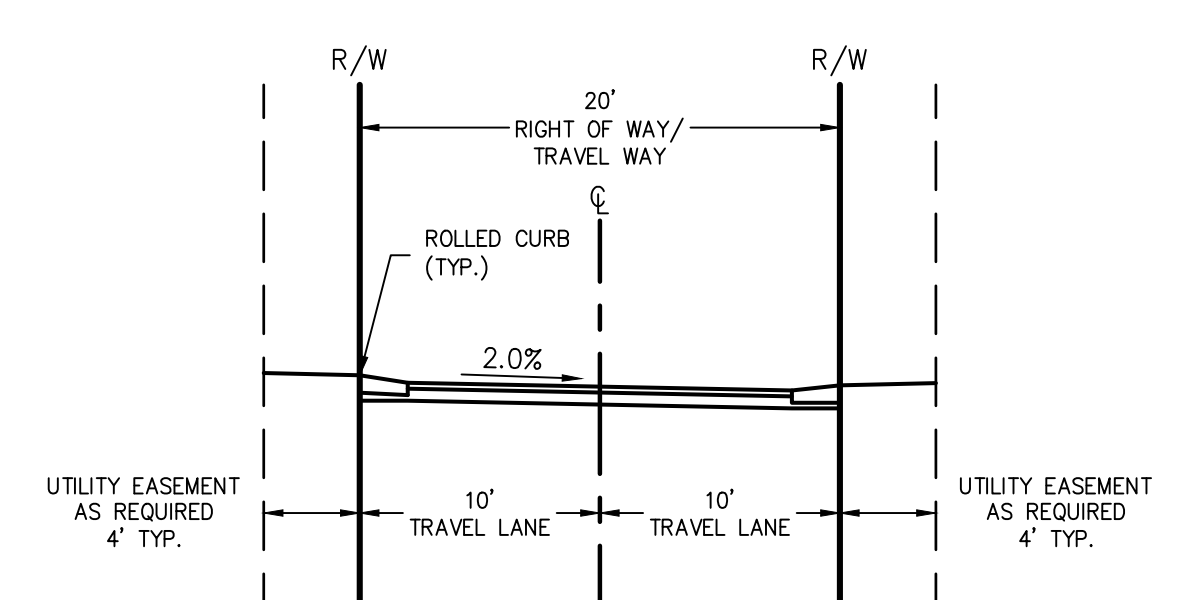
NOT TO SCALE



CALIFORNIA AVENUE

NOT TO SCALE

NOTE: PHASE 2 EAST IMPROVEMENTS TO BE CONSTRUCTED ALONG PROJECT FRONTAGE ONLY
CALIFORNIA AVE ALONG MCWD PARCEL L35.1 TO BE A FUTURE IMPROVEMENT.



TYPICAL LANE SECTION

LANE 1, LANE 2, LANE 3, LANE 4, LANE 5, LANE 6,
LANE 7, LANE 8, LANE 9, LANE 10, LANE 11
NOT TO SCALE

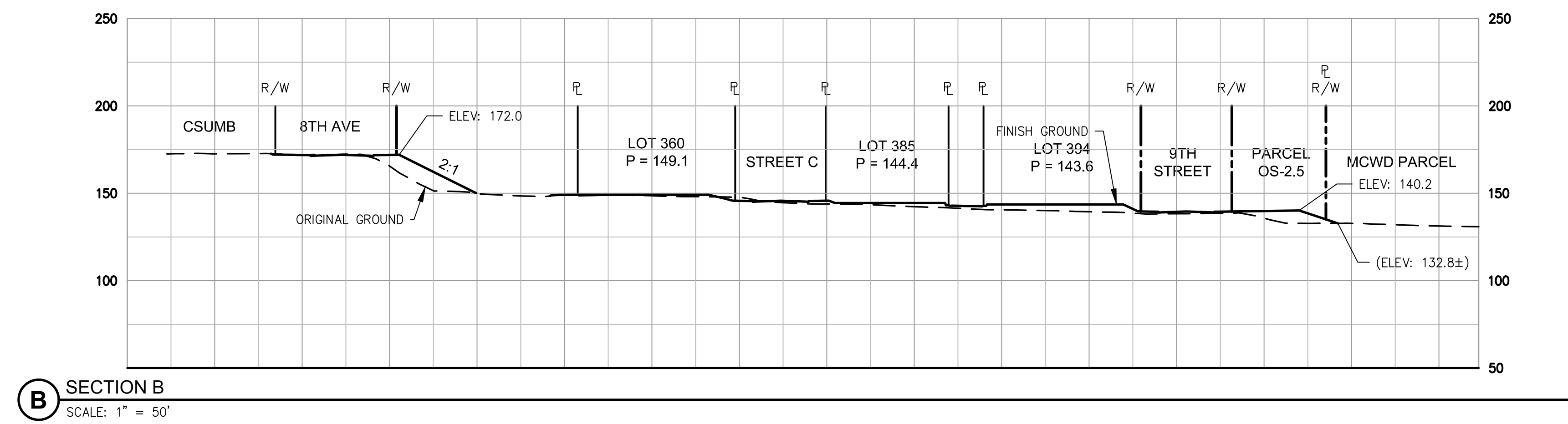
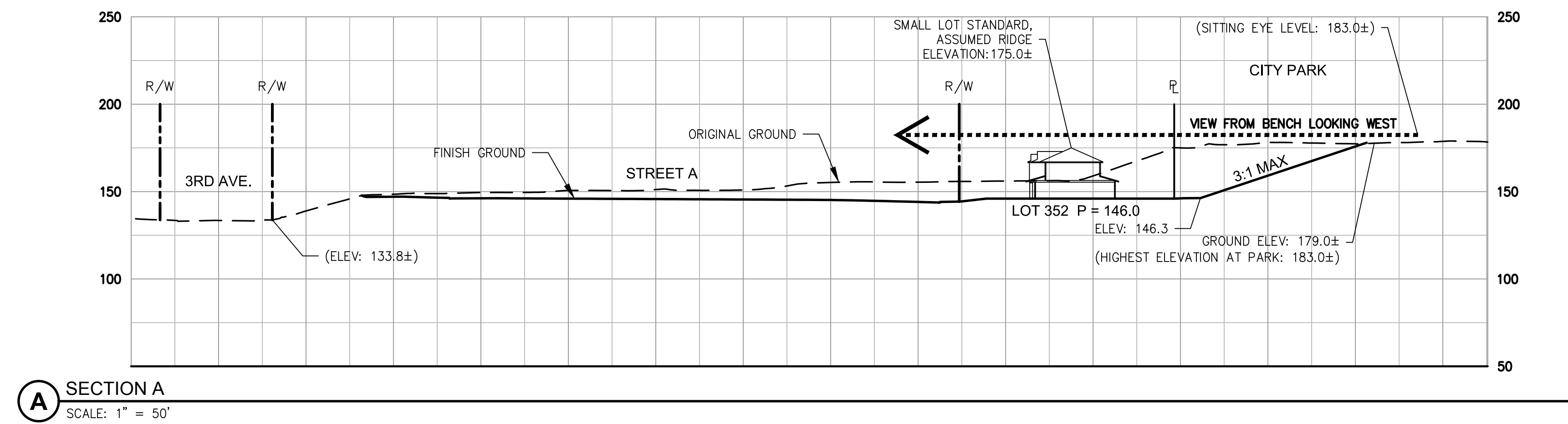
TYPICAL 4-WAY INTERSECTION DETAIL
NOT TO SCALE

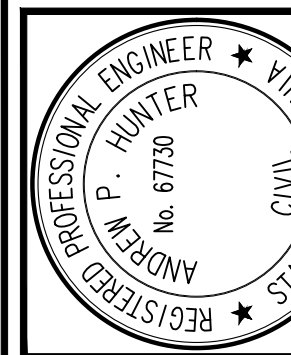
TYPICAL T-INTERSECTION DETAIL
NOT TO SCALE

TYPICAL KNUCKLE DETAIL
NOT TO SCALE

TYPICAL CUL-DE-SAC DETAIL
NOT TO SCALE

9TH STREET AND 4TH AVENUE INTERSECTION DETAIL





SUBMITTAL / REVISION		CITY SUBMITTAL		PLAN CHECK RESUBMITTAL	
1	03/17/2020	APH		2	05/01/2020
					APH

MARINA, CALIFORNIA

AMENDED TENTATIVE MAP
UNIVERSITY VILLAGES - PHASE 2 EAST
BOUNDARY MAP EXHIBIT

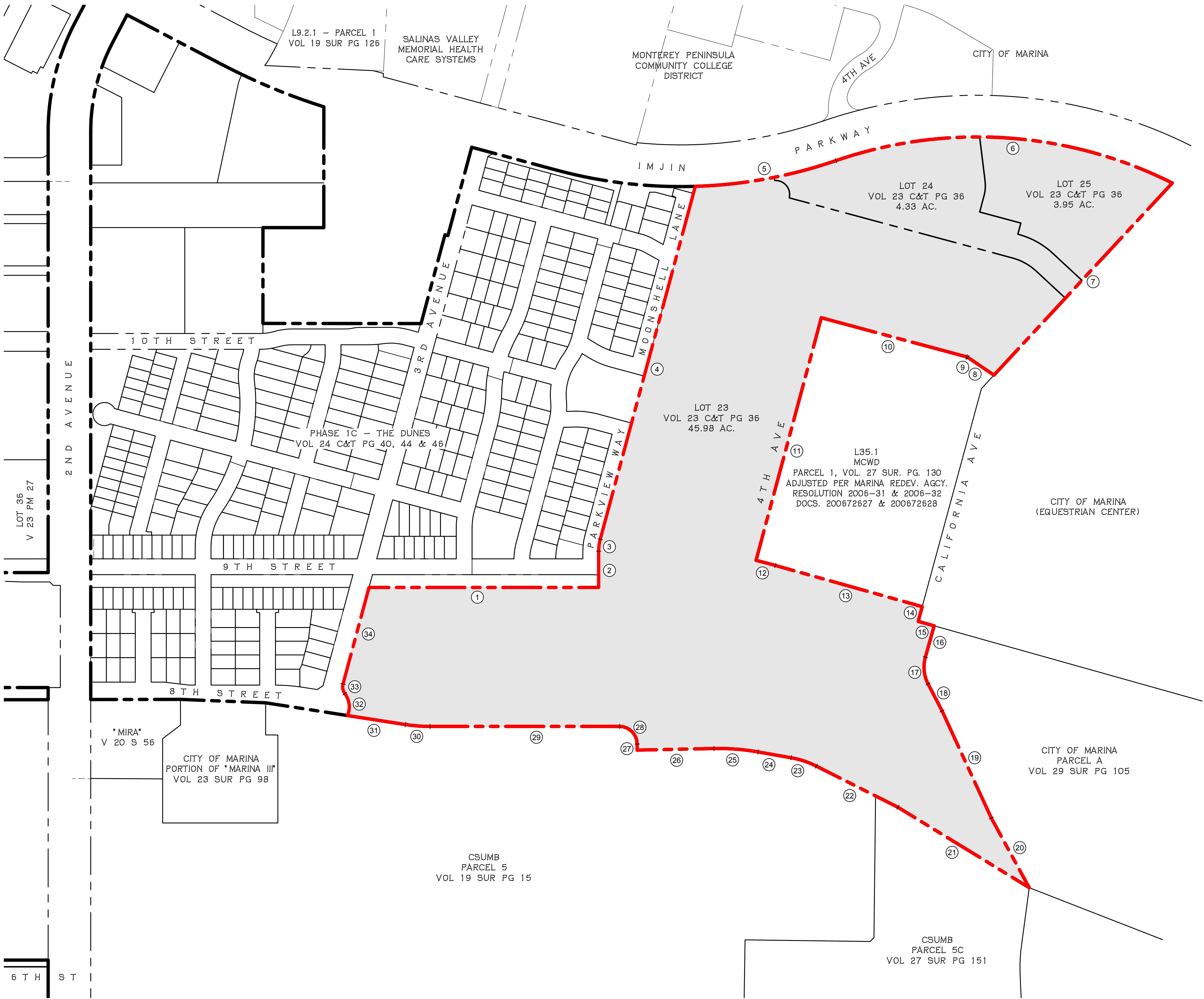
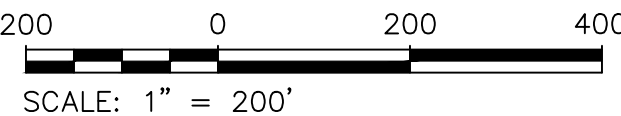
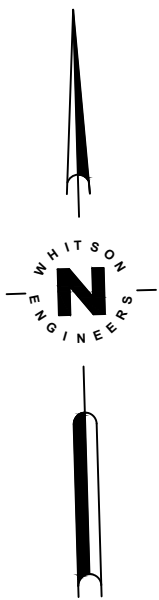
LINE & CURVE DATA			
No.	DELTA/BEARING	RADIUS	LENGTH
1	N88°20'00"W		755.15
2	S01°40'00"W		119.16
3	15°04'33"	150.00	39.47
4	S16°44'33"W		1201.97
5	171°3'32"	1570.00	472.01
6	45°35'37"	1430.00	1137.93
7	S44°32'33"W		861.95
8	N54°06'44"W		103.53
9	19°09'35"	15.00	5.02
10	N73°16'19"W		494.33
11	S16°43'41"W		826.28
12	1°50'07"	2050.00	65.66
13	S72°39'23"E		501.89
14	S16°51'19"W		50.00
15	S72°39'23"E		54.15
16	S17°18'43"W		106.94
17	43°05'11"	120.00	90.24
18	S25°43'07"E		100.62
19	S23°01'05"E		387.29
20	S26°54'48"E		260.87
21	N56°49'36"W		506.33
22	N61°35'00"W		300.28
23	16°45'00"	300.00	87.70
24	N78°20'00"W		110.24
25	11°10'00"	750.00	146.17
26	N89°30'00"W		252.67
27	N01°40'00"E		19.79
28	90°00'00"	58.00	91.11
29	N88°20'00"W		622.91
30	8°50'00"	525.00	80.94
31	N79°30'00"W		192.89
32	59°34'18"	73.00	75.90
33	S1°49'00"	37.00	33.46
34	S16°44'33"W		328.60

LEGEND

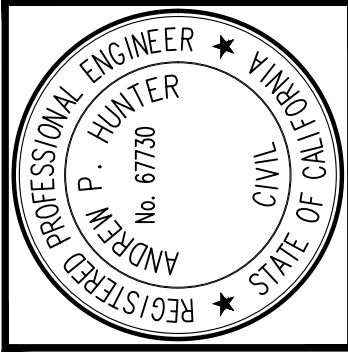
--- TENTATIVE MAP BOUNDARY

--- SPECIFIC PLAN BOUNDARY

20 COURSE #



Civil Engineering
Land Surveying
44444 Court
Marina, California
931 449 5225
whitsonengineers.com

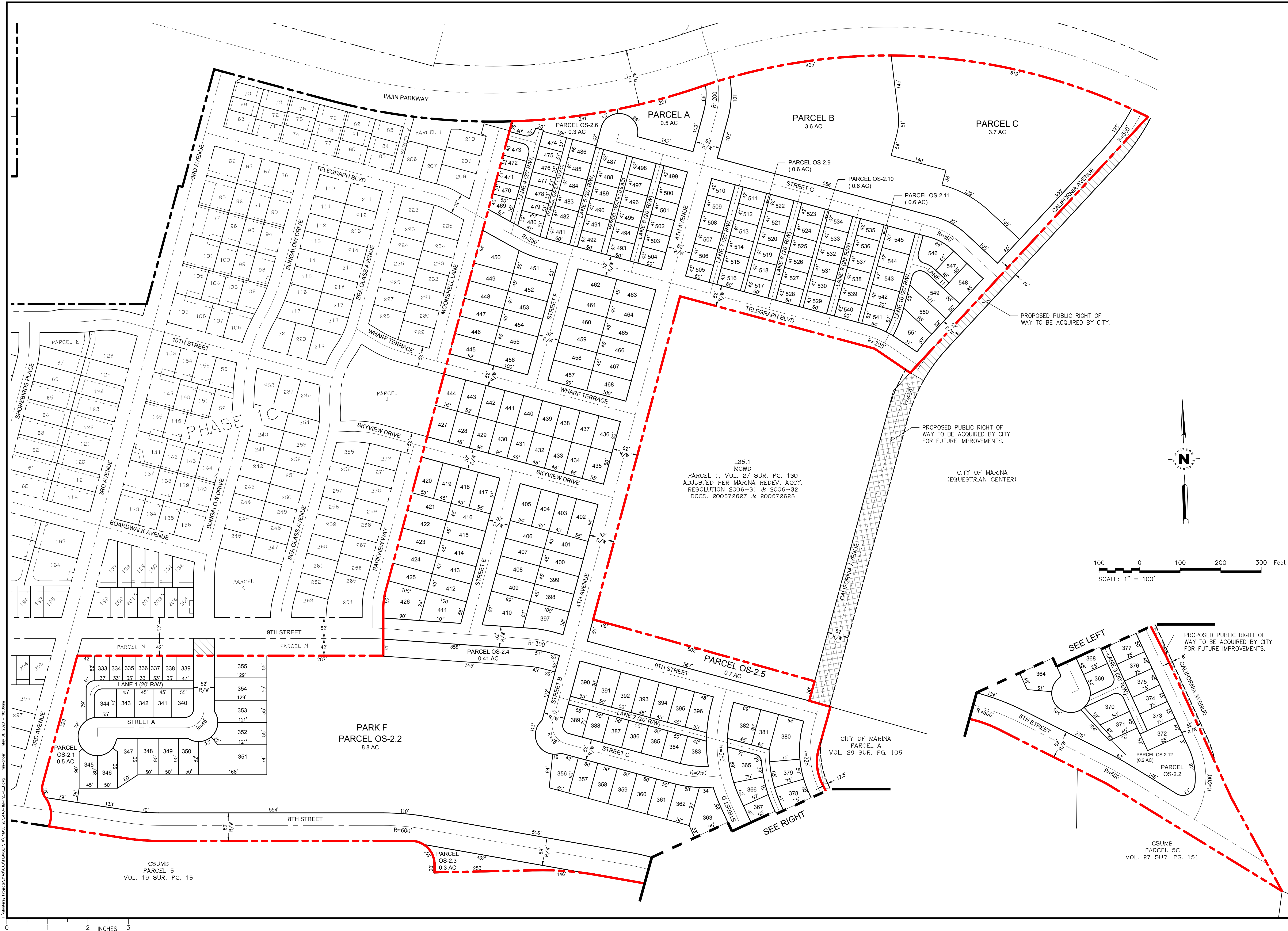


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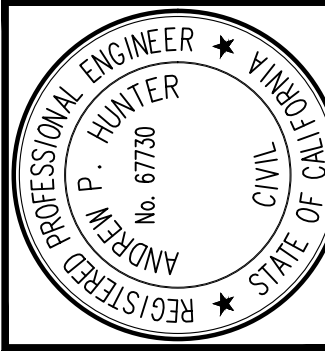
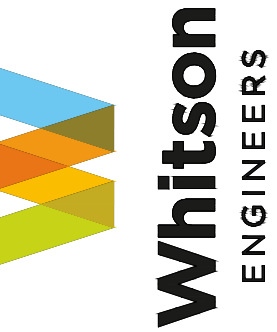
MARINA, CALIFORNIA

AMENDED TENTATIVE MAP
UNIVERSITY VILLAGES - PHASE 2 EAST
LOTS & PARCEL

SCALE: 1" = 100'
DRAWN: RAA
JOB No.: 3140.09
SHEET
L-1
OF 8



T:\Marine\Projects\UNIVERSITY VILLAGES\PHASE 2\UNIVERSITY VILLAGES - PHASE 2 EAST - L-1.dwg 05/01/2020 10:00am

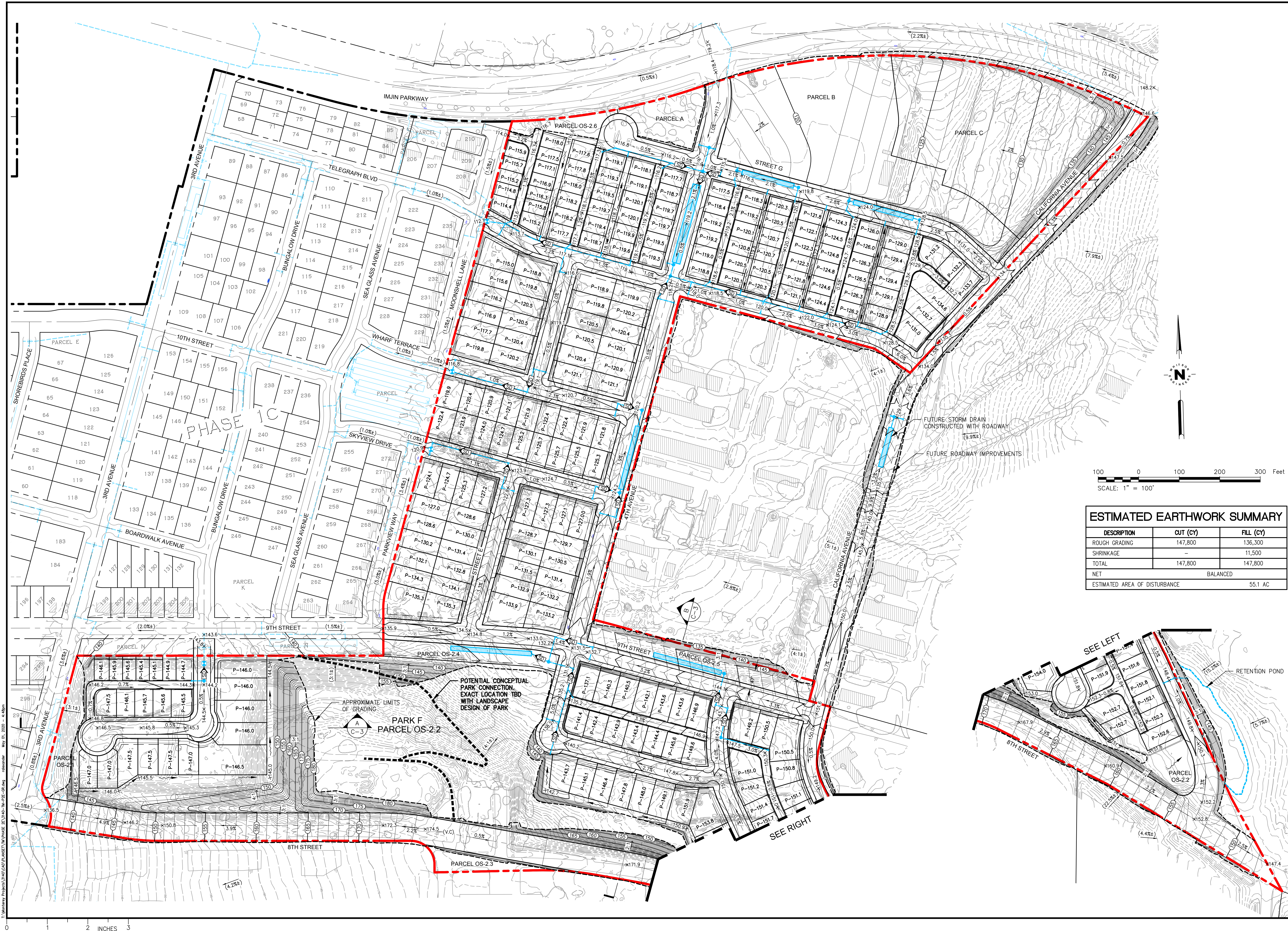


SUBMITTAL / REVISION	
1	CITY SUBMITTAL
2	PLAN CHECK RESUBMITTAL
3	
4	
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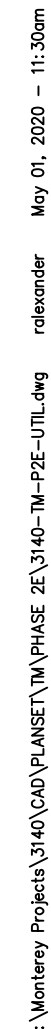
MARINA, CALIFORNIA

AMENDED TENTATIVE MAP
UNIVERSITY VILLAGES - PHASE 2 EAST
GRADING & DRAINAGE

SCALE: 1" = 100'
DRAWN: RAA
JOB No.: 3140.09
SHEET
GR-1
OF 8



ESTIMATED EARTHWORK SUMMARY		
DESCRIPTION	CUT (CY)	FILL (CY)
ROUGH GRADING	147,800	136,300
SHRINKAGE	-	11,500
TOTAL	147,800	147,800
NET	BALANCED	
ESTIMATED AREA OF DISTURBANCE	55.1 AC	



1	03/17/2020	CITY SUBMITAL
	APH	
2	05/01/2020	PLAN CHECK RESUBMITAL
	APH	

AMENDED INITIATIVE MAP UNIVERSITY VILLAGES - PHASE 2 EAST

SANITARY SEWER PLAN

CALIFORNIA CALIFORNIA

SCALE: 1" = 100'

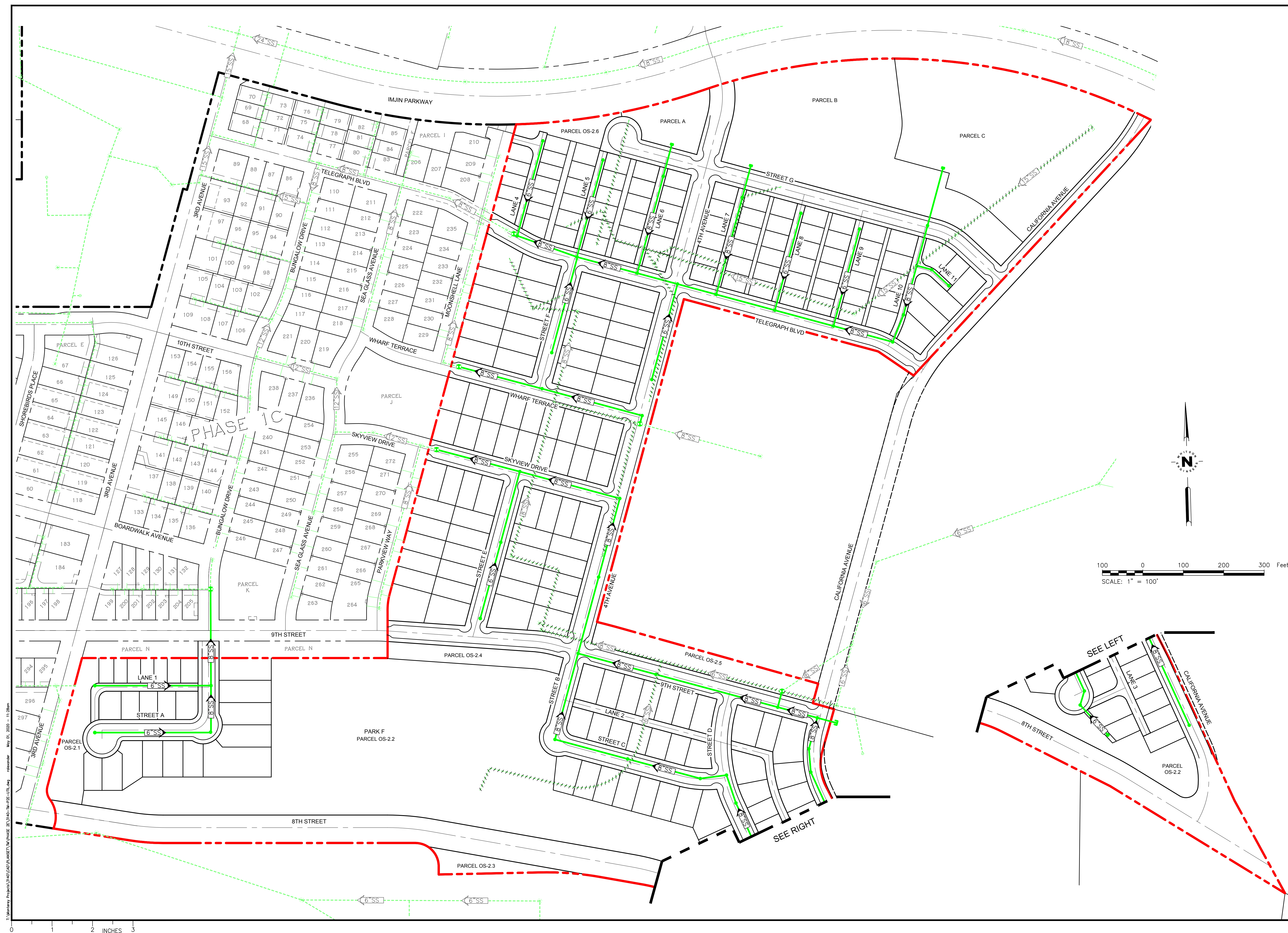
DRAWN: RAA

OB No.: 3140.09

HEET

U-2

OF 8



PROJECT DESCRIPTION

UNIVERSITY VILLAGES SPECIFIC PLAN IS A 337.8 ACRE RESIDENTIAL AND MIXED-USE PROJECT. PHASE 2 WEST IS A 18.5 ACRE PORTION OF THE UNIVERSITY VILLAGES PROJECT AND INCLUDES APPROXIMATELY 1.7 ACRES OF PARKS/OPEN SPACE; 7.2 ACRES OF RESIDENTIAL USES; AND 9.6 ACRES OF STREET AND LANE RIGHT-OF-WAY.

PARCEL SUMMARY

FOR SPECIFIC DENSITIES FOR EACH LAND USE TYPE AND DETAILS ON THE PHASING OF THE PROJECT (INCLUDING UNIT TYPES, NUMBERS, ETC.) REFERENCE THE SPECIFIC PLAN PREPARED BY THE DAHLIN GROUP.

SHEET INDEX

SHEET	DESCRIPTION
C-1	TITLE SHEET
C-2	DETAILS & SECTIONS
C-3	BOUNDARY MAP EXHIBIT
L-1	LOTS & PARCELS
GR-1	GRADING & DRAINAGE
U-1	WATER & RECYCLED WATER PLAN
U-2	SANITARY SEWER PLAN

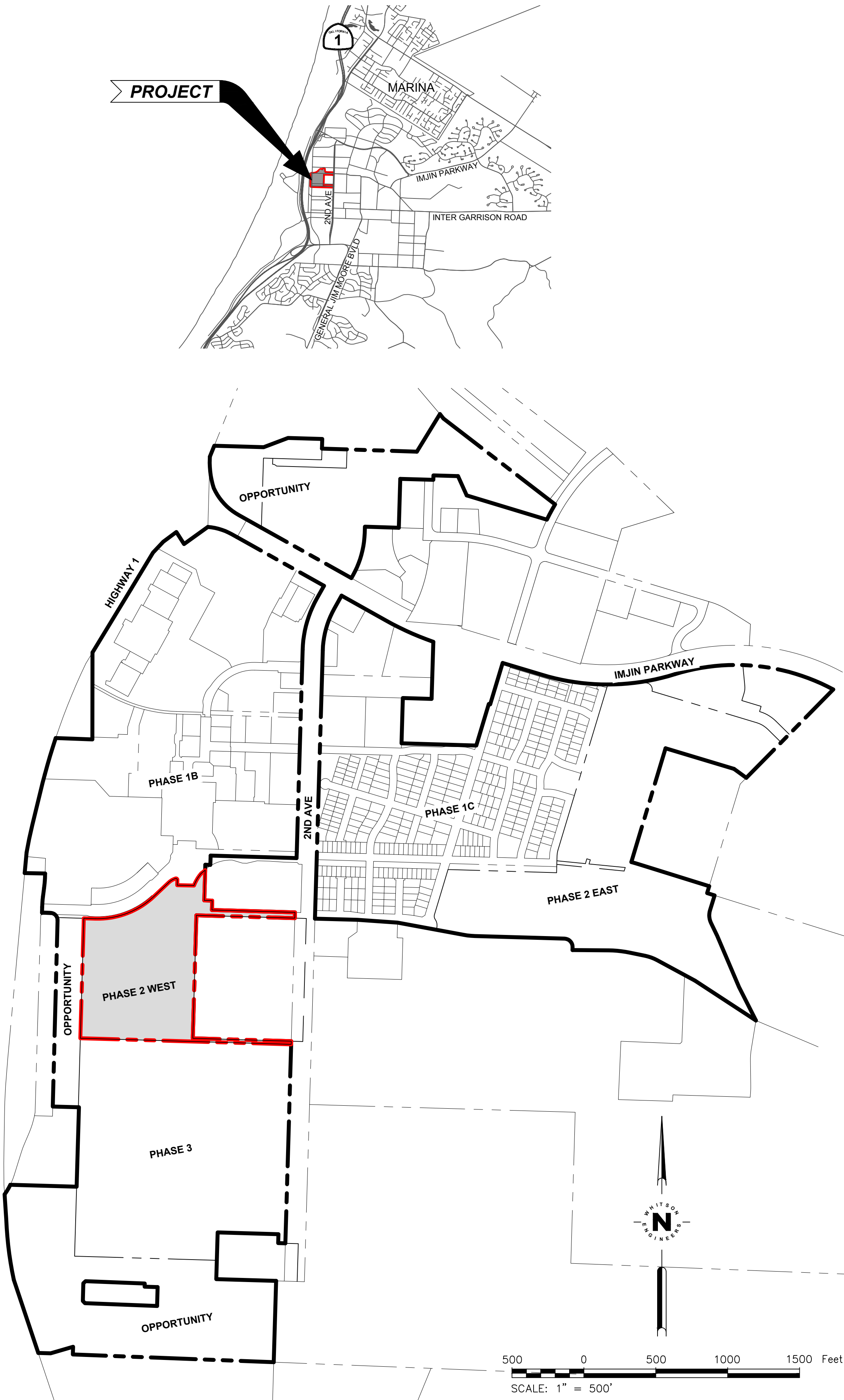
LEGEND

	PROPOSED	EXISTING
LOT NUMBER	355	225
GROUND CONTOUR		100
SUBJECT PROPERTY LINE		
UNIVERSITY VILLAGES SPECIFIC PLAN BOUNDARY		
ADJACENT PROPERTY LINE		
EASEMENT LINE		
CENTER LINE		
LOT LINE		
SPOT GRADE	+ 144.1 0.5%	+ 928.30 (0.5% ±)
DIRECTION/SLOPE OF FLOW		
TREE		12" OAK
STORM DRAIN MAIN	SD	
STORM DRAIN MANHOLE		
CATCH BASIN		
DRAIN INLET		
SANITARY SEWER MAIN	8" SS	8" S
SANITARY SEWER MANHOLE		
WATER MAIN (ZONE A)	8" W	8" W
WATER MAIN (ZONE B)	8" W	8" W
WATER MAIN TO BE REMOVED		8" W
RECYCLED WATER MAIN	8" RW	8" RW
PRESSURE REDUCING VALVE		
UTILITY CONNECTION POINT		
UNDERGROUND STORM CHAMBER		
PAD ELEVATION	P-XXX.XX	
RETENTION POND		

ABBREVIATIONS

±	PLUS OR MINUS; APPROX	LP	LOW POINT
@	AT	LT	LEFT
APPROX	APPROXIMATE	MT	MATCH EXISTING GRADE
BC	BEGIN CURVE	MAX	MAXIMUM
BVC	BEGIN VERTICAL CURVE	MH	MANHOLE
C&G	CURB AND GUTTER	MIN	MINIMUM
CGSW	CURB, GUTTER AND SIDEWALK	O.C.	ON CENTER
C	CENTERLINE	OG	ORIGINAL GROUND
CO	CLEANOUT	PC	POINT OF CURVATURE
CONC	CONCRETE	P.O.C.	POINT OF CONNECTION
CONST	CONSTRUCT	PRC	POINT OF REVERSE CURVATURE
CONT	CONTINUOUS	PVI	POINT OF VERTICAL INTERSECTION
DI	DRAIN INLET	R	RADIUS
DIA	DIAMETER	R.C.	RELATIVE COMPACTION
DS	DOWNSPOUT	RT	RIGHT
EC	END CURVE	RW	RECYCLED WATER
EG	EXISTING GRADE	RWL	RAIN WATER LEADER
ELEV	ELEVATION	SD	STORM DRAIN
EQ	EQUAL	SS	SANITARY SEWER
ETW	EDGE OF TRAVELED WAY	STA	STATION
EVC	END VERTICAL CURVE	SW	SIDEWALK
E.W.	EACH WAY	TBM	TEMPORARY BENCH MARK
EX	EXISTING	TYP	TYPICAL
FC	FACE OF CURB	UG	UNDERGROUND
FF	FINISHED FLOOR	UNKN	UNKNOWN
FG	FINISHED GRADE	VAR	VARIABLE
FL	FLOWLINE	VERT.	VERTICAL
FS	FINISHED SURFACE	W	WATER
GB	GRADE BREAK	WM	WATER METER
HP	HIGH POINT	WV	WATER VALVE
HORIZ.	HORIZONTAL	XFMR	TRANSFORMER
INV	INVERT		
LF	LINEAR FEET		

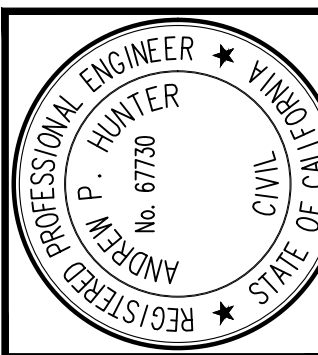
AMENDED TENTATIVE MAP
FOR
UNIVERSITY VILLAGES - PHASE 2 WEST
MARINA, CALIFORNIA



GENERAL NOTES

- OWNER/DEVELOPER/SUBDIVIDER: MARINA COMMUNITY PARTNERS, LLC
- PLANNER: DAHLIN GROUP
2671 CROW CANYON ROAD
SAN RAMON, CA 94583
- CIVIL ENGINEER: WHITSON ENGINEERS
6 HARRIS COURT
MONTEREY, CA 93940
- GEOTECHNICAL ENGINEER: BERLOGAR STEVENS & ASSOCIATES
5587 SUNOL BLVD
PLEASANTON, CA 94509
- UTILITY CONSULTANT: GIACALONE DESIGN SERVICES, INC.
2625 CROW COURT
ANTIOCH, CA 94509
- LANDSCAPE ARCHITECT: VANDERTOOLEN ASSOCIATES
700 YGNACIO VALLEY ROAD, SUITE 275
WALNUT CREEK, CA 94596
- ASSESSOR'S PARCEL NUMBERS: 031-282-015 AND 031-221-015 (PORTION)
- SITE AREA: 18.50 +/- ACRES
- GENERAL PLAN DESIGNATION: SINGLE FAMILY RESIDENTIAL, RETAIL/SERVICE, PARKS AND RECREATION
- CURRENT LAND USE: VACANT
- CURRENT ZONING: SPECIFIC PLAN-UNIVERSITY VILLAGE (SP-UV)
- PROPOSED LAND USE: UNIVERSITY VILLAGE RESIDENTIAL, MULTIPLE USE, VISITOR SERVING COMMERCIAL COMMERCIAL, OFFICE RESEARCH, RETAIL/SERVICE, PARKS/OPEN SPACE, AND PUBLIC FACILITIES.
- UTILITIES:
 - SANITARY SEWER/POTABLE WATER/ RECYCLED WATER: MARINA COAST WATER DISTRICT
11 RESERVATION ROAD
MARINA, CA 93933
 - STORM DRAIN: SPECIAL DISTRICT
 - GAS & ELECTRIC: PACIFIC GAS & ELECTRIC
401 WORK STREET
SALINAS, CA 93901
 - TELEPHONE: AT&T
2160 CALIFORNIA AVE STE B
SAND CITY, CA 93955
 - CABLE COMPANY: COMCAST CABLE
2455 HENDERSON WAY
MONTEREY, CA 93940
 - FIRE: MARINA FIRE DEPARTMENT
211 HILLCREST
MARINA, CA 93933
- THE PROPOSED GRADING AS SHOWN IS PRELIMINARY AND IS SUBJECT TO FINAL DESIGN.
- ALL GRADING SHALL BE DONE IN CONFORMANCE WITH THE RECOMMENDATIONS AND CONDITIONS OF THE DESIGN LEVEL GEOTECHNICAL INVESTIGATION REPORT FOR THE DUNES - PHASE 2, PREPARED BY BERLOGAR STEVENS & ASSOCIATES DATED MARCH 23, 2020.
- UTILITY LOCATIONS, STREET GRADES, AND LOT DIMENSIONS ARE PRELIMINARY AND ARE SUBJECT TO FINAL ENGINEERING DESIGN AND HOUSE PLOTTING.
- FINAL MAPS MAY BE FILED IN MULTIPLE PHASES.
- APPROVAL OF THIS TENTATIVE MAP ALLOWS FOR FURTHER SUBDIVISION INTO CONDOMINIUM UNITS AS PROVIDED IN SECTION 66424 AND 66427 OF THE SUBDIVISION MAP ACT.
- ALL EXISTING EASEMENTS AS SHOWN ON THESE PLANS ARE TO REMAIN UNLESS OTHERWISE NOTED. NEW EASEMENTS SHALL BE DEDICATED TO THE APPROPRIATE AGENCIES. PEDESTRIAN ACCESS AND EMERGENCY ACCESS EASEMENTS WILL BE REQUIRED WITHIN PUBLIC RIGHT-OF-WAYS.
- TOPOGRAPHY SHOWN IS BASED ON AN AERIAL SURVEY BY WHITSON ENGINEERS, FLOWN IN OCTOBER 2019. ELEVATIONS ARE RELATIVE TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88) WITH TIES TO NATIONAL GEODETIC SURVEY CONTROL STATIONS GU3210 AND GU2130.
- REIMBURSABLE UTILITY COSTS TO BE ADDRESSED AS PART OF THE UNIVERSITY DEVELOPMENT AGREEMENT.
- FINAL ENGINEERING DESIGN MAY REQUIRE CHANGES TO THE LOCATION OF INFRASTRUCTURE AND DRAINAGE FACILITIES.
- ALL SIZES, AREAS, VOLUMES, LENGTHS AND DISTANCES CONTAINED HEREIN ARE ONLY APPROXIMATE AND ARE NOT INTENDED, NOR SHOULD THEY BE ACCEPTED AS EXACT MEASUREMENTS

Civil Engineering
Land Surveying
4 Hagar Court
Monterey, California
831.469.5225
whitsonengineers.com



SUBMITTAL / REVISION	CITY SUBMITTAL	CITY PLAN CHECK SUBMITTAL
1	03/17/2020 APH	05/01/2020 APH
2		

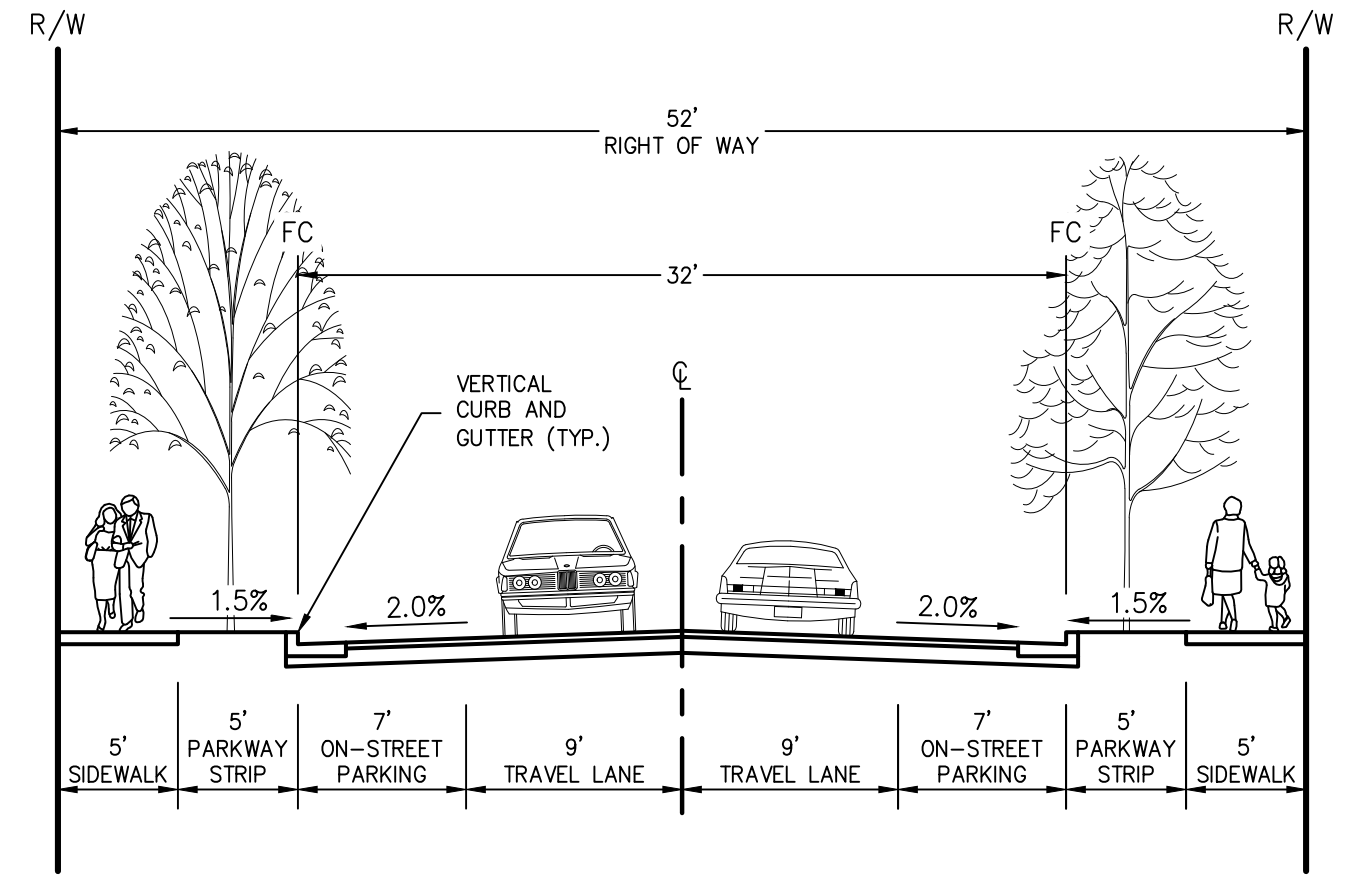
AMENDED TENTATIVE MAP
UNIVERSITY VILLAGES - PHASE 2 WEST
TITLE SHEET

SCALE:	1" = 100'
DRAWN:	RAA
JOB No.:	3140.09
SHEET	C-1 OF 7

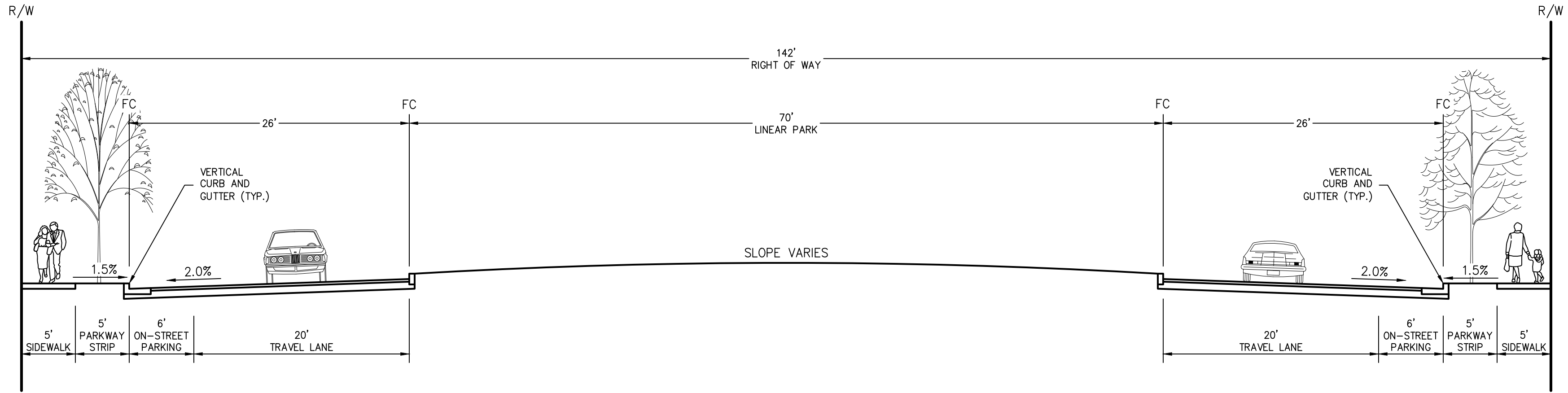
SUBMITTAL / REVISION		CITY SUBMITTAL	PLAN CHECK RESUBMITTAL
1	03/17/2020	APH	05/01/2020
2		APH	

AMENDED TENTATIVE MAP
UNIVERSITY VILLAGES - PHASE 2 WEST
DETAILS & SECTIONS

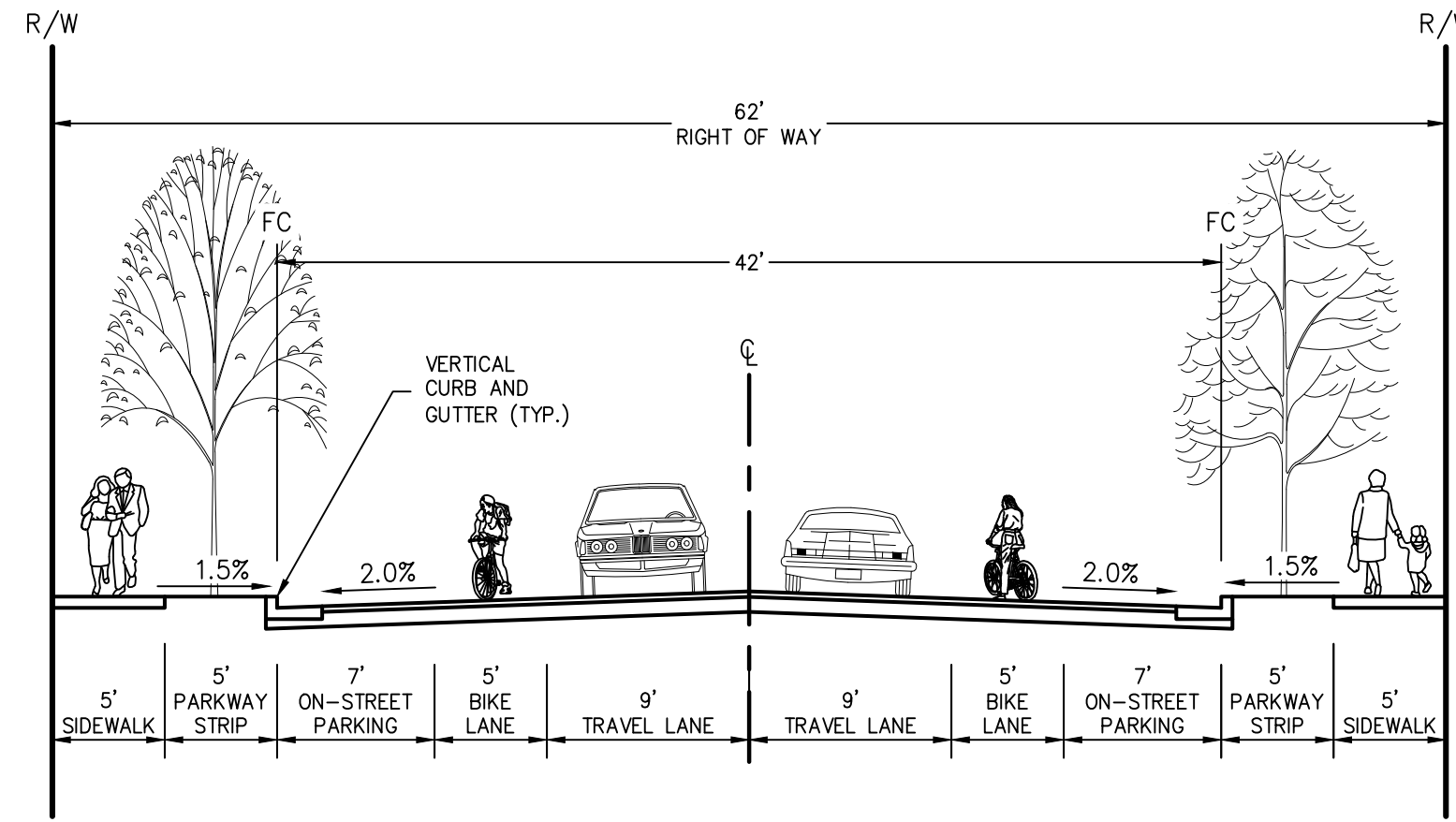
SCALE:	1" = 100'
DRAWN:	RAA
JOB No.:	3140.09
SHEET	C-2
	OF 7



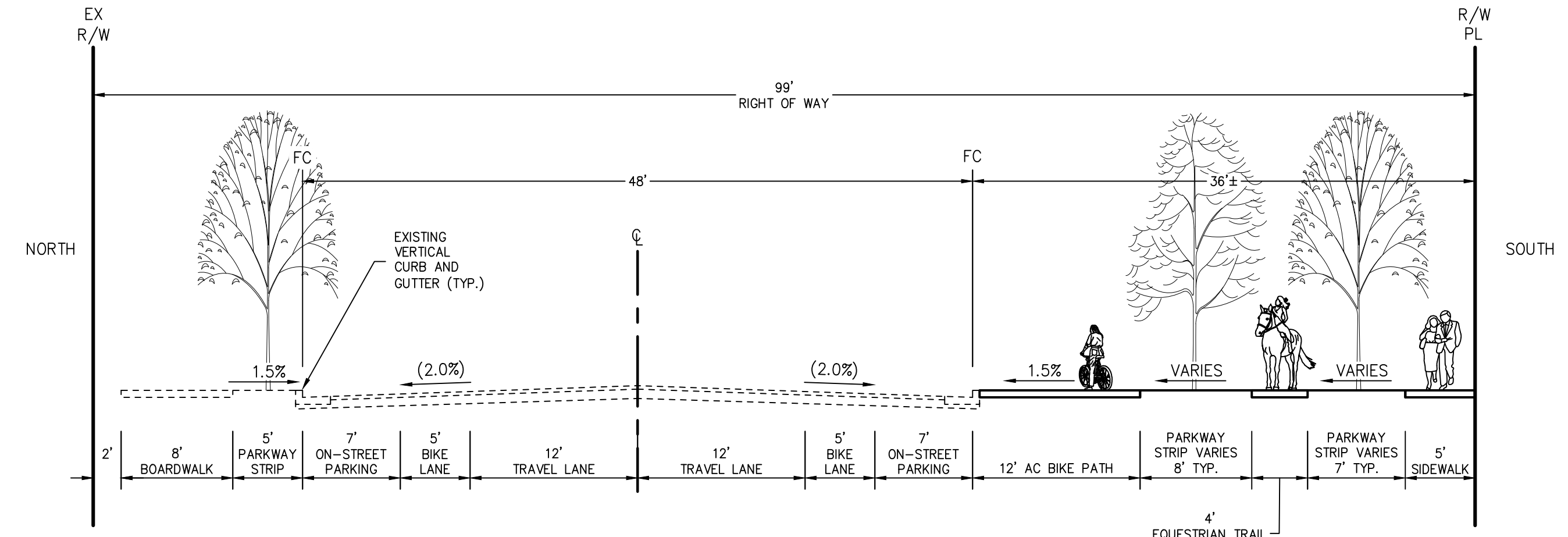
NEIGHBORHOOD STREET
STREET A, STREET B, AND STREET C
NOT TO SCALE



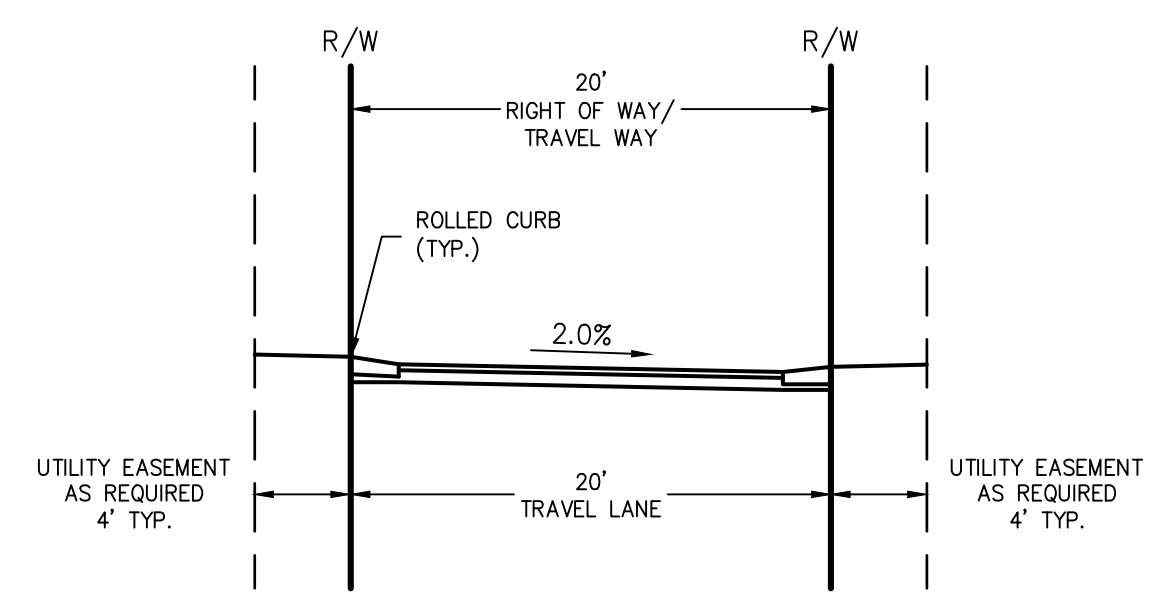
ONE-WAY LINEAR PARK
STREET D/STREET E AND 6TH STREET/7TH STREET
NOT TO SCALE



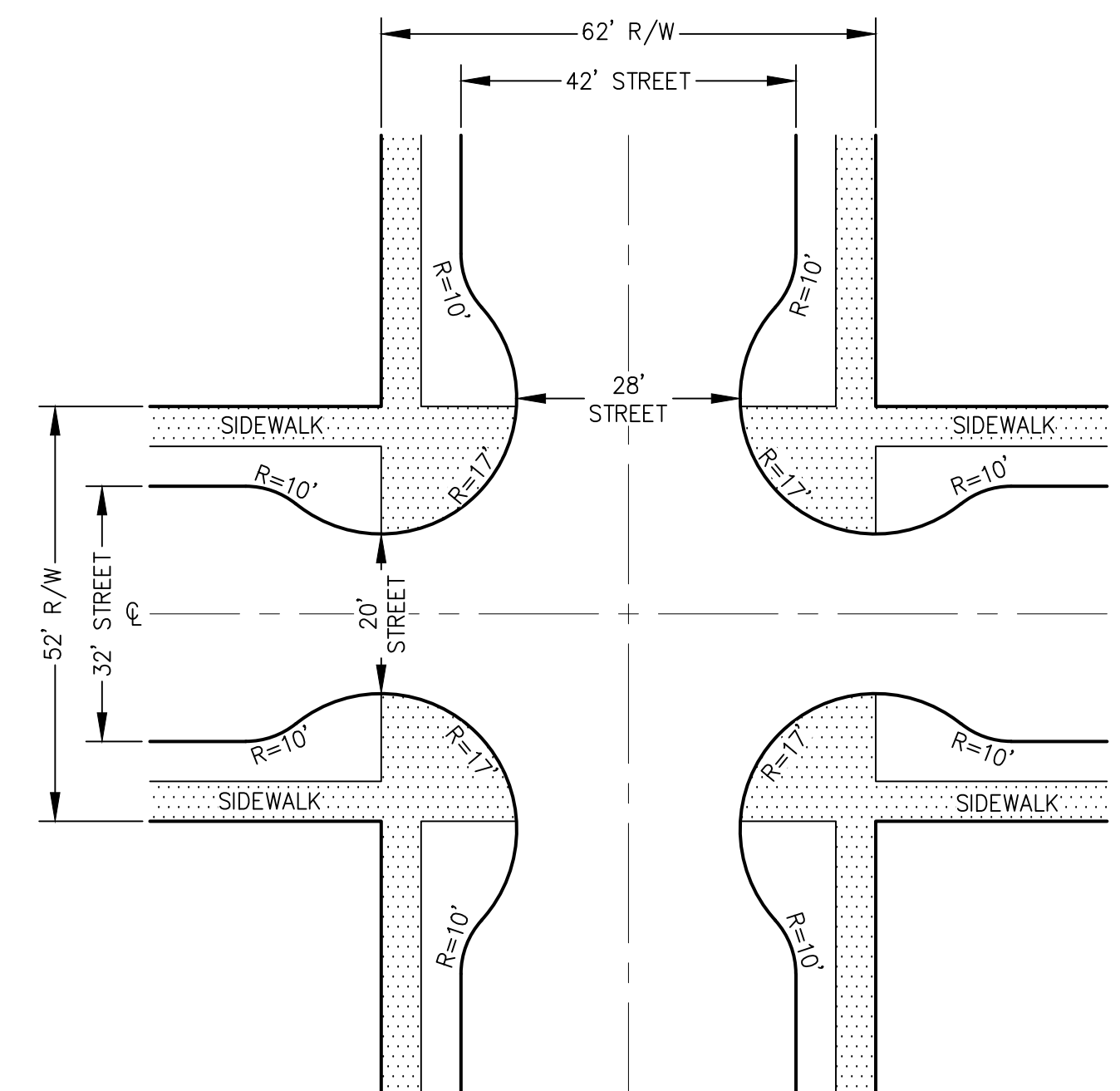
NEIGHBORHOOD STREET WITH BIKE LANES
1ST AVENUE
NOT TO SCALE



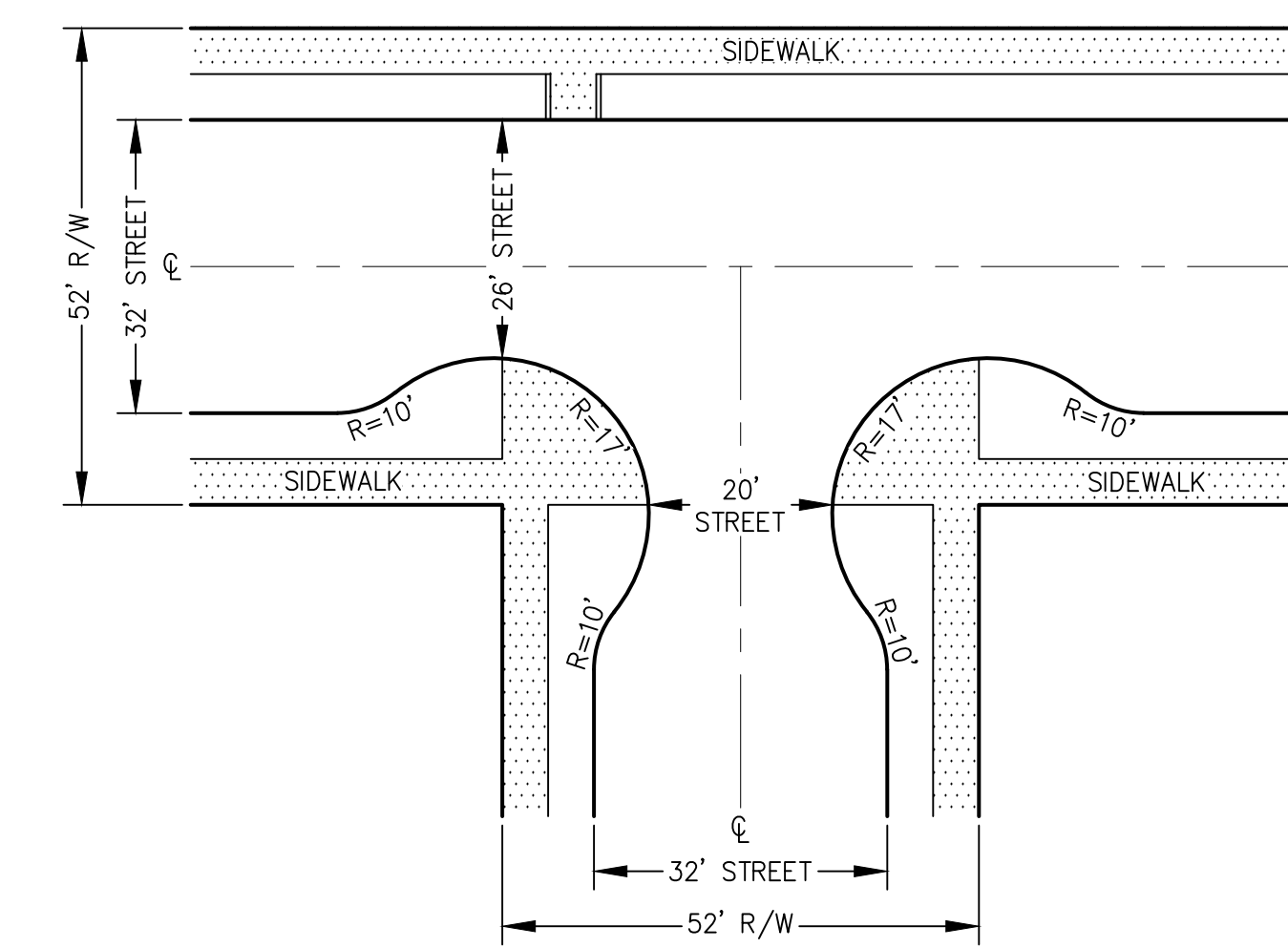
9TH STREET
NOT TO SCALE



TYPICAL LANE SECTION
LANE 1, LANE 2, AND LANE 3
NOT TO SCALE



TYPICAL 4-WAY INTERSECTION DETAIL
NOT TO SCALE



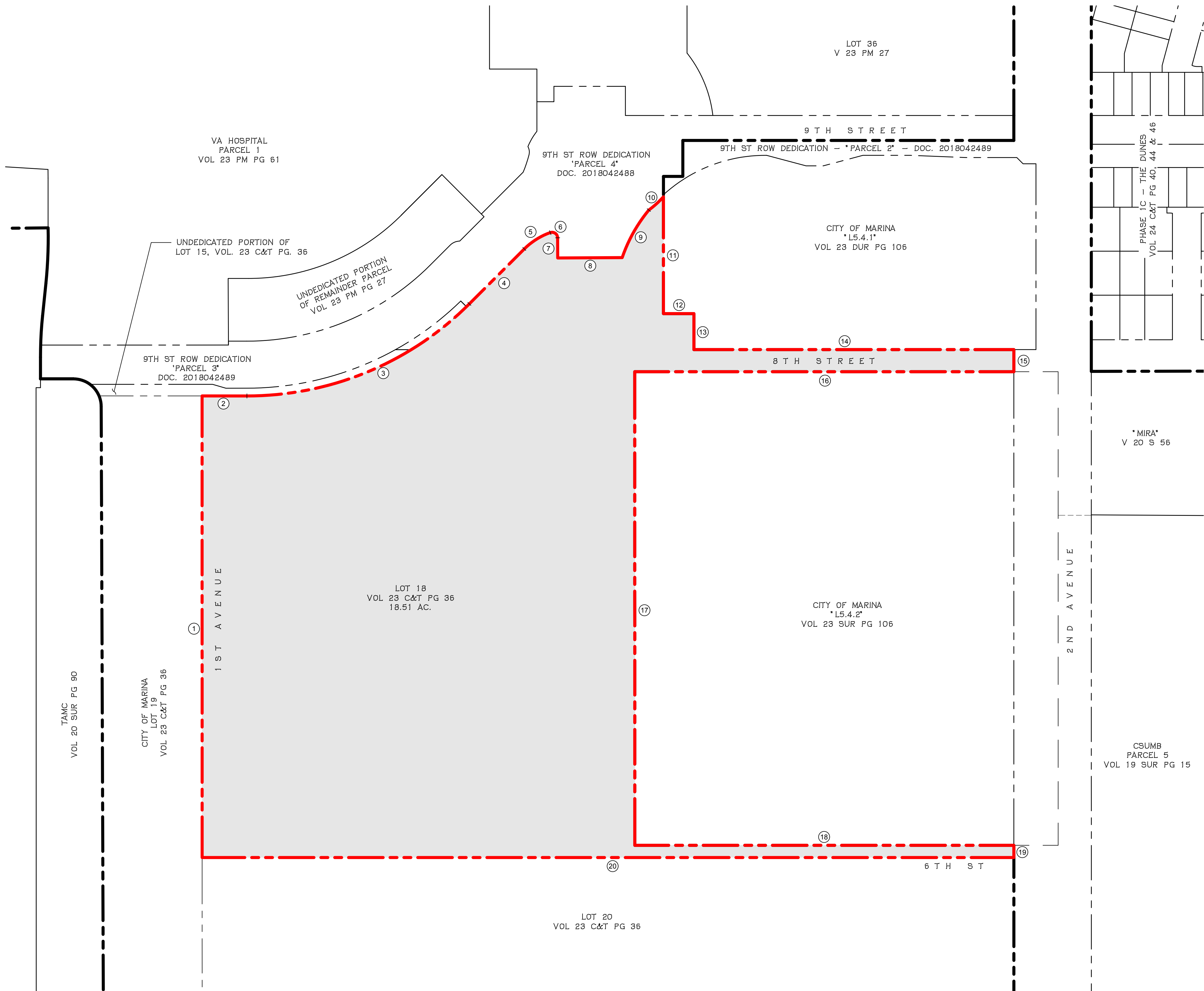
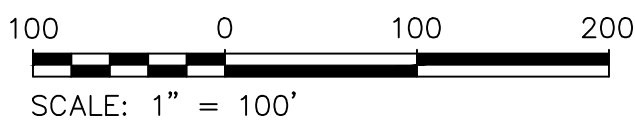
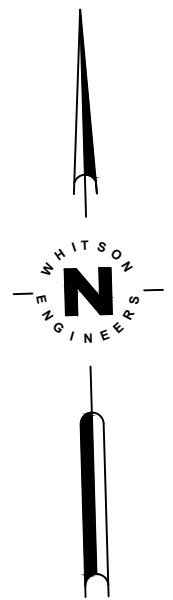
TYPICAL T-INTERSECTION DETAIL
NOT TO SCALE

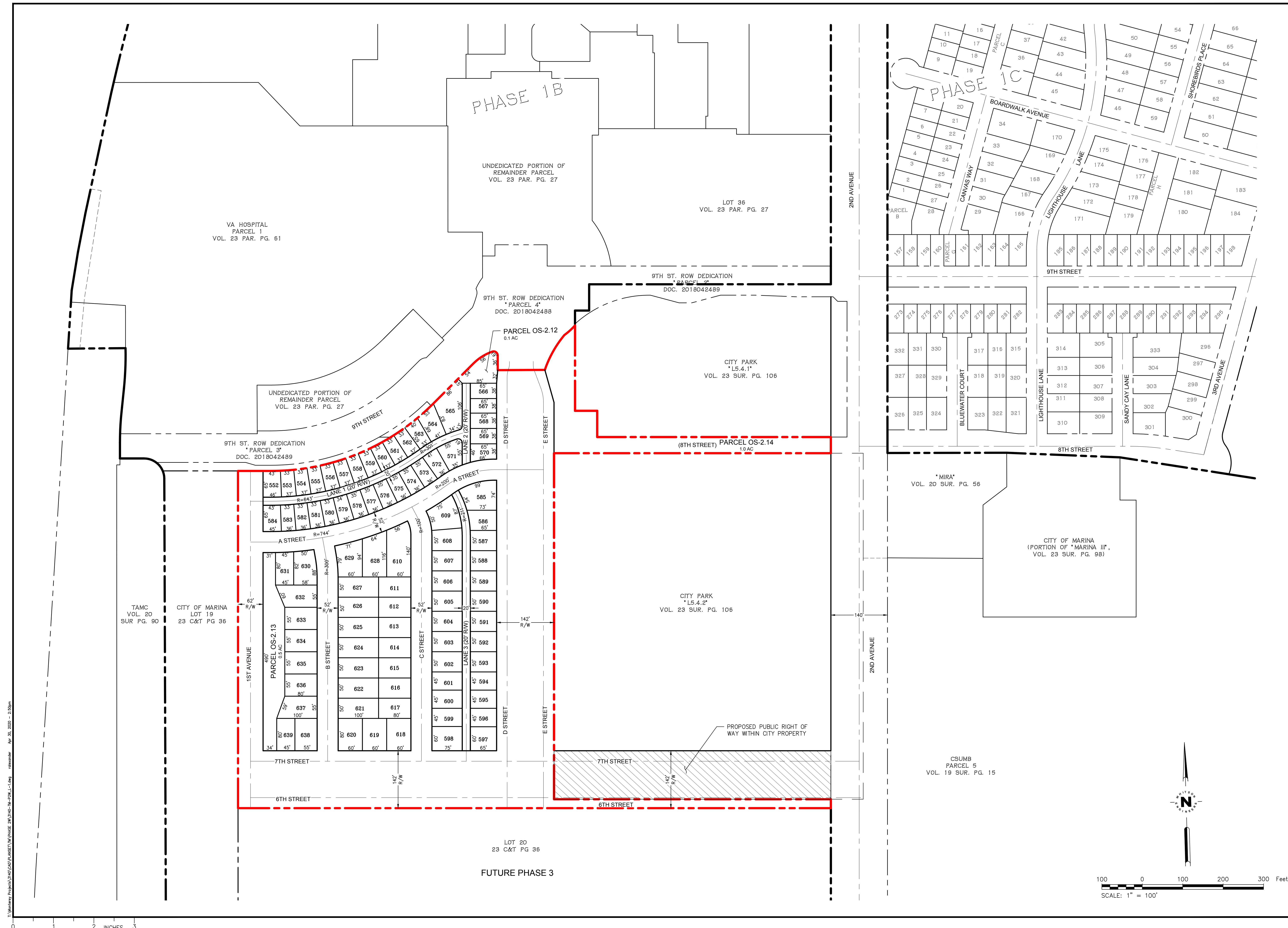
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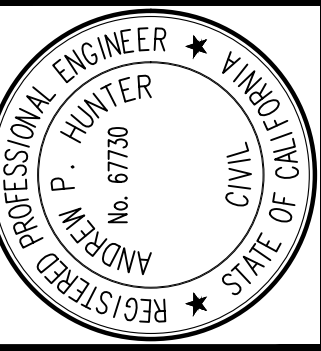
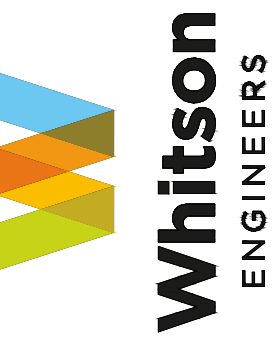
 TENTATIVE MAP BOUNDARY

 SPECIFIC PLAN BOUNDARY

 COURSE #







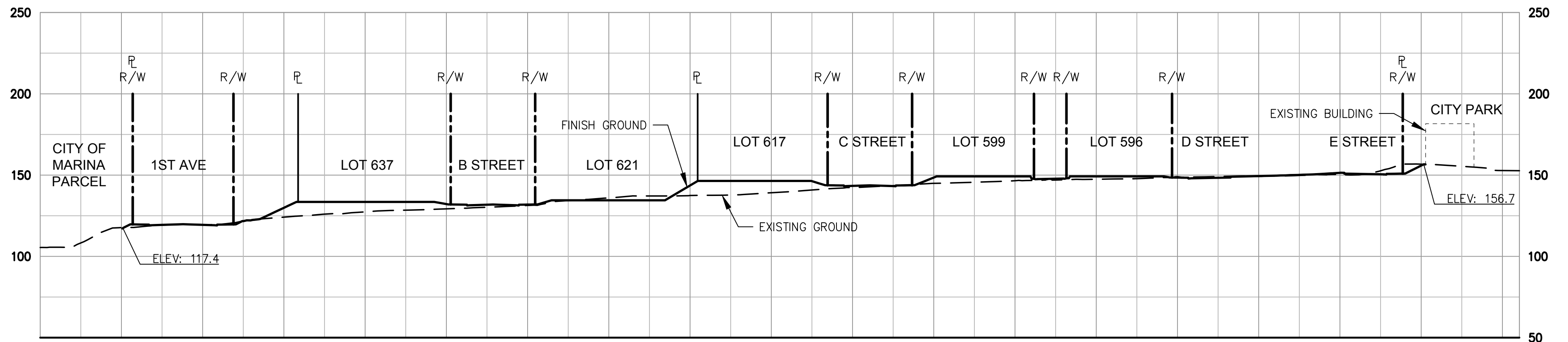
SUBMITTAL / REVISION	
1	03/17/2020 CITY SUBMITTAL
2	05/01/2020 PLAN CHECK RESUBMITTAL

AMENDED TENTATIVE MAP
UNIVERSITY VILLAGES - PHASE 2 WEST

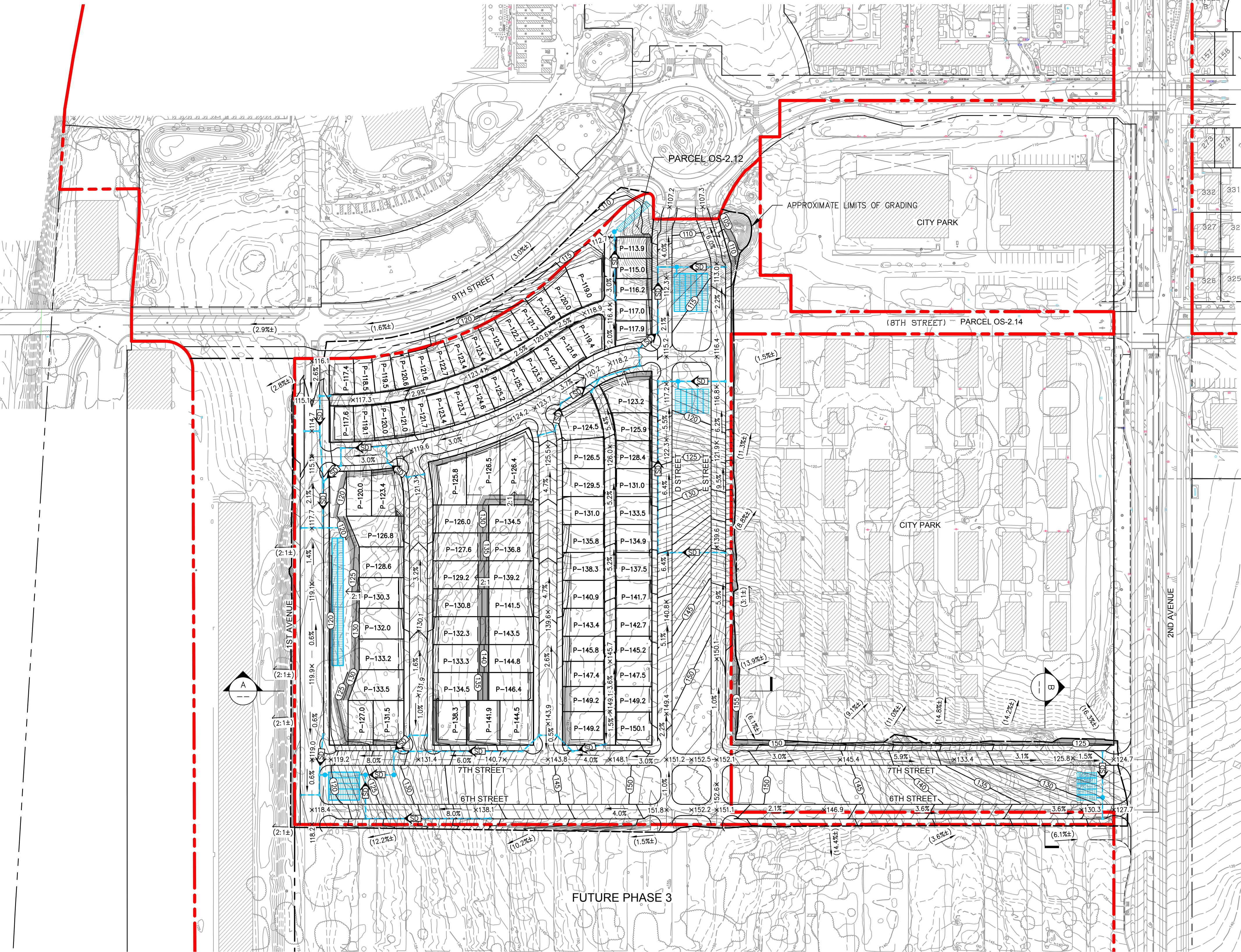
MARINA, CALIFORNIA

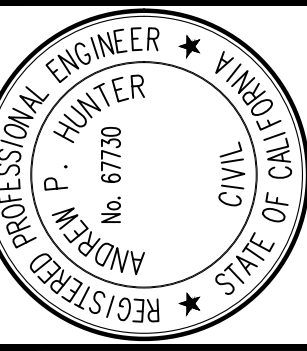
GRADING & DRAINAGE

SCALE:	1" = 100'
DRAWN:	RAA
JOB No.:	3140.09
SHEET	GR-1 OF 7



A SECTION A
SCALE: 1" = 50'



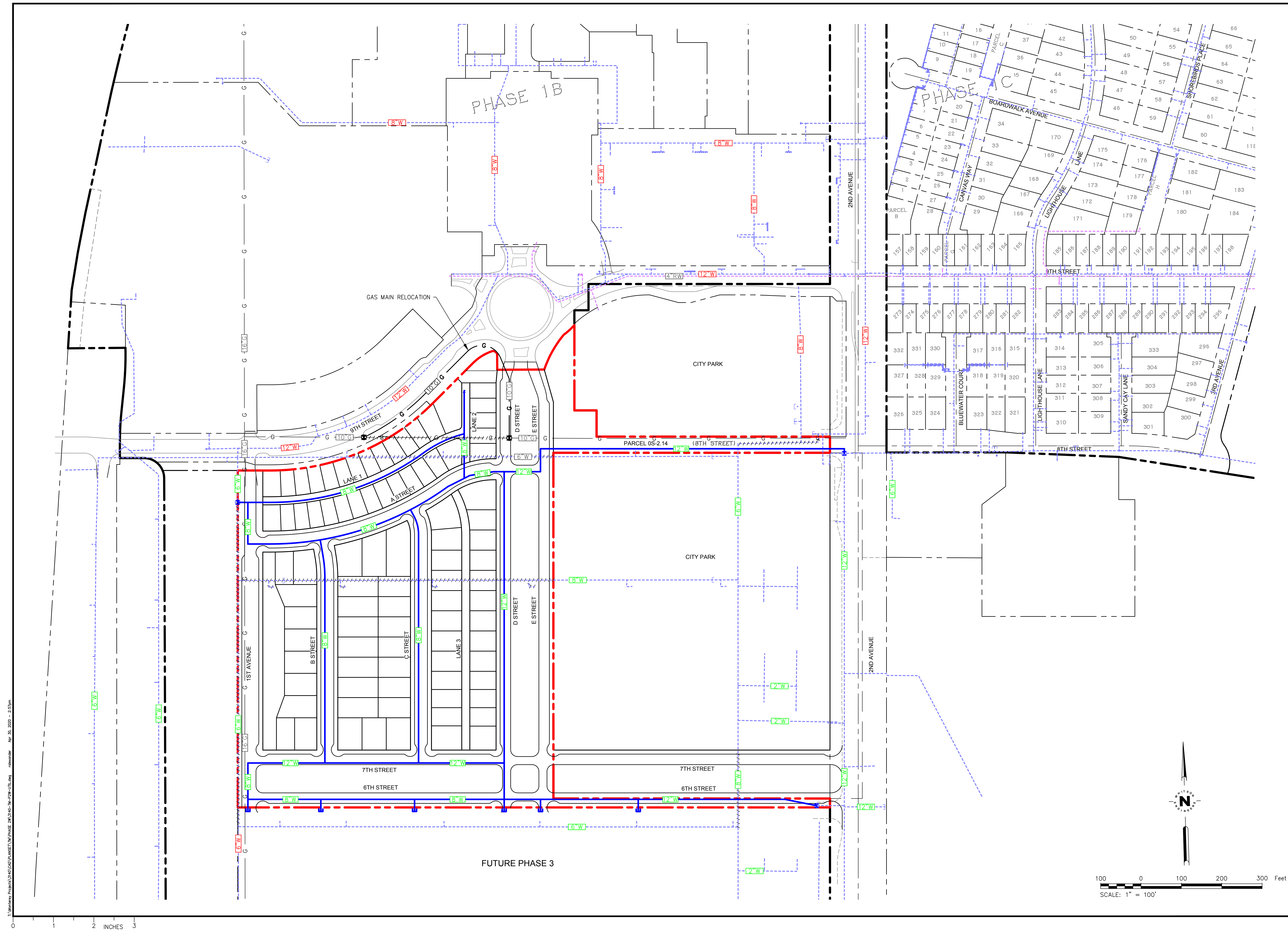


SUBMITTAL / REVISION	
1	CITY SUBMITTAL
APH	
2	PLAN CHECK RESUBMITTAL
APH	

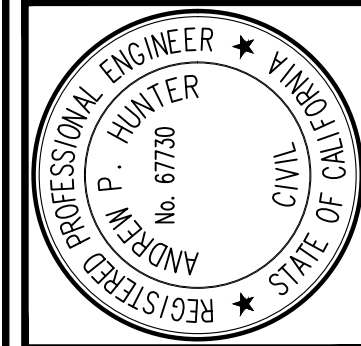
WATER & RECYCLED WATER PLAN

MARINA, CALIFORNIA

SCALE:	1" = 100'
DRAWN:	RAA
JOB No.:	3140.09
SHEET	
U-1	
OF 7	



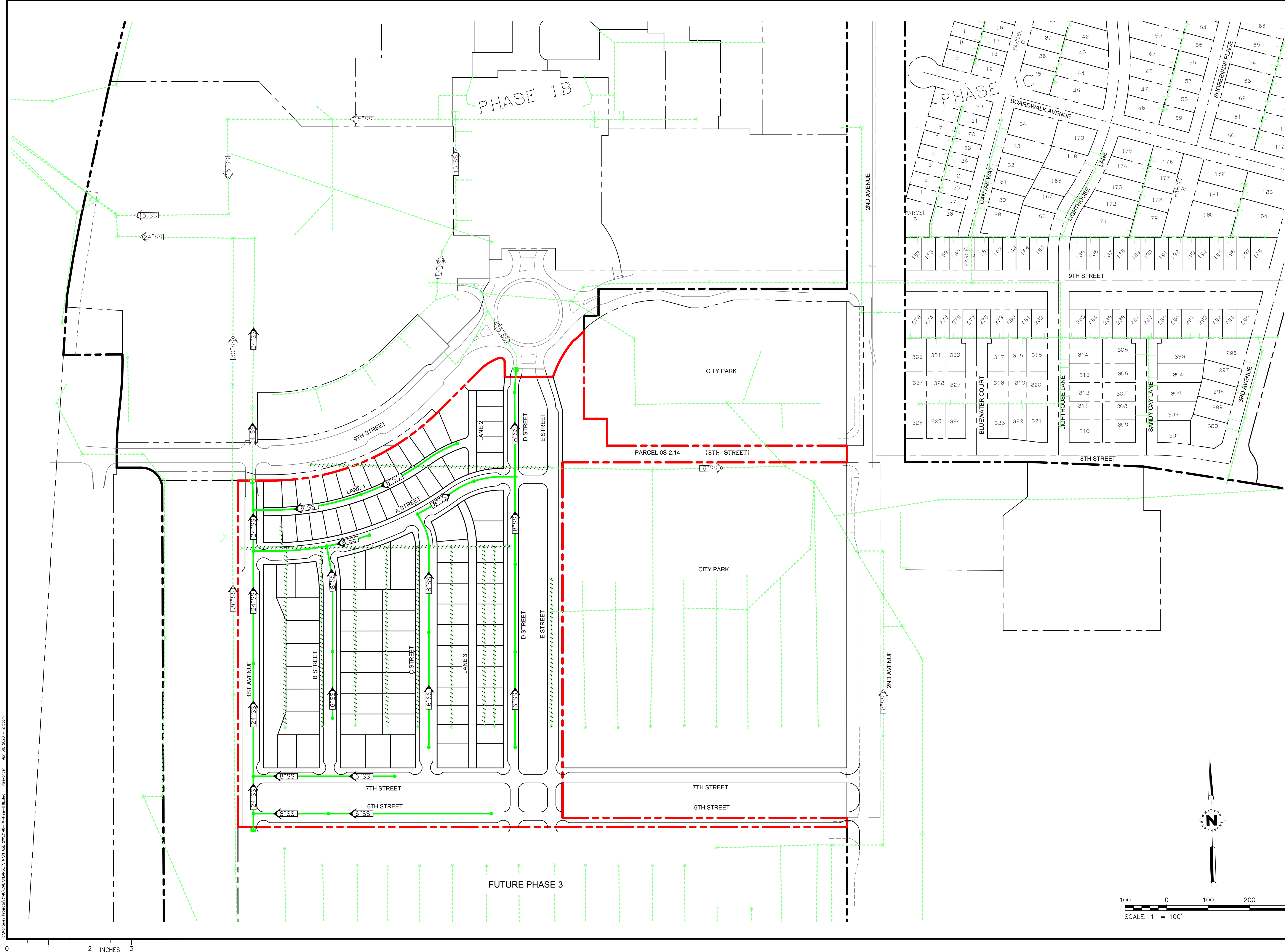
Civil Engineering
Land Surveying
4 Maple Court
Menlo Park, California
831.449.5225
whitsonengineers.com



SUBMITTAL / REVISION		CITY SUBMITTAL
1	03/17/2020	APH
2	05/01/2020	APH
		PLAN CHECK RESUBMITTAL

AMENDED TENTATIVE MAP
UNIVERSITY VILLAGES - PHASE 2 WEST
SANITARY SEWER PLAN

SCALE: 1" = 100'
DRAWN: RAA
JOB No.: 3140.09
SHEET
U-2
OF 7



PARCEL SUMMARY

FOR SPECIFIC DENSITIES FOR EACH LAND USE TYPE AND DETAILS ON THE PHASING OF THE PROJECT (INCLUDING UNIT TYPES, NUMBERS, ETC.) REFERENCE THE SPECIFIC PLAN PREPARED BY THE DAHLIN GROUP.

USE	PARCEL	ACREAGE
Village Homes (9 DU/AC)	1 - 98	9.9
	103 - 243	12.6
	247-285	40.6
	320 - 379	6.8
	301	17.9
	303	48.9
	310	4.3
	OS10 - OS13	0.6
	OS17 - OS20	0.8
	L-1 - L-13	9.8
	L-15 - L-16	2.3
Sub-total		154.5
Multiple Use (3.0 FAR)	C4 - C21	19.6
	C36 - C38	5.1
	99 - 102	2.7
	244 - 246	0.9
	286 - 287	10.7
	296 - 300	10.7
	302	2.0
	311-319	2.0
	356-357	2.6
	OS7 - OS8	0.4
	L-14	0.7
	Sub-total	67.4
Office Research (0.25 Min. to 0.60 Max. FAR)	289 - 295 (380-382)	16.0
	304 - 308	28.4
Sub-total		44.4
Retail/Service (0.25 Min to 0.55 Max FAR)	C1-C3	5.5
	C24-C35	31.5
	C39	4.0
	309, 383	2.4
	OS-6	2.9
	CA	1.2
	VP	1.7
	T-2 - T-5	1.5
	B1 - B2, T-1	2.3
	Sub-total	53.0
Parks/Open Space	288	1.2
	OS1-OS5	1.8
	OS9	1.0
	OS14-OS16	9.9
Sub-total		13.9
Public Facilities	PF1-PF8	2.5
Sub-total		2.5
Backbone Public Roads	8th Street	1.0
	9th Street	2.4
	10th Street	1.7
	3rd Avenue	2.5
	2nd Avenue	2.8
Sub-total		10.4
Total Tentative Map Acreage		336.0

*AS DATA BECOMES MORE PRECISE, ACREAGE VALUES MAY BE RECALCULATED.

SHEET INDEX

SHEET	DESCRIPTION
C-1	TITLE SHEET
C-2	DETAILS AND SECTIONS
C-3	BOUNDARY MAP EXHIBIT
L-1	PHASE 2 LOTS AND PARCELS
L-2	PHASE 1 LOTS AND PARCELS
L-3	PHASE 1 LOTS AND PARCELS
L-4	PHASE 3 LOTS AND PARCELS
L-5	PHASE 2 LOTS AND PARCELS
GR-1	PHASE 2 GRADING & DRAINAGE
GR-2	PHASE 1 GRADING & DRAINAGE
GR-3	PHASE 1 GRADING & DRAINAGE
GR-4	PHASE 3 GRADING & DRAINAGE
GR-5	PHASE 2 GRADING & DRAINAGE
U-1	PHASE 2 WATER/RECYCLED WATER PLAN
U-2	PHASE 1 WATER/RECYCLED WATER PLAN
U-3	PHASE 1 WATER/RECYCLED WATER PLAN
U-4	PHASE 3 WATER/RECYCLED WATER PLAN
U-5	PHASE 2 WATER/RECYCLED WATER PLAN
U-6	PHASE 2 SANITARY SEWER PLAN
U-7	PHASE 1 SANITARY SEWER PLAN
U-8	PHASE 1 SANITARY SEWER PLAN
U-9	PHASE 3 SANITARY SEWER PLAN
U-10	PHASE 2 SANITARY SEWER PLAN
G-1	EXISTING PG&E GAS
E-1	EXISTING PG&E ELECTRIC
E-2	EXISTING PHONE & CATV
DR-1	EXISTING REGIONAL DRAINAGE EXHIBIT

PROJECT DESCRIPTION

UNIVERSITY VILLAGES IS A 337.8 ACRE RESIDENTIAL AND MIXED-USE PROJECT AND INCLUDES 13.6 ACRES OF PARKS/OPEN SPACE; 156.5 ACRES OF RESIDENTIAL USES; 55.2 ACRES OF MULTIPLE USE; 45.5 ACRES OF OFFICE RESEARCH; 51.8 ACRES OF RETAIL/SERVICE; 4.4 ACRES OF PUBLIC FACILITIES; AND 10.8 ACRES OF BACKBONE PUBLIC ROADS.

ALL EXISTING UTILITIES WILL BE REMOVED, EXCEPT AS SHOWN, AS A PART OF THE DEMOLITION PLANS AS APPROVED BY THE CITY OF MARINA.

LEGEND

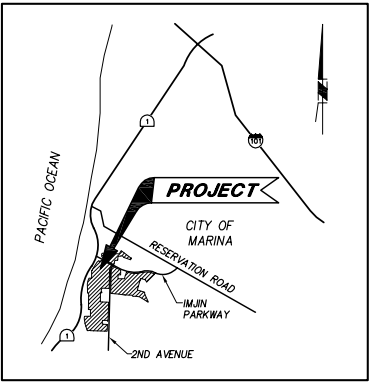
ABBREVIATIONS

AC	ACRE(S)
ACOE	ARMY CORP OF ENGINEERS
AUE	PUBLIC ACCESS AND UTILITY EASEMENT
CL	CENTERLINE
DW	DOMESTIC WATER LINE
EX	EXISTING
FG	FINISHED GRADE
G	GAS
JT	JOINT TRENCH
LF	LINEAR FEET
LT	LEFT
NAP	NOT A PART OF THIS PROJECT
N.T.S.	NOT TO SCALE
MAX	MAXIMUM
MCWD	MARINA COAST WATER DISTRICT
MIRA	MONTEREY INSTITUTE FOR RESEARCH AND ASTRONOMY
MIN	MINIMUM
MISC	MISCELLANEOUS
OPP	OPPORTUNITY LOTS
P	PAD
PKG	PARKING
PR	PROPOSED
PUE	PUBLIC UTILITY EASEMENT
R	RIGHT
RW	RECYCLED WATER
R/W	RIGHT OF WAY
SD	STORM DRAIN
SDMH	STORM DRAIN MANHOLE
S.F.	SQUARE FEET
SS	SANITARY SEWER
SSMH	SANITARY SEWER MANHOLE
TAMC	TRANSPORTATION AGENCY OF MONTEREY COUNTY
TYP.	TYPICAL
VAR	VARIES

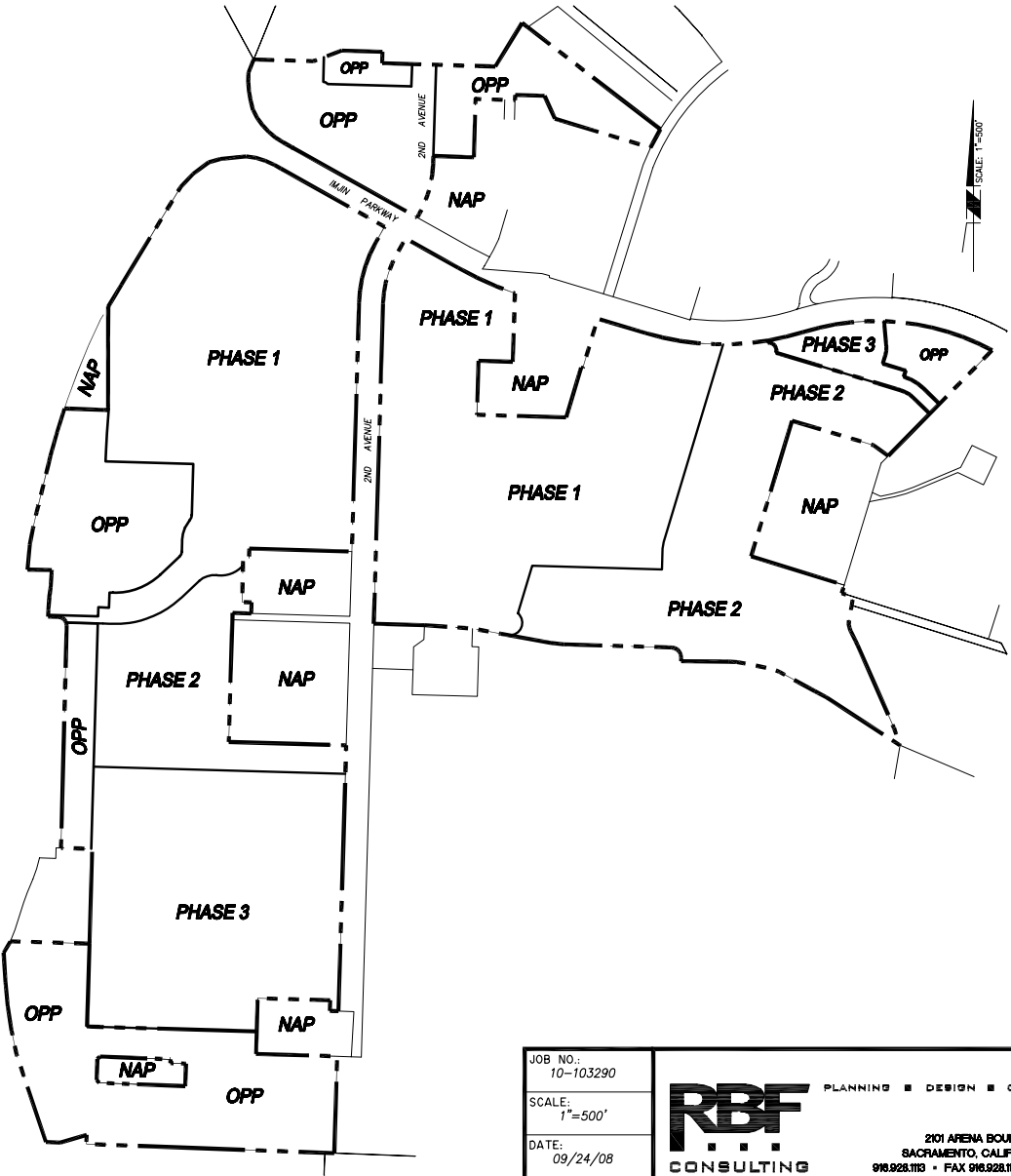
SYMBOLS

STREET CENTERLINE	
PROJECT BOUNDARY	
PHASE BOUNDARY	
EXISTING EASEMENTS	
ACCESS / UTILITY EASEMENT	
EXISTING TREE CANOPIES	
PAD LIMIT/GRADE BREAK	
PAD GRADES	
PROPOSED FINISHED GRADE	
EXISTING FINISHED GRADE	
SLOPE	
RETAINING WALL	
POTENTIAL INTERIM PERCOLATION BASIN	
OIL/WATER SEPARATOR (12'x30')	
2:1 SLOPE INFILTRATION SYSTEM	
VERTICAL TRENCH INFILTRATION SYSTEM	
STORM WATER INLET	
COLLECTION MANHOLE	
COLLECTION PIPE	
EXISTING WATER WELLS	
EXISTING CONTOUR ELEVATION	
MULTIPLE USE/ RETAIL PARCEL NUMBER	
OPEN SPACE/ PARK PARCEL NUMBER	
PRIVATE ROAD PARCEL NUMBER	
PUBLIC FACILITY PARCEL NUMBER	
PARCEL NUMBER	
PROPOSED FIRE HYDRANT	
SANITARY SEWER MANHOLE	
SANITARY SEWER & DIRECTION OF FLOW	

AMENDED
TENTATIVE MAP
for
UNIVERSITY VILLAGES
MARINA, CALIFORNIA



VICINITY MAP
N.T.S.



GENERAL NOTES

- OWNER/DEVELOPER/SUBDIVIDER: MARINA COMMUNITY PARTNERS, LLC
- PLANNER: DAHLIN GROUP
2671 CROW CANYON ROAD
SAN RAMON, CA 94583
- CIVIL ENGINEER: RBF CONSULTING
14725 ALTON PARKWAY
IRVINE, CA 92618-2027
- GEOTECHNICAL ENGINEER: BERLOGER GEOTECHNICAL CONSULTANTS
5587 SUNOL BLVD
PLEASANTON, CA 94588
- UTILITY CONSULTANT: GIACALONE DESIGN SERVICES, INC.
2625 CROW COURT
ANTIOCH, CA 94509
- LANDSCAPE ARCHITECT: THE GUZZARDO PARTNERSHIP
836 MONTGOMERY STREET
SAN FRANCISCO, CA 94133
- ASSESSOR'S PARCEL NUMBERS: 031-021-011-000; 031-021-021-000; 031-021-027-000
031-031-019-000; 031-021-020-000; 031-021-031-000
031-021-024-000
- SITE AREA 336.0 +/- ACRES
- EXISTING CONTOURS: THE SOURCE OF THIS EXISTING 2 FOOT CONTOUR DATA IS FROM THE UNITED STATES ARMY CORPS OF ENGINEERS.
- GENERAL PLAN DESIGNATION: COMMERCIAL
- CURRENT LAND USE: VACANT WITH TEMPORARY USES
- CURRENT ZONING: COMMERCIAL AND RESIDENTIAL
- PROPOSED LAND USE: UNIVERSITY VILLAGE RESIDENTIAL, MULTIPLE USE, VISITOR SERVING COMMERCIAL, OFFICE RESEARCH, RETAIL/SERVICE, PARKS/OPEN SPACE, AND PUBLIC FACILITIES
- UTILITIES:
 - SANITARY SEWER/POTABLE WATER/ RECYCLED WATER: MARINA COAST WATER DISTRICT
11 RESERVATION ROAD
MARINA, CA 93933
 - STORM DRAIN: SPECIAL DISTRICT
 - GAS & ELECTRIC: PACIFIC GAS & ELECTRIC
401 WORK STREET
SALINAS, CA 93912
 - TELEPHONE: SBC COMMUNICATIONS
340 PAJARO STREET
SALINAS, CA 93901
 - CABLE COMPANY: COMCAST CABLE
2455 HENDERSON WAY
MONTEREY, CA 93940
 - FIRE: MARINA DEPARTMENT FOR PUBLIC SAFETY
211 HILLCREST
MARINA, CA 93933
- EARTHWORK:
 - CUT: 525,000 CUBIC YARDS
 - FILL: 435,000 CUBIC YARDS
 - THESE FIGURES DO NOT INCLUDE FINISHED LOT GRADING.
 - FILL WILL COME FROM ON-SITE GRADING, OR, IF NECESSARY, FROM SUITABLE MATERIAL FROM OFF-SITE.
- THE PROPOSED GRADING AS SHOWN IS PRELIMINARY AND IS SUBJECT TO FINAL DESIGN.
- ALL GRADING SHALL BE DONE IN CONFORMANCE WITH THE RECOMMENDATIONS AND CONDITIONS OF THE GEOTECHNICAL REPORT PREPARED BY BERLOGER GEOTECHNICAL CONSULTANTS DATED FEBRUARY 09, 2005.
- UTILITY LOCATIONS, STREET GRADES AND LOT DIMENSIONS ARE PRELIMINARY AND ARE SUBJECT TO FINAL ENGINEERING DESIGN AND HOUSE PLOTTING.
- FINAL MAPS WILL BE FILED IN MULTIPLE PHASES.
- APPROVAL OF THIS TENTATIVE MAP ALLOWS FOR FURTHER SUBDIVISION INTO CONDOMINIUM UNITS AS PROVIDED IN SECTION 66424 AND 66427 OF THE SUBDIVISION MAP ACT.
- ALL EXISTING EASEMENTS AS SHOWN ON THESE PLANS ARE TO REMAIN UNLESS OTHERWISE NOTED. NEW EASEMENTS SHALL BE DEDICATED TO THE APPROPRIATE AGENCIES. PEDESTRIAN ACCESS AND EMERGENCY ACCESS EASEMENTS WILL BE REQUIRED WITHIN PUBLIC RIGHT-OF-WAYS.
- EXISTING TOPOGRAPHY WAS OBTAINED FROM THE UNITED STATES ARMY CORPS OF ENGINEERS. THE TWO FOOT CONTOUR DATA WAS COLLECTED IN JULY OF 2003. PLANIMETRICS HAVE BEEN ADDED BASED ON AERIAL PHOTOGRAPHY AND THE IMJIN/ 2ND AVENUE PLANS PROVIDED BY BESTOR ENGINEERS, INC.
- REIMBURSABLE UTILITY COSTS TO BE ADDRESSED AS PART OF THE UNIVERSITY VILLAGES DEVELOPMENT AGREEMENT.
- FINAL ENGINEERING DESIGN MAY REQUIRE CHANGES TO THE LOCATION OF INFRASTRUCTURE AND DRAINAGE FACILITIES.
- ALL SIZES, AREAS, VOLUMES, LENGTHS AND DISTANCES CONTAINED HEREIN ARE ONLY APPROXIMATIONS AND ARE NOT INTENDED, NOR SHOULD THEY BE ACCEPTED AS EXACT MEASUREMENTS.

REVISIONS TO TENTATIVE MAP AS NOTED. DATED 09-24-2008

JOB NO.:
10-103290

SCALE:
1"=500'

DATE:
09/24/08

DESIGNED BY:
J. HARMON



PLANNING ■ DESIGN ■ CONSTRUCTION

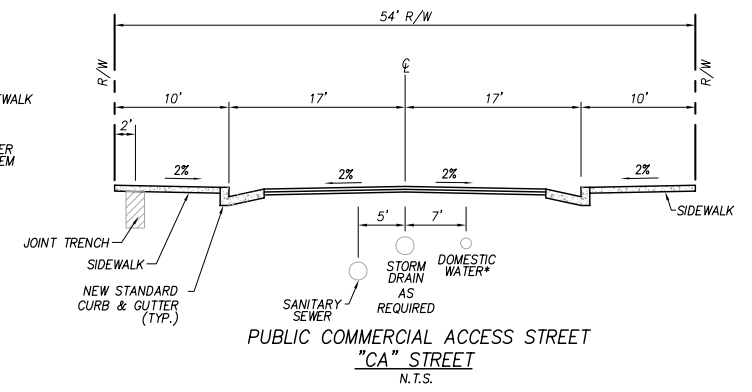
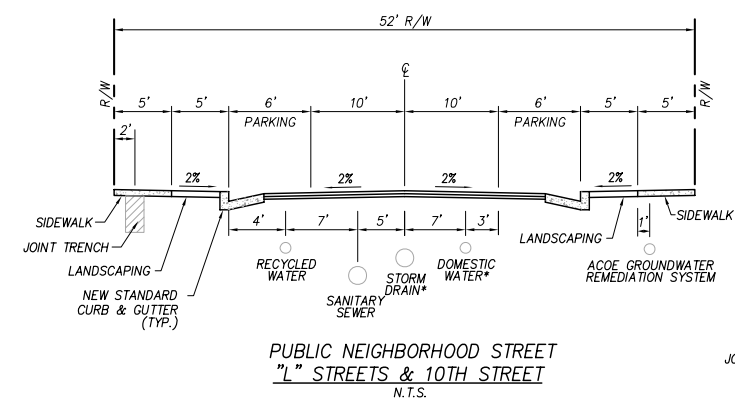
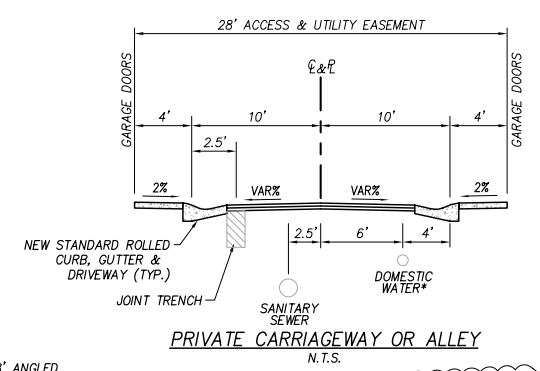
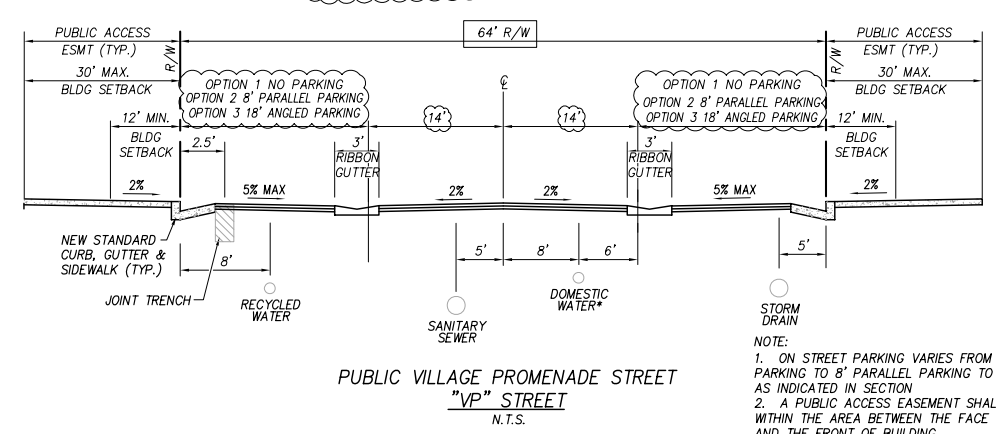
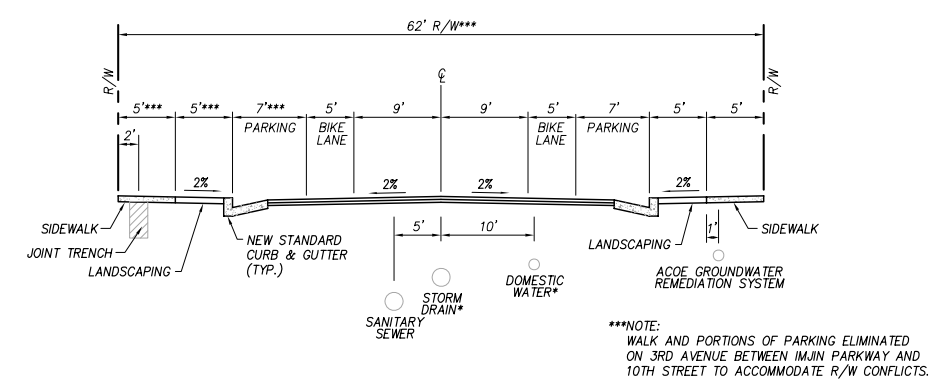
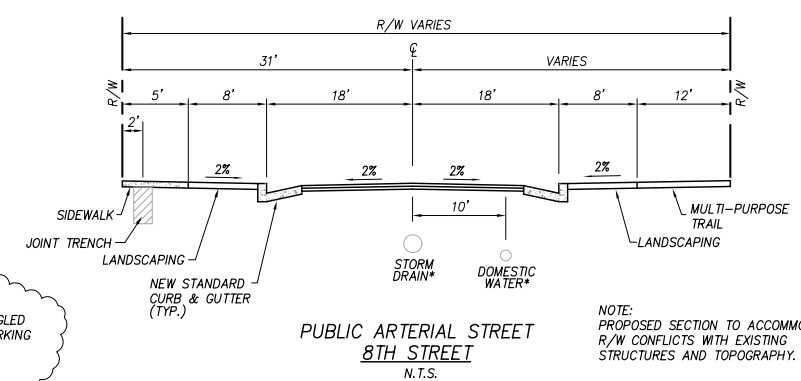
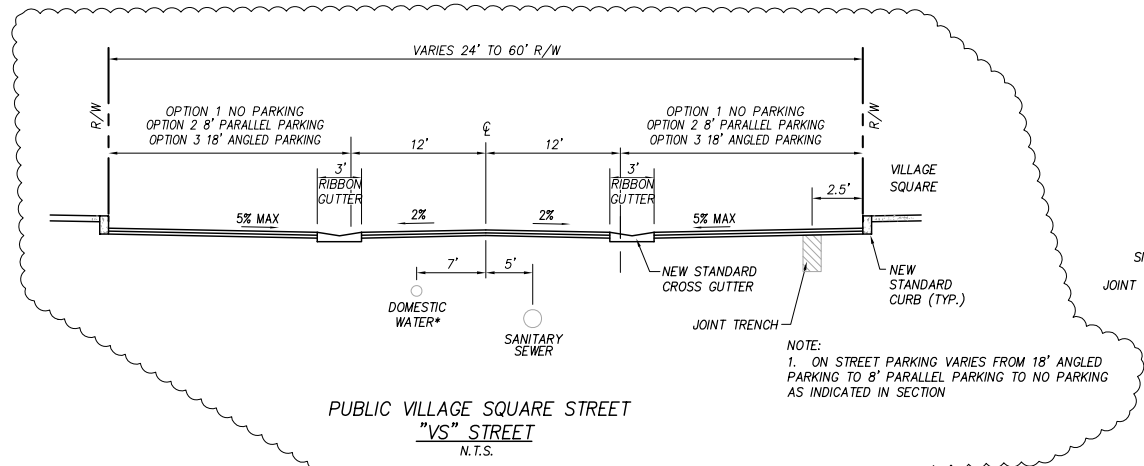
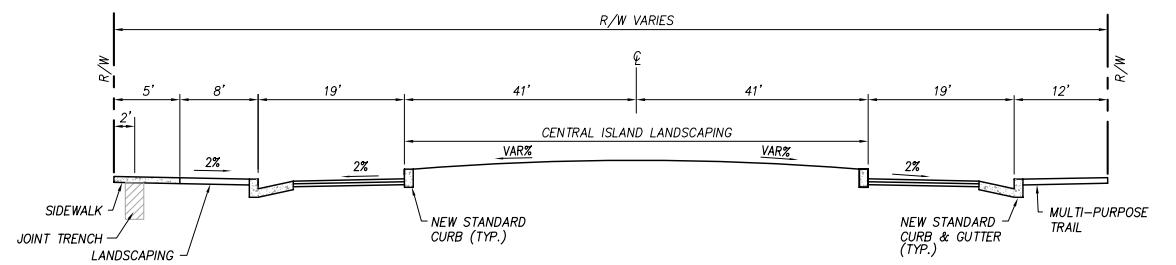
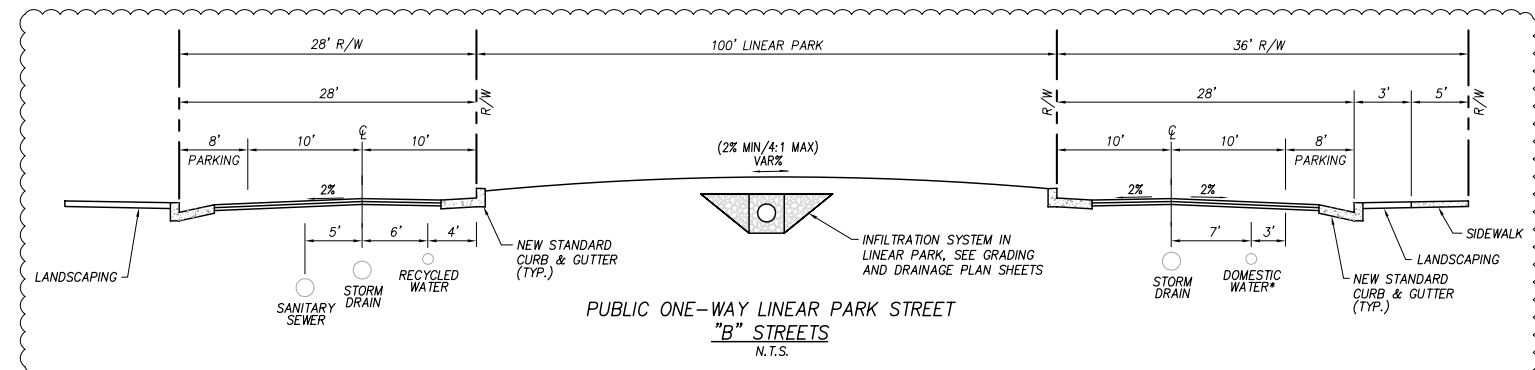
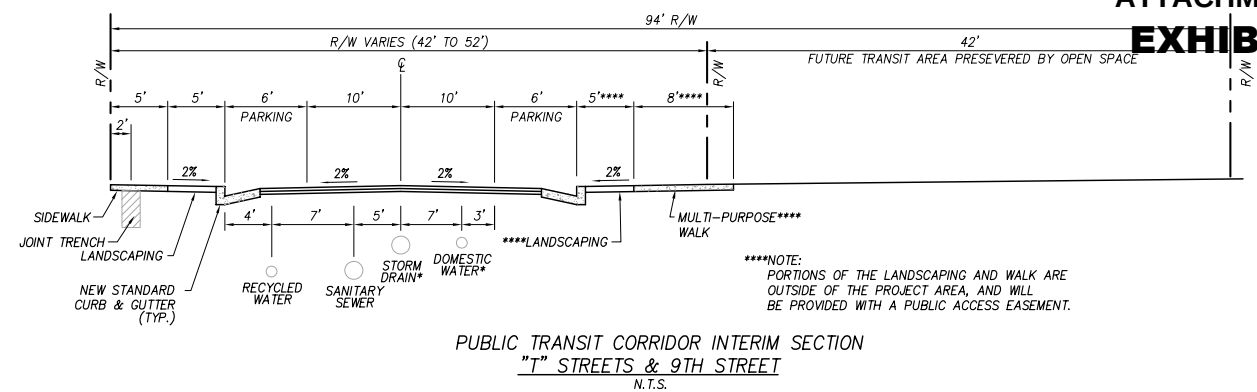
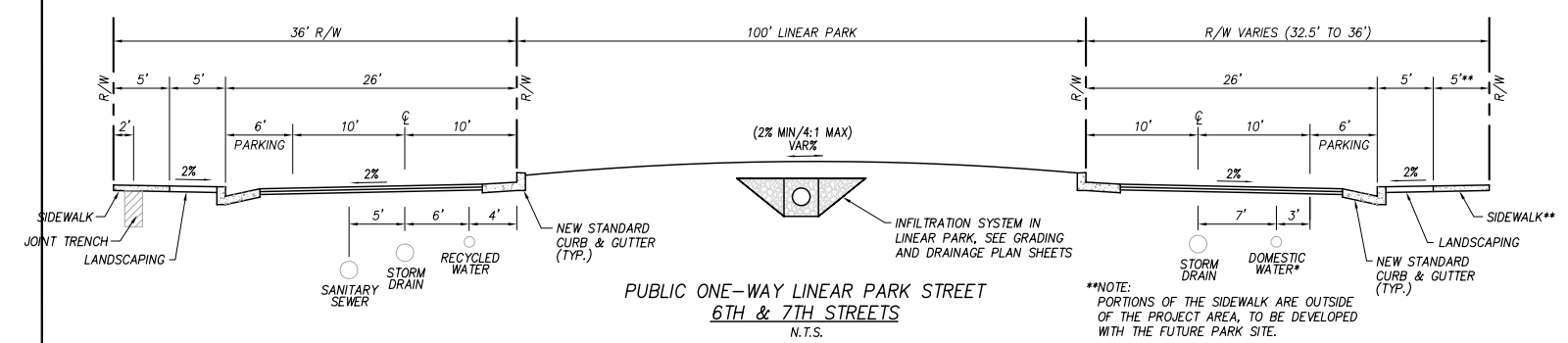
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MARINA COMMUNITY PARTNERS
CITY OF MARINA

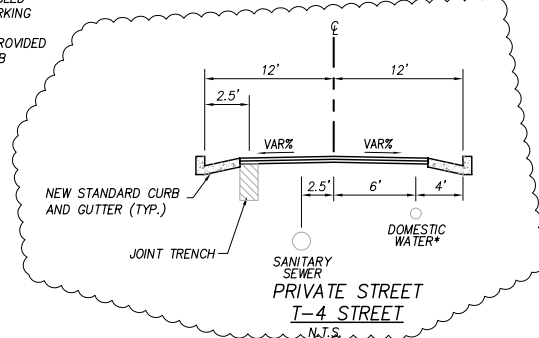
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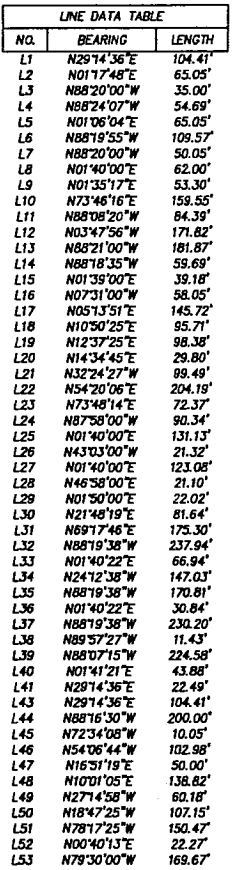
C-1

OF 27 SHTS.

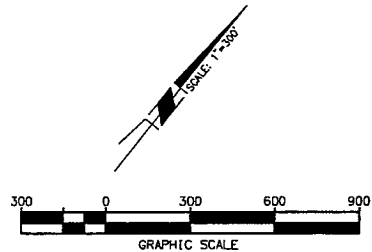


NOTES:
* DOMESTIC WATER SHALL BE CL 200 PVC PIPE PER MCWD STANDARDS.
* WHERE WATER MAINS ARE LESS THAN 10 FEET HORIZONTALLY FROM AND ONE FOOT HIGHER THAN SANITARY SEWER MAINS, SANITARY SEWER MAIN SHALL BE CONSTRUCTED USING ONE OF THE APPROVED METHODS PER MCWD GUIDANCE MEMO NO. 2003-02.
* FOR STORM DRAIN INFILTRATION SYSTEM LOCATIONS, SEE GRADING AND DRAINAGE PLAN SHEETS.

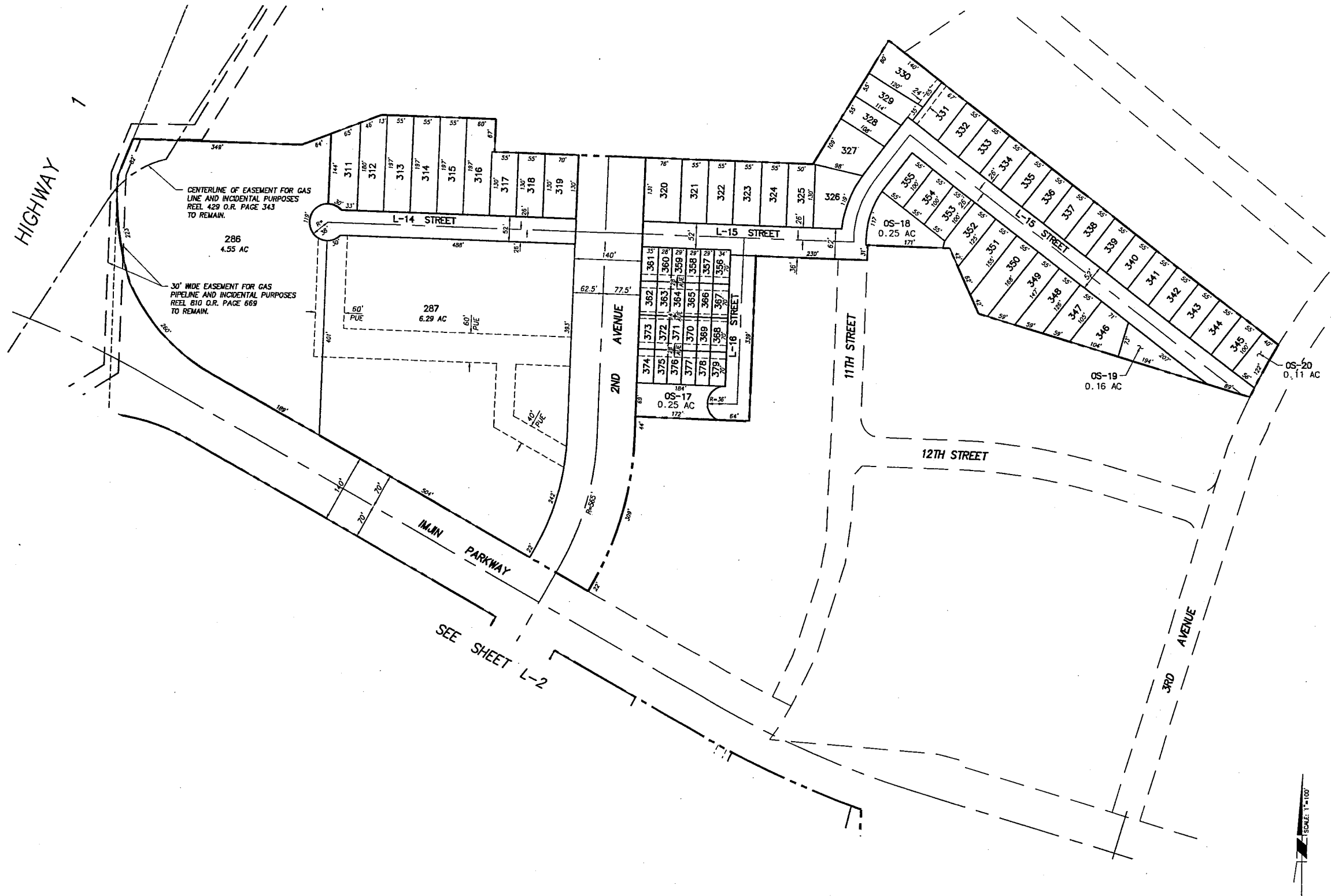




REFERENCE NOTE:
THIS BOUNDARY MAP EXHIBIT HAS BEEN PREPARED CONSISTENT
WITH THE RECORD OF SURVEY PREPARED BY BESTOR ENGINEERS,
INC. DATED 09/29/03.



OF 27 SHOTS.



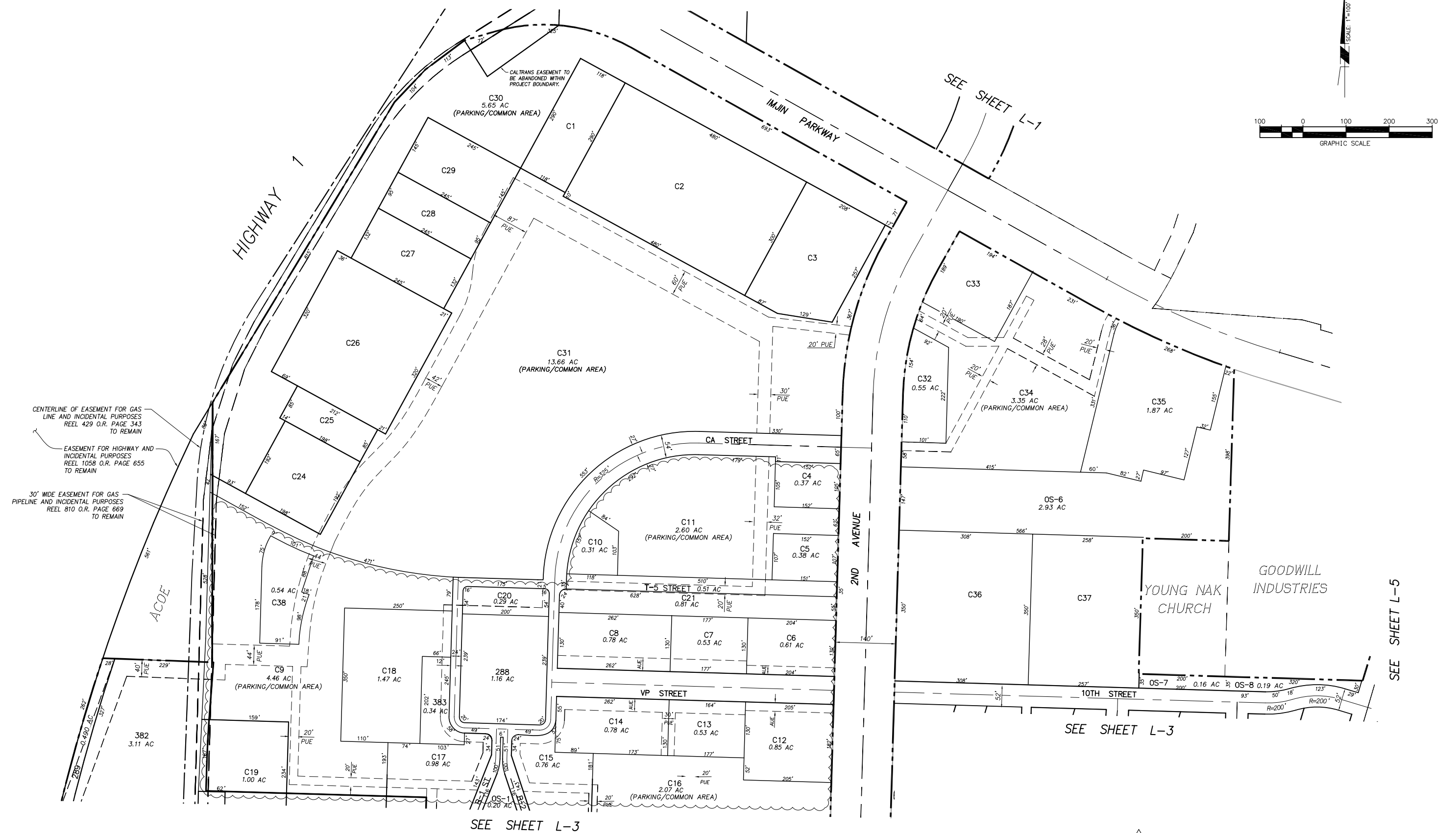
JOB NO.:
10-103290
SCALE:
1"=100'
DATE:
04/05/05
DESIGNED BY:
J. HARMON

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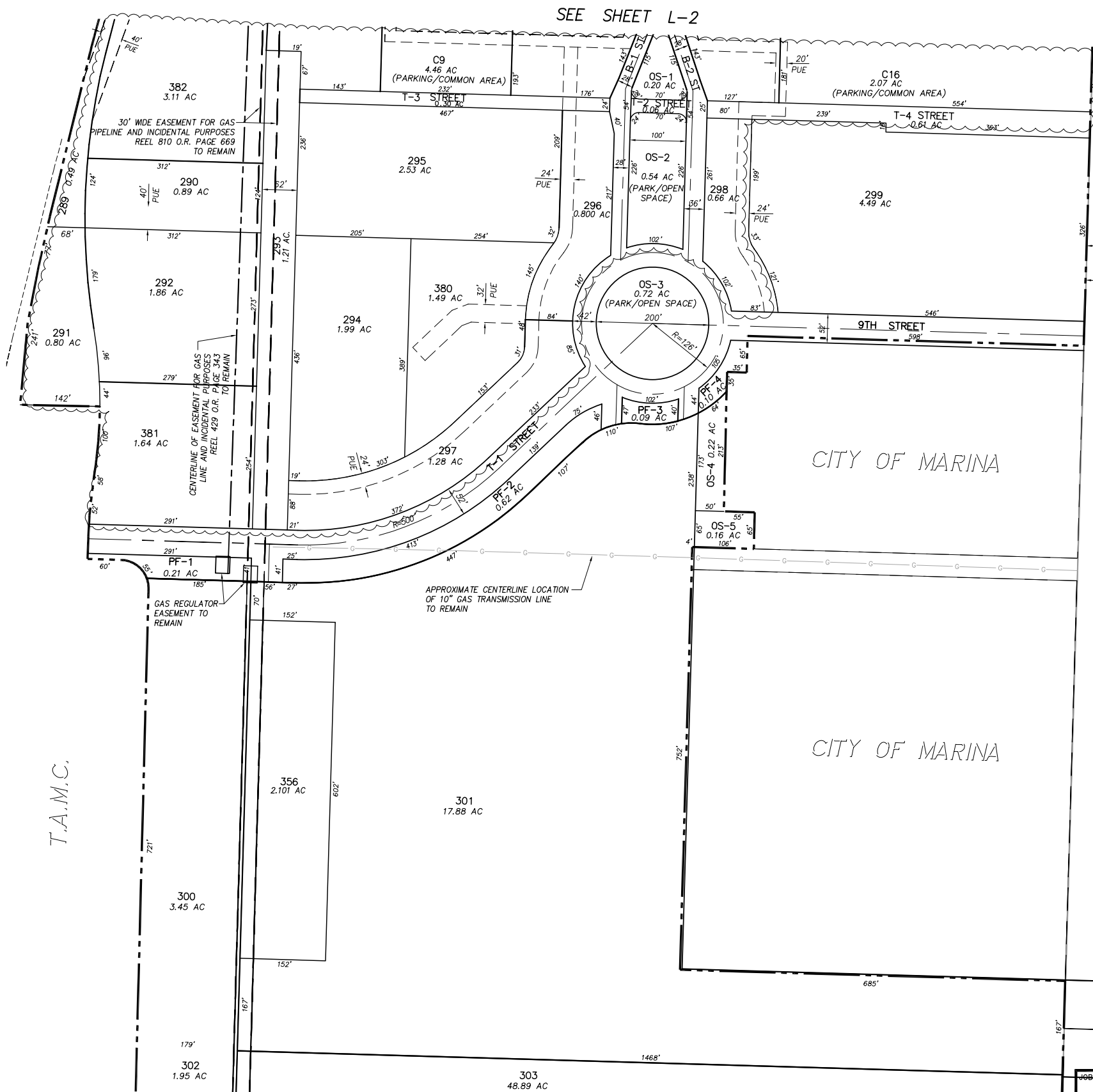
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LOTS & PARCELS
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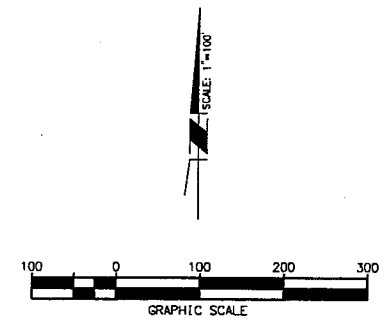
SHEET
L-1
OF 27 SHTS.



F 27 SHTS.



SEE SHEET L-3



JOB NO.:
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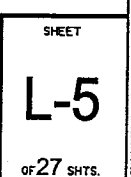
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UNIVERSITY VILLAGES
MARINA COMMUNITY PARTNERS

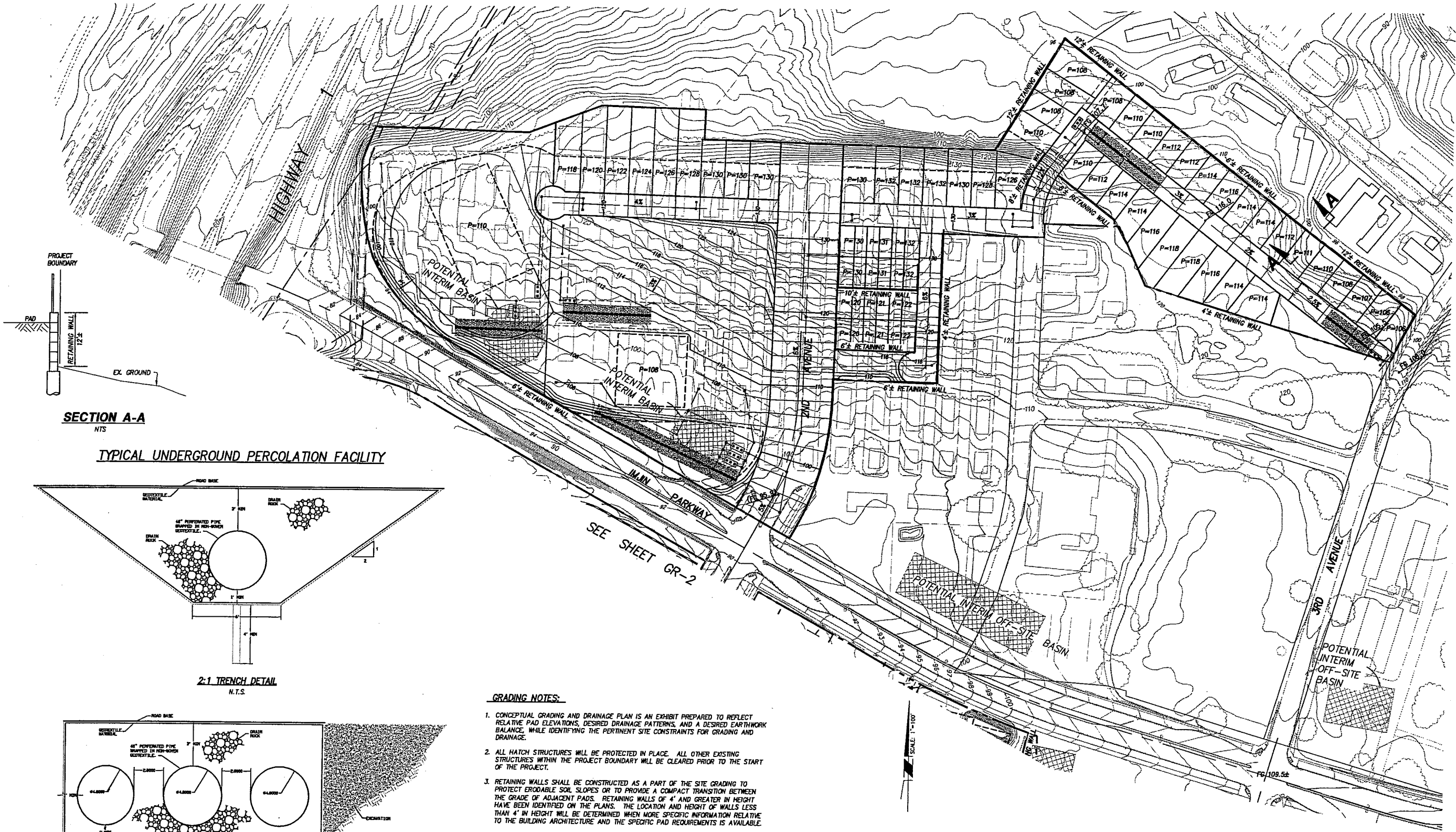
CITY OF MARINA

SHEET

L-4

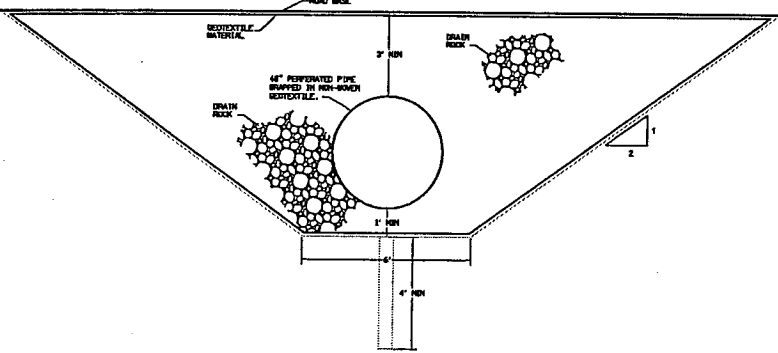
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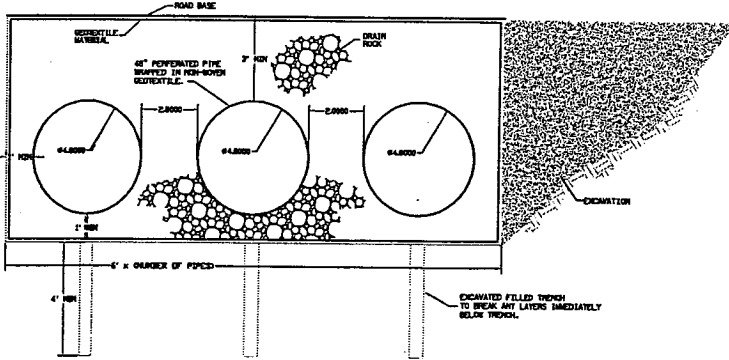


SECTION A-A
NTS

TYPICAL UNDERGROUND PERCOLATION FACILITY



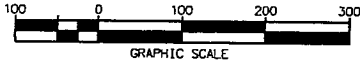
2:1 TRENCH DETAIL
N.T.S.



VERTICAL TRENCH DETAIL
N.T.S.

GRADING NOTES:

1. CONCEPTUAL GRADING AND DRAINAGE PLAN IS AN EXHIBIT PREPARED TO REFLECT RELATIVE PAD ELEVATIONS, DESIRED DRAINAGE PATTERNS, AND A DESIRED EARTHWORK BALANCE, WHILE IDENTIFYING THE PERTINENT SITE CONSTRAINTS FOR GRADING AND DRAINAGE.
2. ALL HATCH STRUCTURES WILL BE PROTECTED IN PLACE. ALL OTHER EXISTING STRUCTURES WITHIN THE PROJECT BOUNDARY WILL BE CLEARED PRIOR TO THE START OF THE PROJECT.
3. RETAINING WALLS SHALL BE CONSTRUCTED AS A PART OF THE SITE GRADING TO PROTECT ERODABLE SOIL SLOPES OR TO PROVIDE A COMPACT TRANSITION BETWEEN THE GRADE OF ADJACENT PADS. RETAINING WALLS OF 4' AND GREATER IN HEIGHT HAVE BEEN IDENTIFIED ON THE PLANS. THE LOCATION AND HEIGHT OF WALLS LESS THAN 4' IN HEIGHT WILL BE DETERMINED WHEN MORE SPECIFIC INFORMATION RELATIVE TO THE BUILDING ARCHITECTURE AND THE SPECIFIC PAD REQUIREMENTS IS AVAILABLE.
4. ARMY CORP OF ENGINEERS GROUNDWATER REMEDIATION PIPING SHALL BE RELOCATED AS REQUIRED AS A PART OF GRADING FOR THE PROJECT. SEE TYPICAL CROSS SECTIONS FOR LOCATION WITHIN THE STREET RIGHT OF WAY. FOR THE GROUNDWATER REMEDIATION DESIGN, REFER TO THE DESIGN WORK PLAN BY SHAW ENVIRONMENTAL INC.
5. STORM DRAIN SYSTEM REQUIRES SITE SPECIFIC TESTING FOR DESIGN OF THE INFILTRATION BASINS. MODIFICATIONS TO THE LAYOUT ARE SUBJECT TO THE RESULTS OF FUTURE SITE SPECIFIC TESTING.
6. RETAINING WALLS MAY BE CONSTRUCTED IN A SINGLE WALL OR STEP WALL CONFIGURATION.



JOB NO.:
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SCALE:
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DATE:
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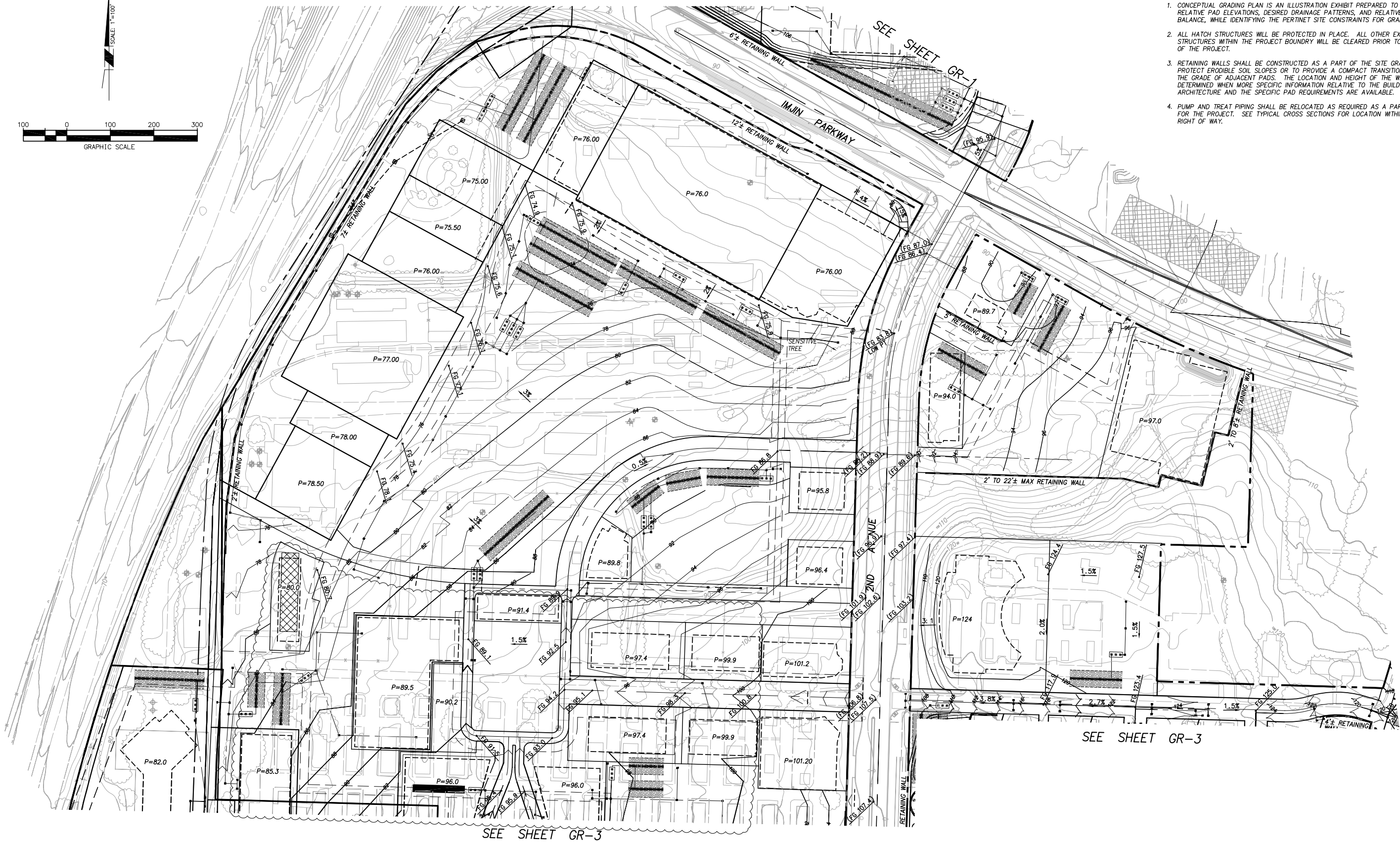
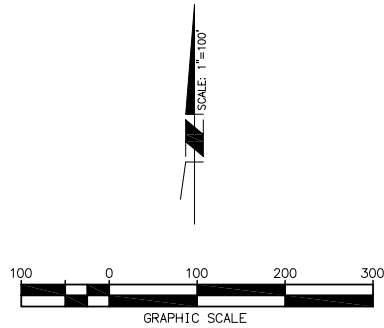
GRADING AND DRAINAGE PLAN
UNIVERSITY VILLAGES
MARINA COMMUNITY PARTNERS

CITY OF MARINA

SHEET
GR-1
OF 27 SHTS.

GRADING NOTES:

1. CONCEPTUAL GRADING PLAN IS AN ILLUSTRATION EXHIBIT PREPARED TO ESTABLISHED RELATIVE PAD ELEVATIONS, DESIRED DRAINAGE PATTERNS, AND RELATIVE EARTHWORK BALANCE, WHILE IDENTIFYING THE PERTINENT SITE CONSTRAINTS FOR GRADING.
2. ALL HATCH STRUCTURES WILL BE PROTECTED IN PLACE. ALL OTHER EXISTING STRUCTURES WITHIN THE PROJECT BOUNDARY WILL BE CLEARED PRIOR TO THE START OF THE PROJECT.
3. RETAINING WALLS SHALL BE CONSTRUCTED AS A PART OF THE SITE GRADING TO PROTECT ERODIBLE SOIL SLOPES OR TO PROVIDE A COMPACT TRANSITION BETWEEN THE GRADE OF ADJACENT PADS. THE LOCATION AND HEIGHT OF THE WALLS WILL BE DETERMINED WHEN MORE SPECIFIC INFORMATION RELATIVE TO THE BUILDING ARCHITECTURE AND THE SPECIFIC PAD REQUIREMENTS ARE AVAILABLE.
4. PUMP AND TREAT PIPING SHALL BE RELOCATED AS REQUIRED AS A PART OF GRADING FOR THE PROJECT. SEE TYPICAL CROSS SECTIONS FOR LOCATION WITHIN STREET RIGHT OF WAY.



JOB NO.:
10-103290
SCALE:
1"=100'
DATE:
9/29/08
DESIGNED BY:
J. HARMON

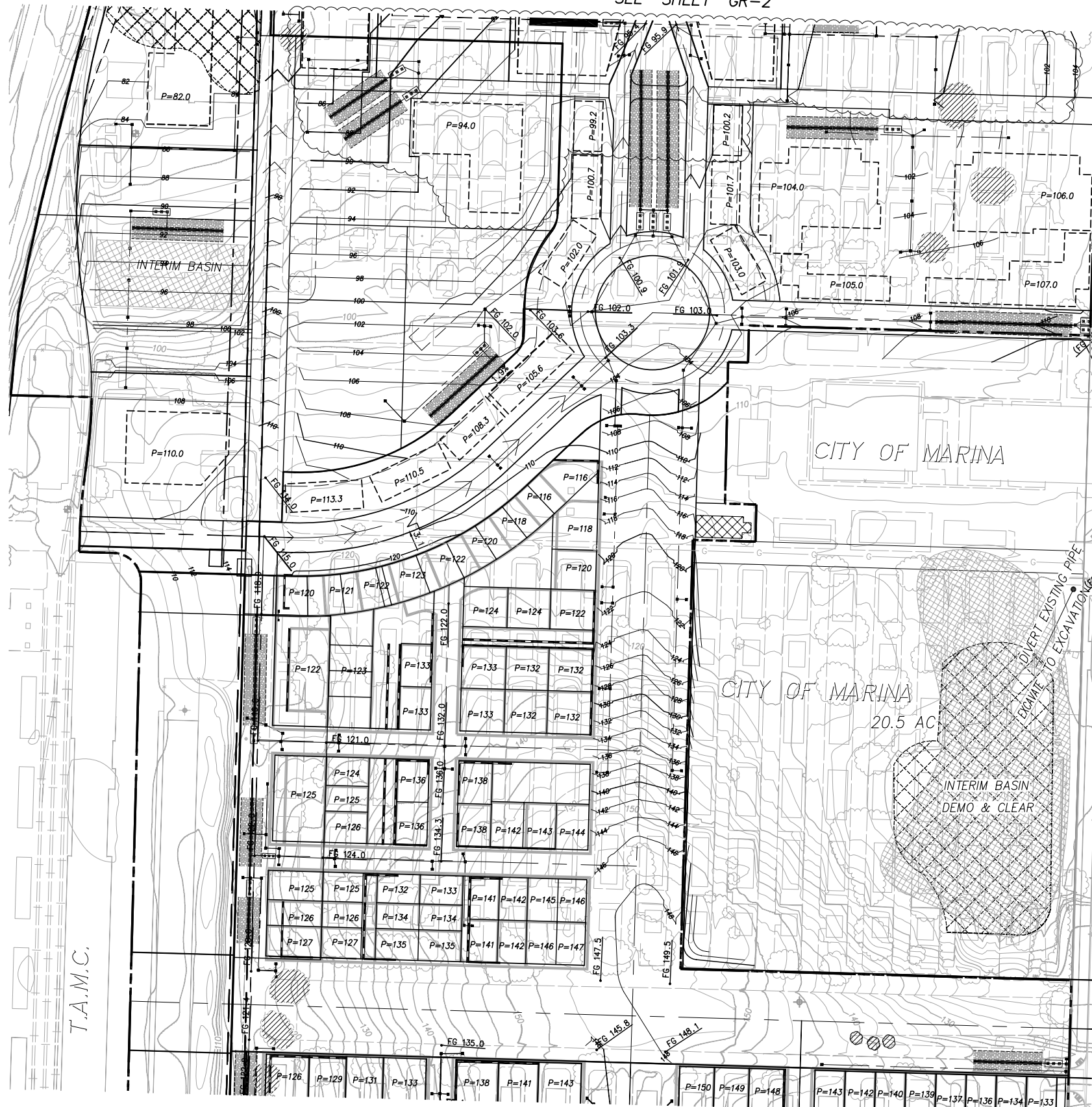


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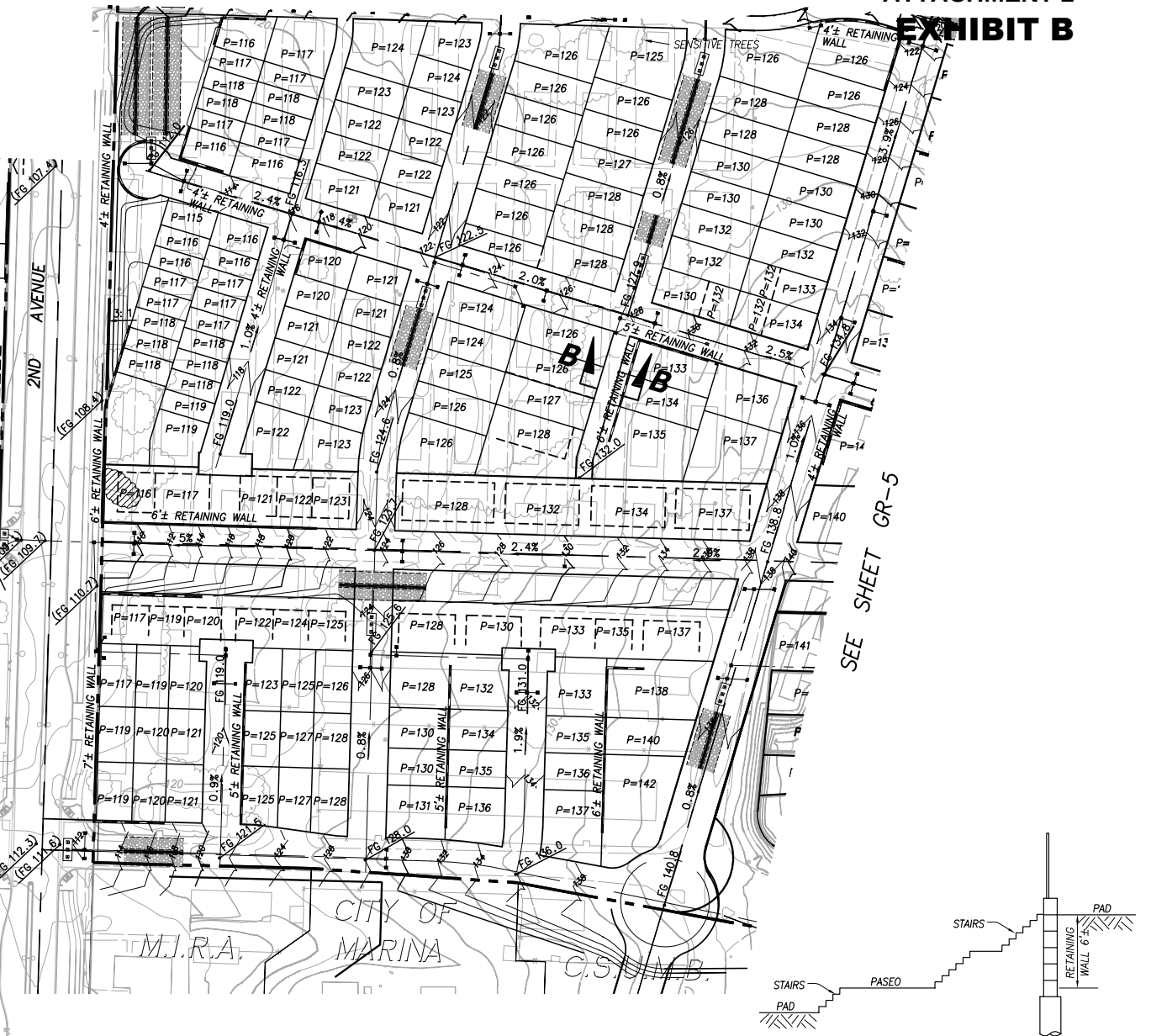
GRADING AND DRAINAGE PLAN
UNIVERSITY VILLAGES
MARINA COMMUNITY PARTNERS
CITY OF MARINA

SHEET
GR-2
26
OF
SHTS.

SEE SHEET GR-2



SEE SHEET GR-4

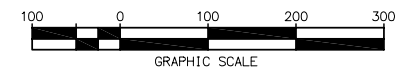


SECTION B-B
NTS

NOTE: PASEO LAYOUT AND ELEVATION WILL BE SIGHT SPECIFIC. THIS SECTION IS AN EXHIBIT TO DEMONSTRATE RELATIVE PAD ELEVATIONS.

GRADING NOTES:

1. CONCEPTUAL GRADING AND DRAINAGE PLAN IS AN EXHIBIT PREPARED TO REFLECT RELATIVE PAD ELEVATIONS, DESIRED DRAINAGE PATTERNS, AND A DESIRED EARTHWORK BALANCE, WHILE IDENTIFYING THE PERTINENT SITE CONSTRAINTS FOR GRADING AND DRAINAGE.
2. ALL HATCH STRUCTURES WILL BE PROTECTED IN PLACE. ALL OTHER EXISTING STRUCTURES WITHIN THE PROJECT BOUNDARY WILL BE CLEARED PRIOR TO THE START OF THE PROJECT.
3. RETAINING WALLS SHALL BE CONSTRUCTED AS A PART OF THE SITE GRADING TO PROTECT ERODABLE SOIL SLOPES OR TO PROVIDE A COMPACT TRANSITION BETWEEN THE GRADE OF ADJACENT PADS. RETAINING WALLS OF 4' AND GREATER IN HEIGHT HAVE BEEN IDENTIFIED ON THE PLANS. THE LOCATION AND HEIGHT OF WALLS LESS THAN 4' IN HEIGHT WILL BE DETERMINED WHEN MORE SPECIFIC INFORMATION RELATIVE TO THE BUILDING ARCHITECTURE AND THE SPECIFIC PAD REQUIREMENTS IS AVAILABLE.
4. ARMY CORP OF ENGINEERS GROUNDWATER REMEDIATION PIPING SHALL BE RELOCATED AS REQUIRED AS A PART OF GRADING FOR THE PROJECT. SEE TYPICAL CROSS SECTIONS FOR LOCATION WITHIN THE STREET RIGHT OF WAY. FOR THE GROUNDWATER REMEDIATION DESIGN, REFER TO THE DESIGN WORK PLAN BY SHAW ENVIRONMENTAL INC.
5. STORM DRAIN SYSTEM REQUIRES SITE SPECIFIC TESTING FOR DESIGN OF THE INFILTRATION BASINS. MODIFICATIONS TO THE LAYOUT ARE SUBJECT TO THE RESULTS OF FUTURE SITE SPECIFIC TESTING.
6. STORM DRAIN SYSTEM SHOWN FOR FUTURE PHASES AS AN ILLUSTRATIVE EXHIBIT TO REFLECT THE PLAN FOR ULTIMATE BUILD OUT.



JOB NO.:
10-103290
SCALE:
1"=100'
DATE:
09/29/08
DESIGNED BY:
J. HARMON

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GRADING AND DRAINAGE PLAN

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MARINA COMMUNITY PARTNERS

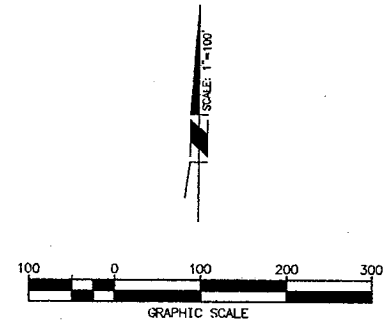
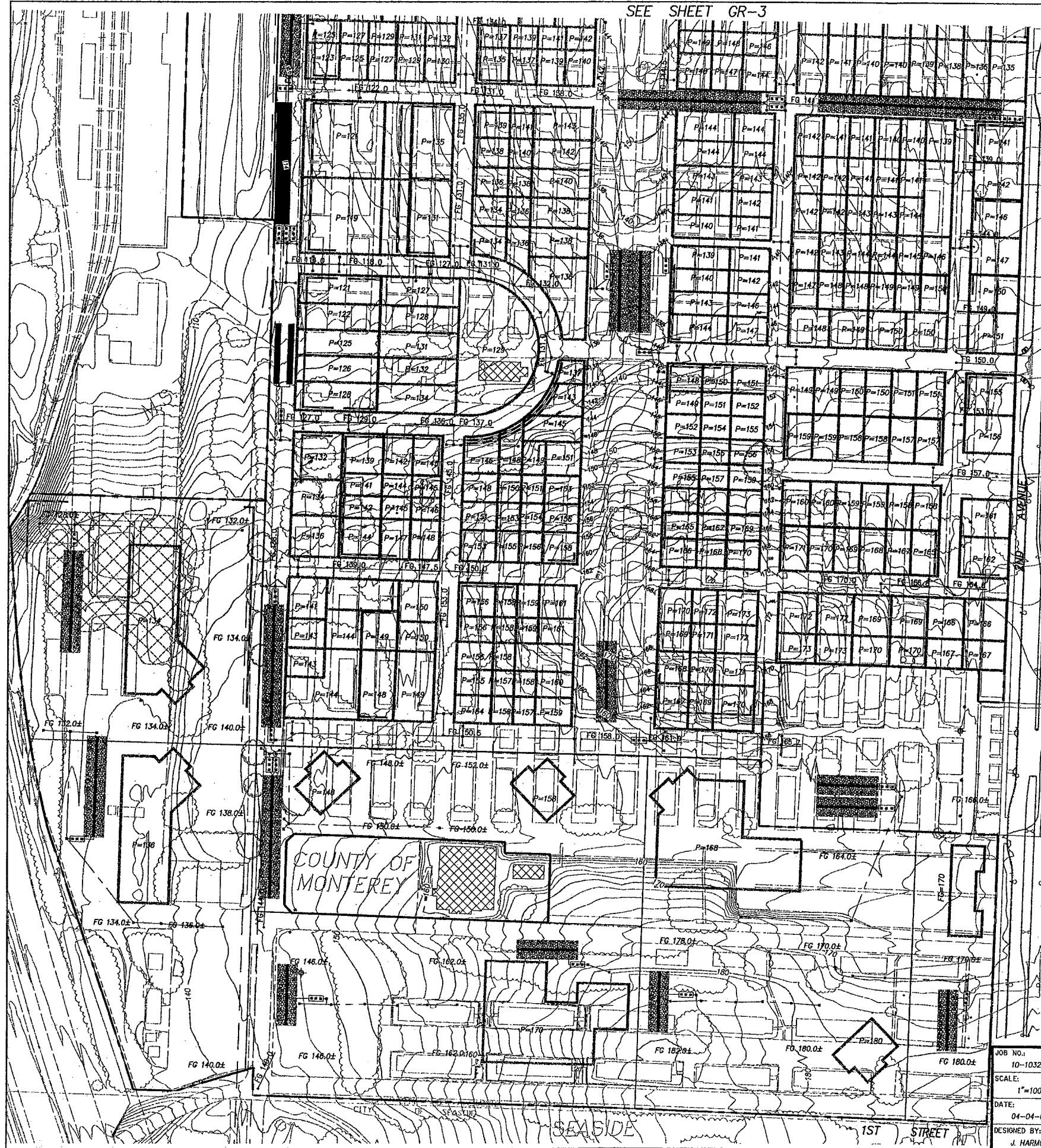
CITY OF MARINA

SHEET
GR-3
27
OF SHTS.

SEE SHEET GR-3

GRADING NOTES:

1. CONCEPTUAL GRADING AND DRAINAGE PLAN IS AN EXHIBIT PREPARED TO REFLECT RELATIVE PAD ELEVATIONS, DESIRED DRAINAGE PATTERNS, AND A DESIRED EARTHWORK BALANCE, WHILE IDENTIFYING THE PERTINENT SITE CONSTRAINTS FOR GRADING AND DRAINAGE.
2. ALL HATCH STRUCTURES WILL BE PROTECTED IN PLACE. ALL OTHER EXISTING STRUCTURES WITHIN THE PROJECT BOUNDARY WILL BE CLEARED PRIOR TO THE START OF THE PROJECT.
3. RETAINING WALLS SHALL BE CONSTRUCTED AS A PART OF THE SITE GRADING TO PROTECT ERODABLE SOIL SLOPES OR TO PROVIDE A COMPACT TRANSITION BETWEEN THE GRADE OF ADJACENT PADS. RETAINING WALLS OF 4' AND GREATER IN HEIGHT HAVE BEEN IDENTIFIED ON THE PLANS. THE LOCATION AND HEIGHT OF WALLS LESS THAN 4' IN HEIGHT WILL BE DETERMINED WHEN MORE SPECIFIC INFORMATION RELATIVE TO THE BUILDING ARCHITECTURE AND THE SPECIFIC PAD REQUIREMENTS IS AVAILABLE.
4. ARMY CORP OF ENGINEERS GROUNDWATER REMEDIATION PIPING SHALL BE RELOCATED AS REQUIRED AS A PART OF GRADING FOR THE PROJECT. SEE TYPICAL CROSS SECTIONS FOR LOCATION WITHIN THE STREET RIGHT OF WAY. FOR THE GROUNDWATER REMEDIATION DESIGN, REFER TO THE DESIGN WORK PLAN BY SHAW ENVIRONMENTAL INC.
5. STORM DRAIN SYSTEM REQUIRES SITE SPECIFIC TESTING FOR DESIGN OF THE INFILTRATION BASINS. MODIFICATIONS TO THE LAYOUT ARE SUBJECT TO THE RESULTS OF FUTURE SITE SPECIFIC TESTING.
6. STORM DRAIN SYSTEM SHOWN FOR FUTURE PHASES AS AN ILLUSTRATIVE EXHIBIT TO REFLECT THE PLAN FOR ULTIMATE BUILD OUT.

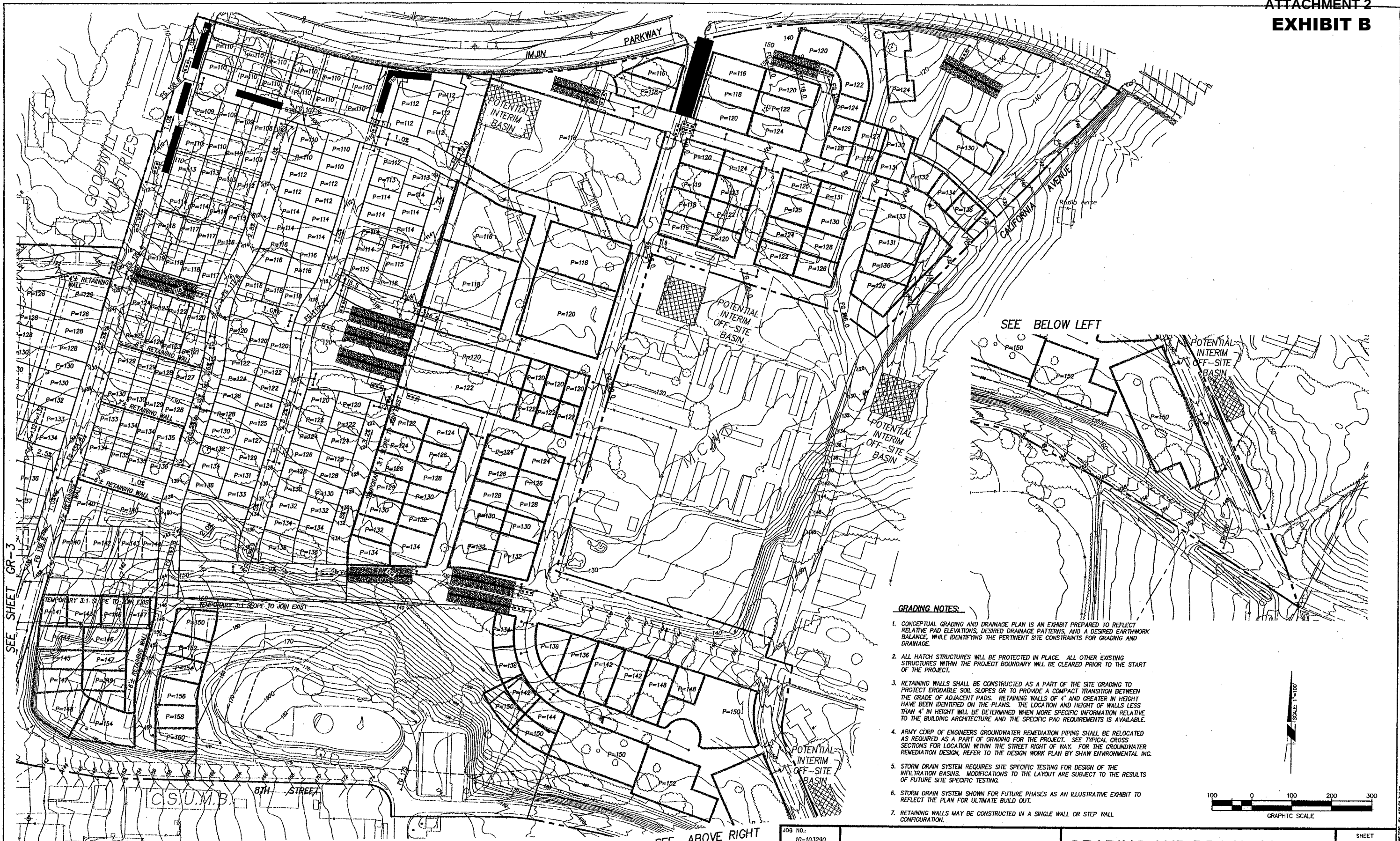


JOB NO.:
10-103280
SCALE:
1"=100'
DATE:
04-04-05
DESIGNED BY:
J. HARMON

RBF CONSULTING
PLANNING ■ DESIGN ■ CONSTRUCTION
3180 MILBURN ROAD, ROOM 104
MARINA, CA 93033
631-883-8187 • FAX: 631-883-9967 • www.RBF.com

GRADING AND DRAINAGE PLAN
UNIVERSITY VILLAGES
MARINA COMMUNITY PARTNERS
CITY OF MARINA

SHEET
GR-4
OF 27 SHTS.



GRADING NOTES:

1. CONCEPTUAL GRADING AND DRAINAGE PLAN IS AN EXHIBIT PREPARED TO REFLECT RELATIVE PAD ELEVATIONS, DESIRED DRAINAGE PATTERNS, AND A DESIRED EARTHWORK BALANCE, WHILE IDENTIFYING THE PERTINENT SITE CONSTRAINTS FOR GRADING AND DRAINAGE.
2. ALL HATCH STRUCTURES WILL BE PROTECTED IN PLACE. ALL OTHER EXISTING STRUCTURES WITHIN THE PROJECT BOUNDARY WILL BE CLEARED PRIOR TO THE START OF THE PROJECT.
3. RETAINING WALLS SHALL BE CONSTRUCTED AS A PART OF THE SITE GRADING TO PROTECT ERODABLE SOIL SLOPES OR TO PROVIDE A COMPACT TRANSITION BETWEEN THE GRADE OF ADJACENT PADS. RETAINING WALLS OF 4' AND GREATER IN HEIGHT HAVE BEEN IDENTIFIED ON THE PLANS. THE LOCATION AND HEIGHT OF WALLS LESS THAN 4' IN HEIGHT WILL BE DETERMINED WHEN MORE SPECIFIC INFORMATION RELATIVE TO THE BUILDING ARCHITECTURE AND THE SPECIFIC PAD REQUIREMENTS IS AVAILABLE.
4. ARMY CORP OF ENGINEERS GROUNDWATER REMEDIATION PIPING SHALL BE RELOCATED AS REQUIRED AS A PART OF GRADING FOR THE PROJECT. SEE TYPICAL CROSS SECTIONS FOR LOCATION WITHIN THE STREET RIGHT OF WAY. FOR THE GROUNDWATER REMEDIATION DESIGN, REFER TO THE DESIGN WORK PLAN BY SHAW ENVIRONMENTAL INC.
5. STORM DRAIN SYSTEM REQUIRES SITE SPECIFIC TESTING FOR DESIGN OF THE INFILTRATION BASINS. MODIFICATIONS TO THE LAYOUT ARE SUBJECT TO THE RESULTS OF FUTURE SITE SPECIFIC TESTING.
6. STORM DRAIN SYSTEM SHOWN FOR FUTURE PHASES AS AN ILLUSTRATIVE EXHIBIT TO REFLECT THE PLAN FOR ULTIMATE BUILD OUT.
7. RETAINING WALLS MAY BE CONSTRUCTED IN A SINGLE WALL OR STEP WALL CONFIGURATION.

JOB NO.
10-103290
SCALE:
1"=100'
DATE:
04-04-05
DESIGNED BY:
J. HARMON

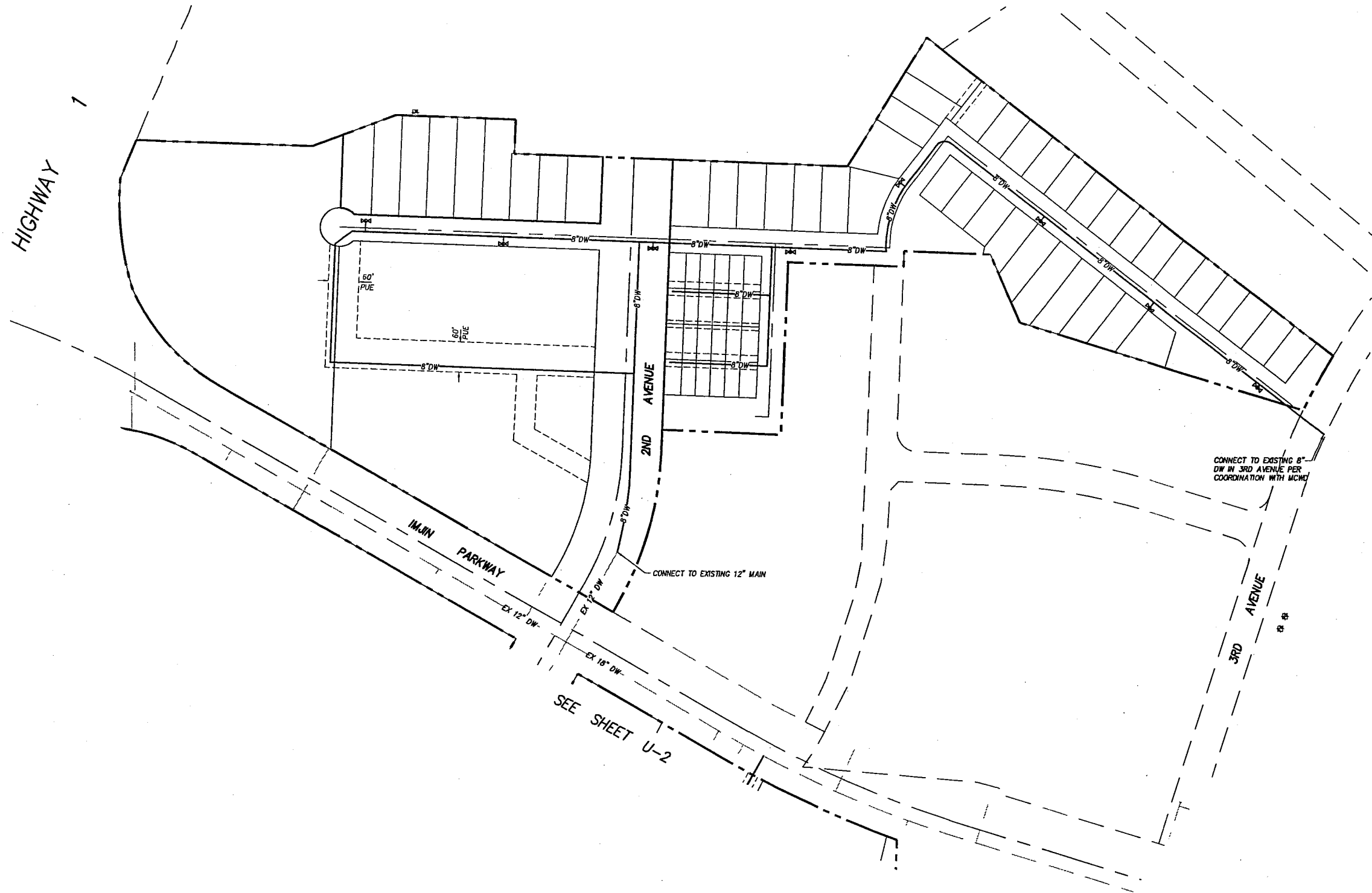
RBF
CONSULTING

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380 MAIN ROAD, ROOM 104
MARINA, CA 93933
831-883-8887 • FAX: 831-883-9967 • www.RBF.com

GRADING AND DRAINAGE PLAN
UNIVERSITY VILLAGES
MARINA COMMUNITY PARTNERS

CITY OF MARINA

SHEET
GR-5
of 27 SHTS.



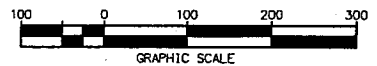
CONNECT TO EXISTING 8\"/>

CONNECT TO EXISTING 12\"/>

SEE SHEET U-2

NOTE:

1. ALL CONNECTIONS TO OUT OF TRACT UTILITIES NEED TO BE VERIFIED THROUGH COORDINATION WITH MCWD.
2. NO RECYCLED WATER CURRENTLY PROVIDED FOR THE AREA SHOWN ON THIS SHEET
3. WATER / RECYCLED WATER PLAN IS AN EXHIBIT PREPARED TO REFLECT CURRENT INFORMATION OBTAINED FROM MCWD, AND FINAL DESIGN SHALL MEET THE REQUIREMENTS OF MCWD.



JOB NO.:
10-103290

SCALE:
1"=100'

DATE:
04-05-05

DESIGNED BY:
B. MOLINE

RBF
CONSULTING

PLANNING ■ DESIGN ■ CONSTRUCTION
380 MAIN ROAD, ROOM 104
MARINA, CA 93933
831-883-6187 • FAX: 831-883-9067 • www.RBF.com

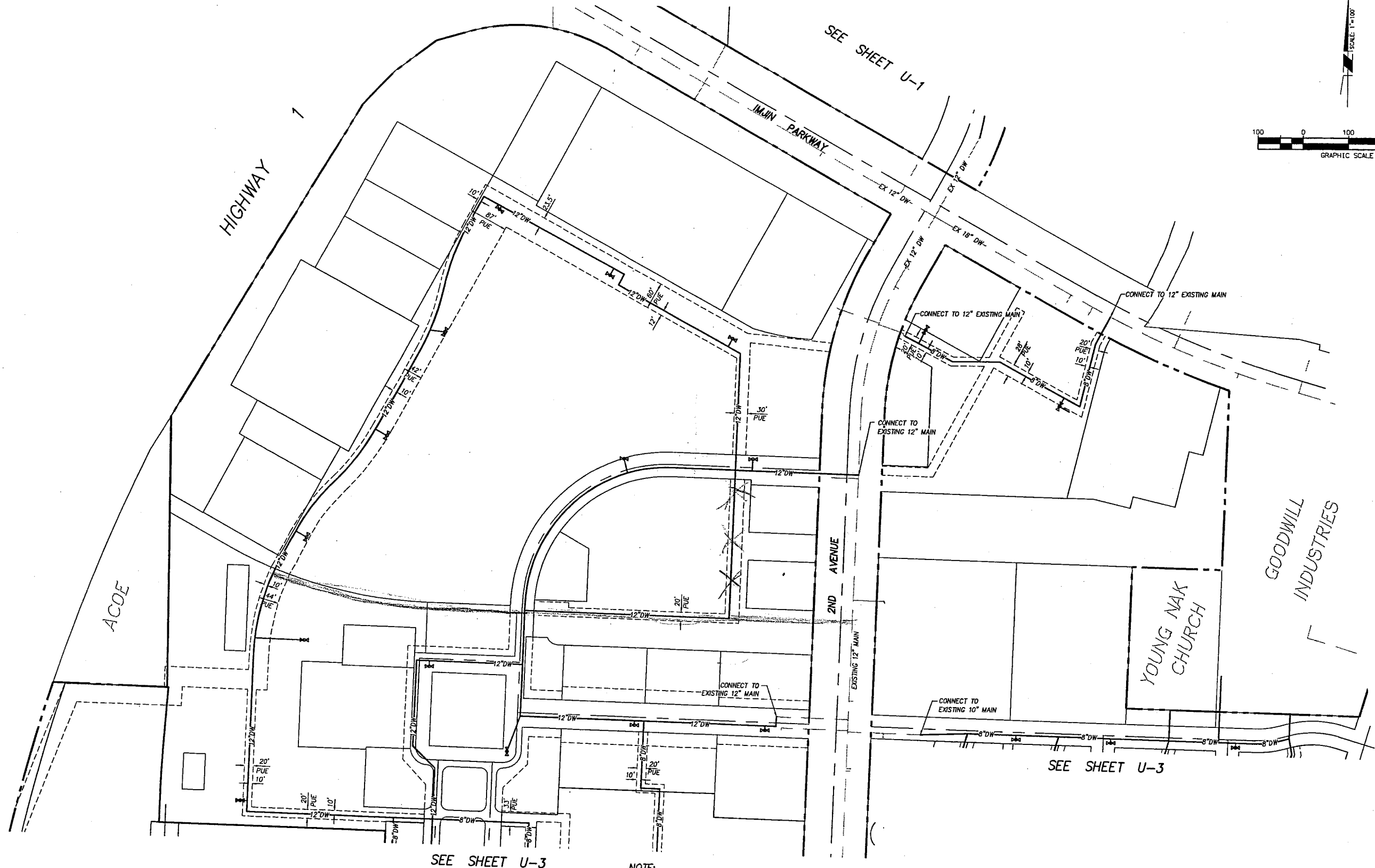
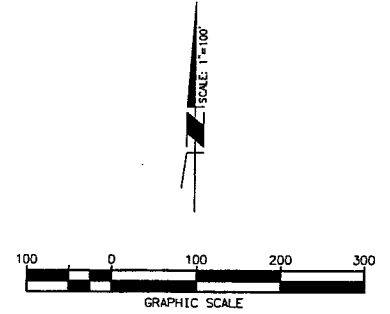
WATER/RECYCLED WATER PLAN
UNIVERSITY VILLAGES
MARINA COMMUNITY PARTNERS

CITY OF MARINA

SHEET

U-1

OF 27 SHTS.



SEE SHEET U-3

- NOTE:
1. ALL CONNECTIONS TO OUT OF TRACT UTILITIES NEED TO BE VERIFIED THROUGH COORDINATION WITH MCWD.
 2. NO RECYCLED WATER CURRENTLY PROVIDED FOR THE AREA SHOWN ON THIS SHEET
 3. WATER/ RECYCLED WATER PLAN IS AN EXHIBIT PREPARED TO REFLECT CURRENT INFORMATION OBTAINED FROM MCWD, AND FINAL DESIGN SHALL MEET THE REQUIREMENTS OF MCWD.

JOB NO.:
10-103290
SCALE:
1"=100'
DATE:
04-05-05
DESIGNED BY:
B. MOLINE

RBF
CONSULTING

PLANNING • DESIGN • CONSTRUCTION
3180 MAIN ROAD, ROOM 104
MARINA, CA 93933
831-853-9167 • FAX: 831-853-9967 • www.RBF.com

WATER/RECYCLED WATER PLAN
UNIVERSITY VILLAGES
MARINA COMMUNITY PARTNERS
CITY OF MARINA

SHEET
U-2
OF 27 SHTS.

SEE SHEET U-5

SEE SHEET U-3

GOODWILL
INDUSTRIES

YOUNG NAK
CHURCH

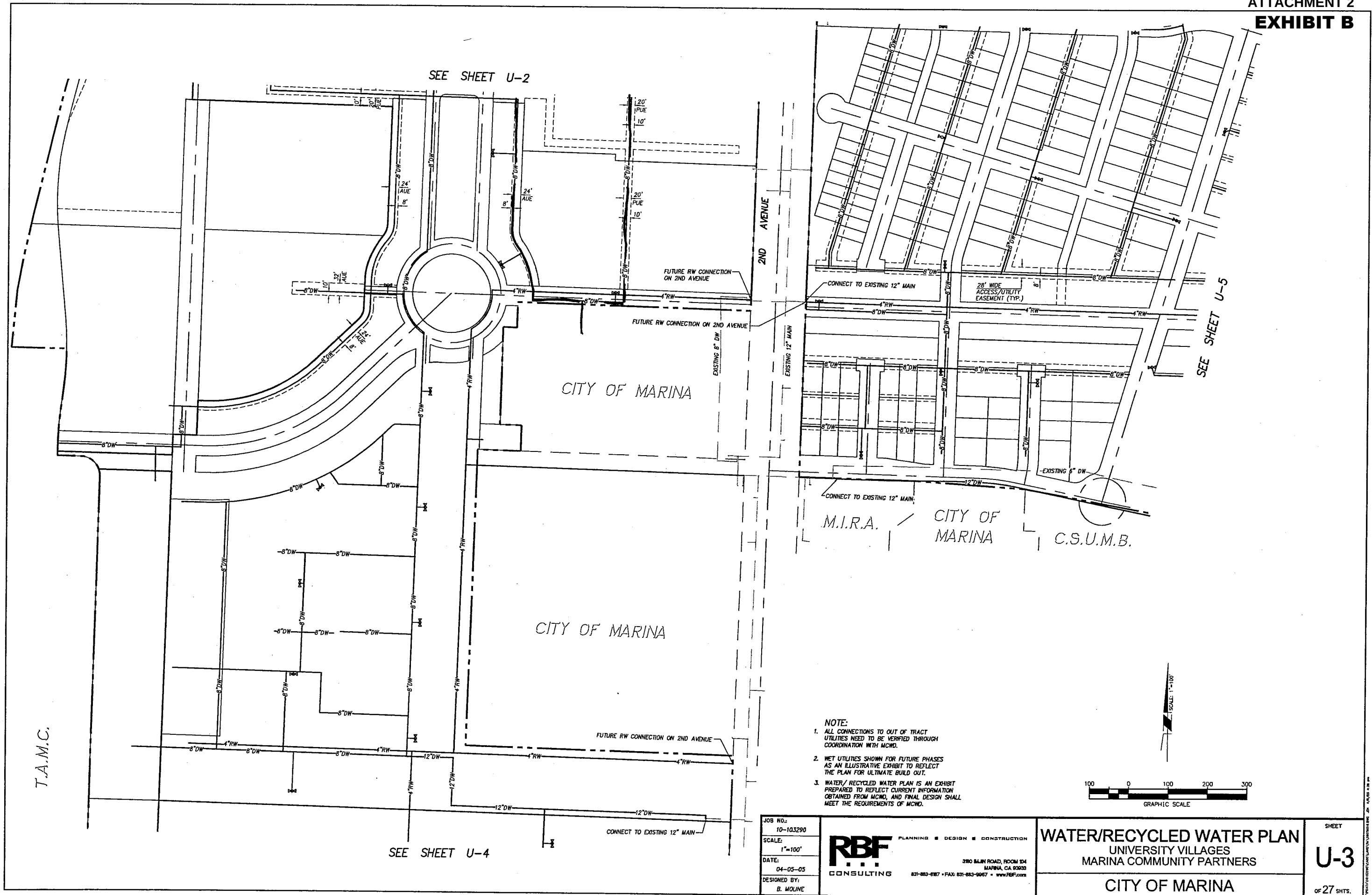
ACOE

HIGHWAY 1

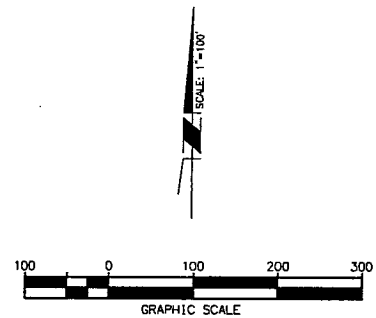
MAIN PARKWAY

SEE SHEET U-1

2ND AVENUE

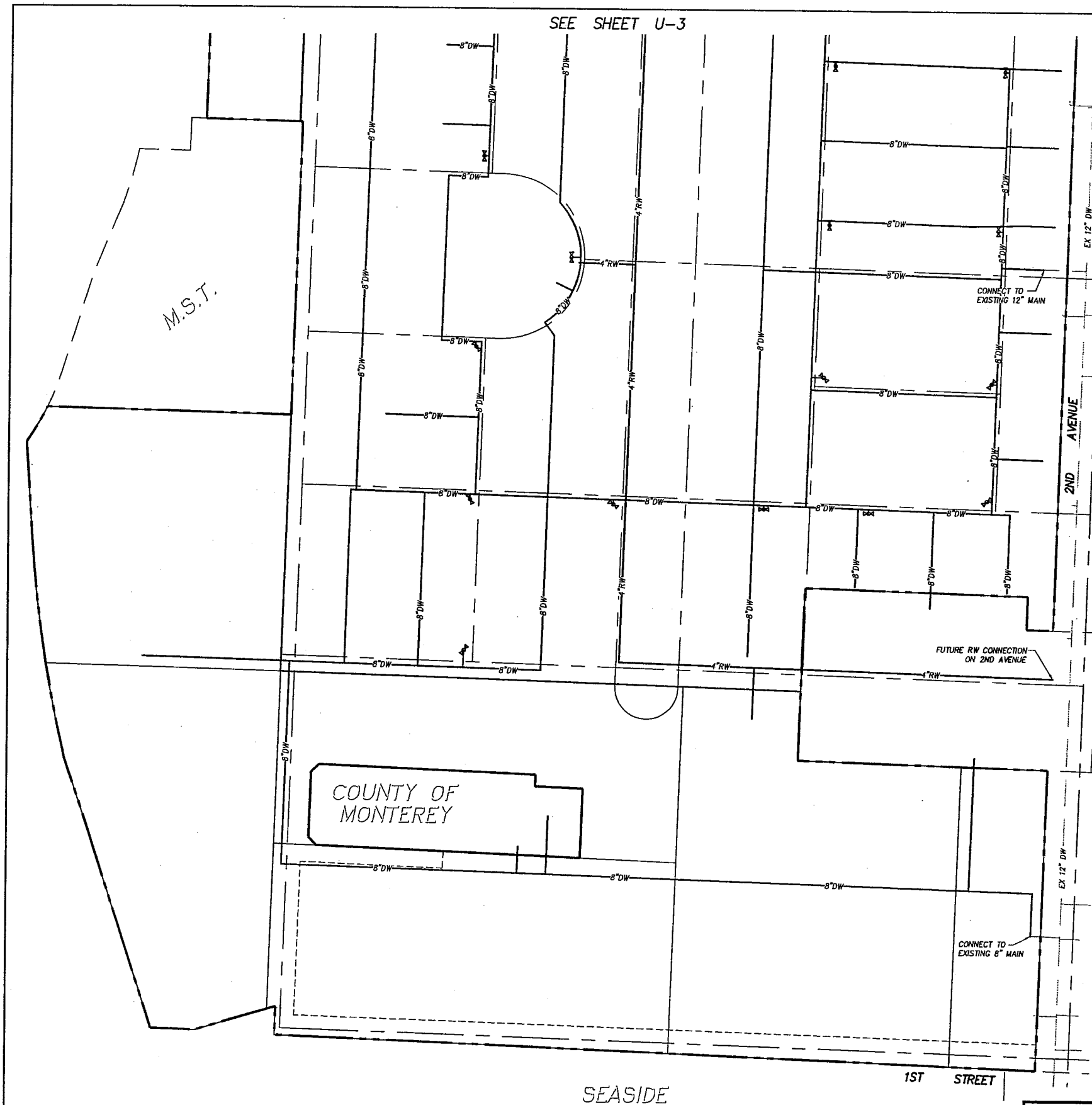


- NOTE:
1. ALL CONNECTIONS TO OUT OF TRACT UTILITIES NEED TO BE VERIFIED THROUGH COORDINATION WITH MCWD.
 2. WET UTILITIES SHOWN FOR FUTURE PHASES AS AN ILLUSTRATIVE EXHIBIT TO REFLECT THE PLAN FOR ULTIMATE BUILD OUT.
 3. WATER/ RECYCLED WATER PLAN IS AN EXHIBIT PREPARED TO REFLECT CURRENT INFORMATION OBTAINED FROM MCWD, AND FINAL DESIGN SHALL MEET THE REQUIREMENTS OF MCWD.

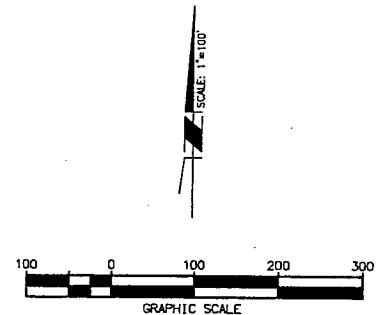


JOB NO. 10-103290	RBF CONSULTING PLANNING ■ DESIGN ■ CONSTRUCTION 3180 BAIN ROAD, ROOM 104 MARINA, CA 93933 831-883-8167 • FAX: 831-883-9067 • www.RBF.com
SCALE 1"=100'	
DATE 04-05-05	
DESIGNED BY B. MOULNE	

WATER/RECYCLED WATER PLAN UNIVERSITY VILLAGES MARINA COMMUNITY PARTNERS CITY OF MARINA		SHEET U-3 OF 27 SHTS.
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- NOTE:
1. ALL CONNECTIONS TO OUT OF TRACT UTILITIES NEED TO BE VERIFIED THROUGH COORDINATION WITH MCWD.
 2. WET UTILITIES SHOWN FOR FUTURE PHASES AS AN ILLUSTRATIVE EXHIBIT TO REFLECT THE PLAN FOR ULTIMATE BUILD OUT.
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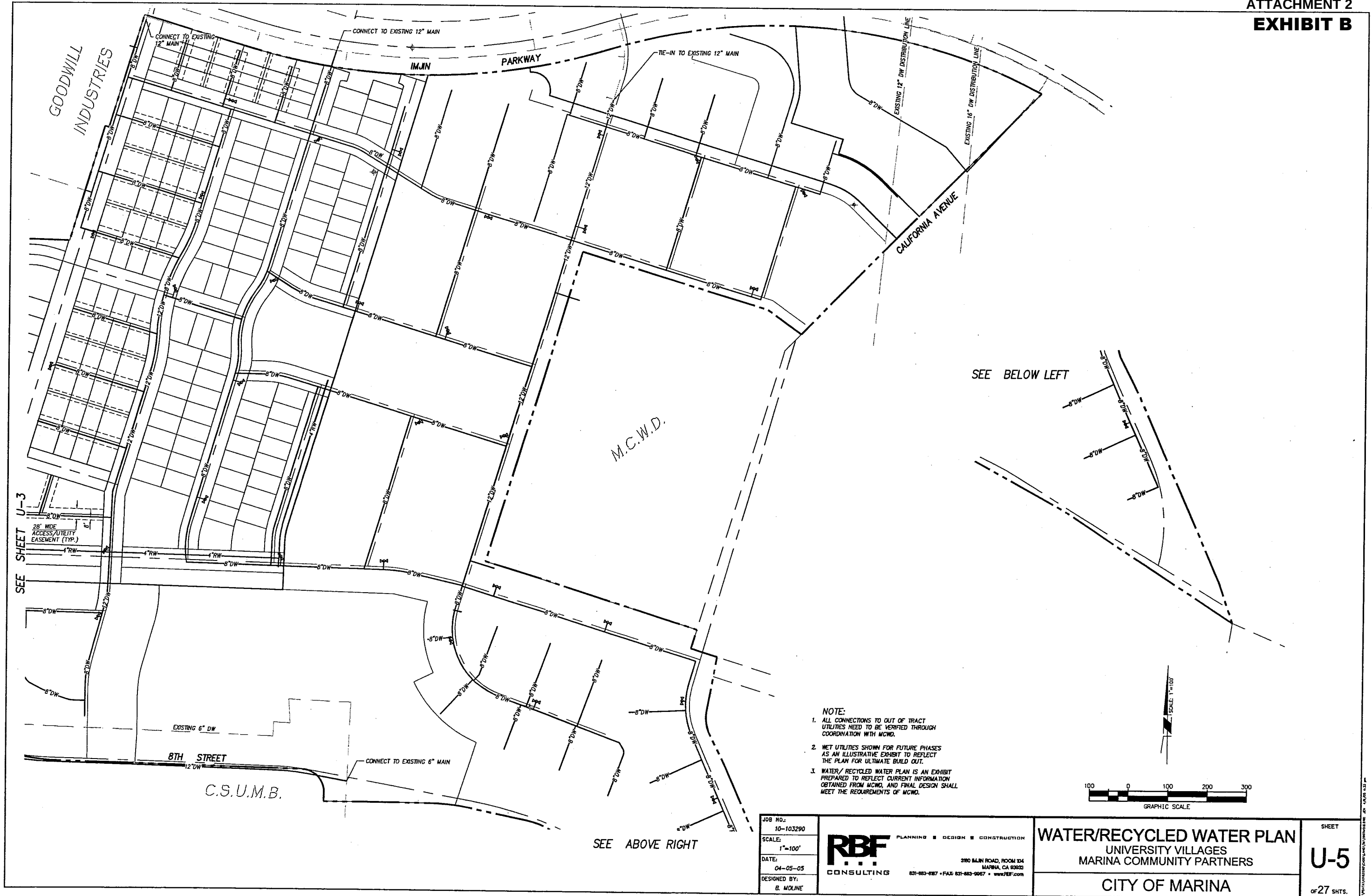
JOB NO.:
10-103290
SCALE:
1"=100'
DATE:
04-05-05
DESIGNED BY:
B. WOLFE

RBF
CONSULTING

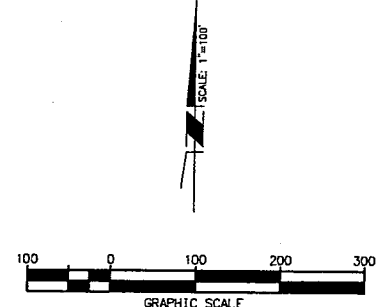
PLANNING ■ DESIGN ■ CONSTRUCTION
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MARINA, CA 93933
831-883-8867 • FAX: 831-883-9067 • www.RBF.com

WATER/RECYCLED WATER PLAN
UNIVERSITY VILLAGES
MARINA COMMUNITY PARTNERS
CITY OF MARINA

SHEET
U-4
OF 27 SHTS.

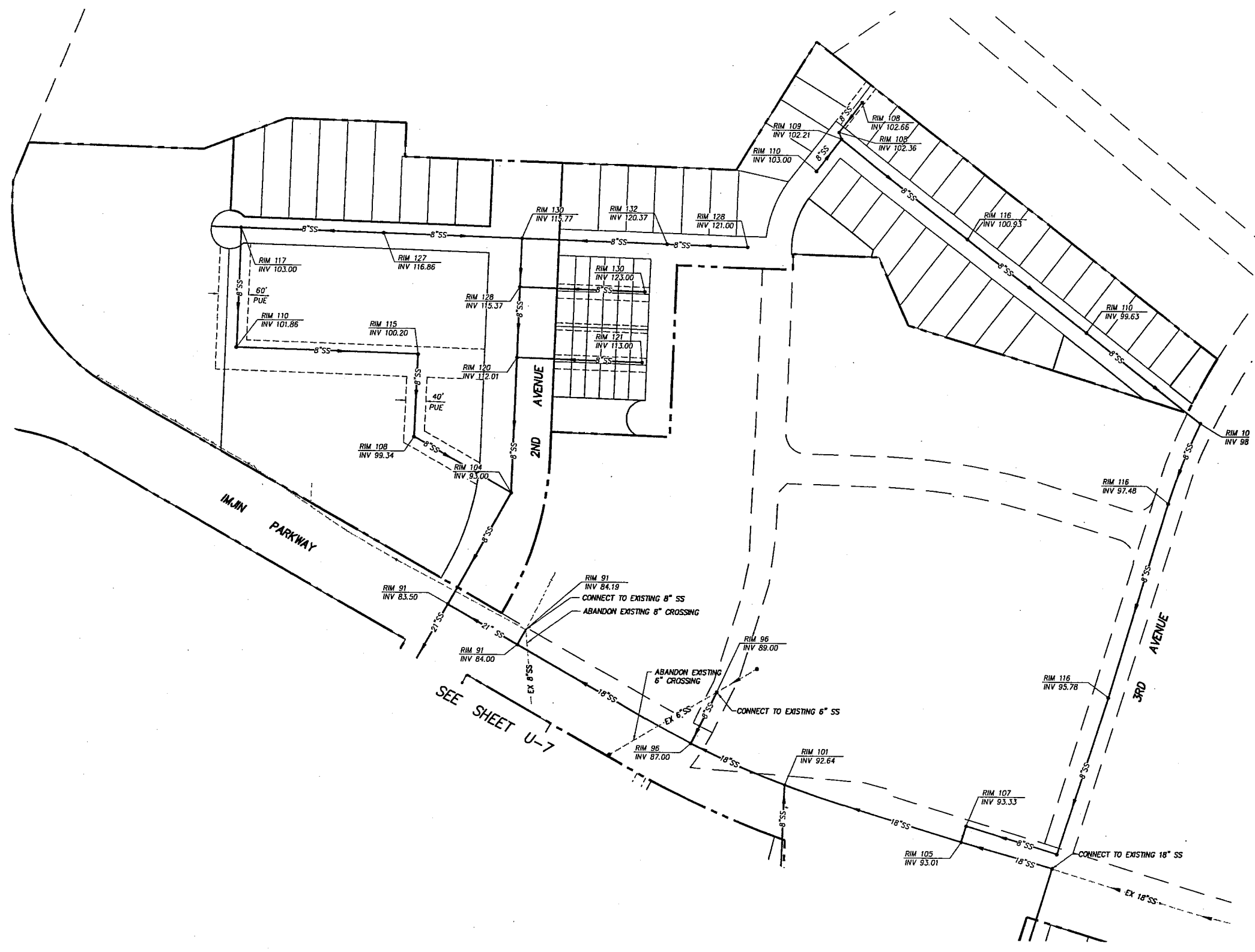


NOTE:
1. ALL CONNECTIONS TO OUT OF TRACT UTILITIES NEED TO BE VERIFIED THROUGH COORDINATION WITH MCWD.
2. WET UTILITIES SHOWN FOR FUTURE PHASES AS AN ILLUSTRATIVE EXHIBIT TO REFLECT THE PLAN FOR ULTIMATE BUILD OUT.
3. WATER/ RECYCLED WATER PLAN IS AN EXHIBIT PREPARED TO REFLECT CURRENT INFORMATION OBTAINED FROM MCWD, AND FINAL DESIGN SHALL MEET THE REQUIREMENTS OF MCWD.

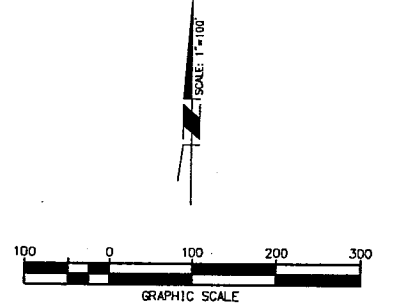


JOB NO.: 10-103290 SCALE: 1"=100' DATE: 04-05-05 DESIGNED BY: B. MOJINE	 PLANNING ■ DESIGN ■ CONSTRUCTION 3180 MAIN ROAD, ROOM 104 MARINA, CA 90333 818-883-8867 • FAX 818-883-9067 • www.rbf.com	WATER/RECYCLED WATER PLAN UNIVERSITY VILLAGES MARINA COMMUNITY PARTNERS CITY OF MARINA	SHEET U-5 of 27 SHTS.
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HIGHWAY 1



SEE SHEET U-7



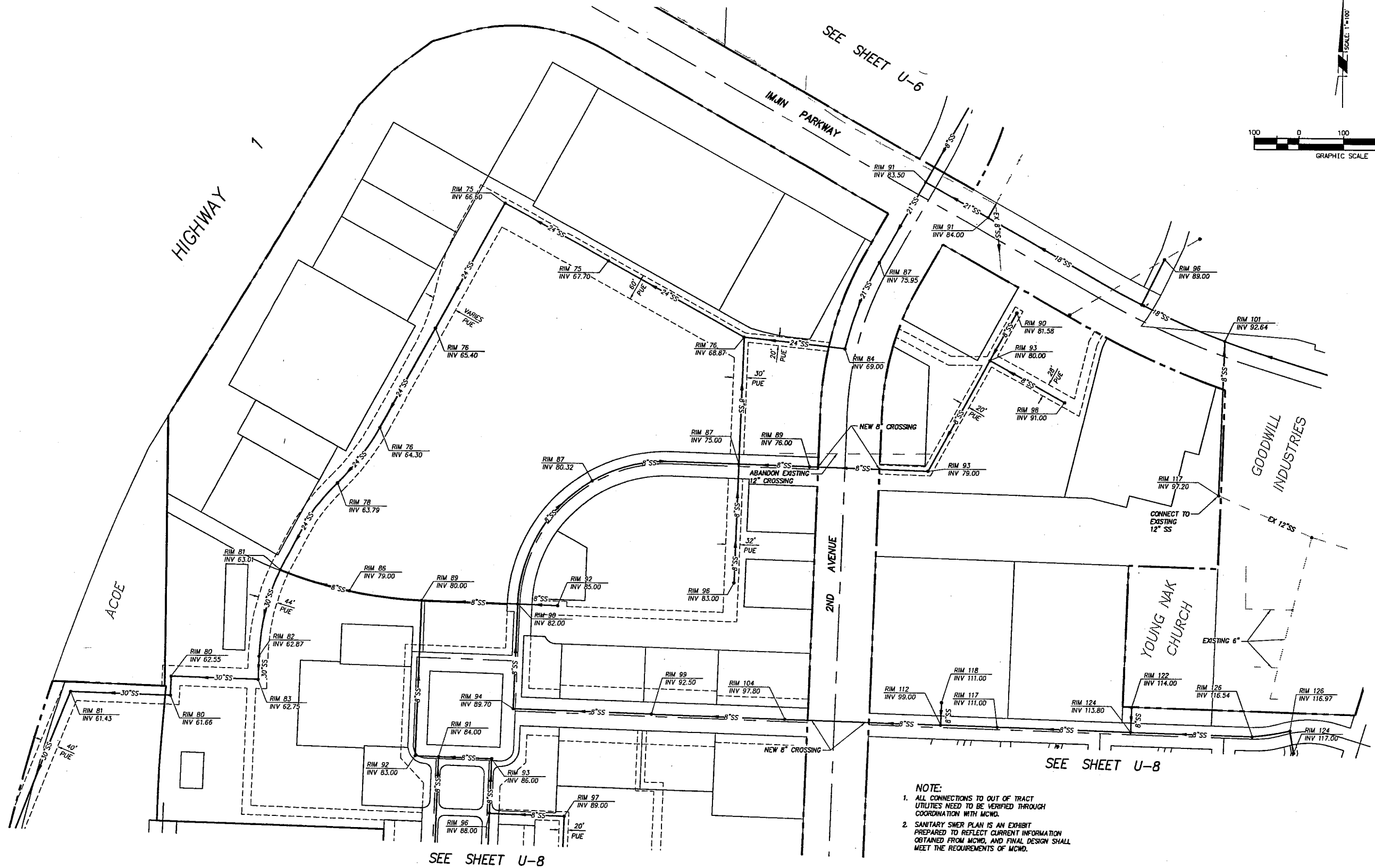
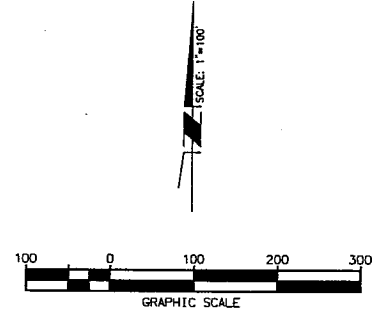
- NOTE:**
1. ALL CONNECTIONS TO OUT OF TRACT UTILITIES NEED TO BE VERIFIED THROUGH COORDINATION WITH MCWD.
 2. SANITARY SEWER PLAN IS AN EXHIBIT PREPARED TO REFLECT CURRENT INFORMATION OBTAINED FROM MCWD, AND FINAL DESIGN SHALL MEET THE REQUIREMENTS OF MCWD.

JOB NO.: 10-103290 SCALE: 1"=100' DATE: 04/05/05 DESIGNED BY: E. JOHNSON		PLANNING • DESIGN • CONSTRUCTION 280 BAIN ROAD, ROOM 104 MARINA, CA 93903 831-883-8187 • FAX: 831-883-8067 • www.rbf.com

SANITARY SEWER PLAN
UNIVERSITY VILLAGES
MARINA COMMUNITY PARTNERS

CITY OF MARINA

SHEET
U-6
OF 27 SHTS.



- NOTE:
1. ALL CONNECTIONS TO OUT OF TRACT UTILITIES NEED TO BE VERIFIED THROUGH COORDINATION WITH MCWD.
 2. SANITARY SEWER PLAN IS AN EXHIBIT PREPARED TO REFLECT CURRENT INFORMATION OBTAINED FROM MCWD, AND FINAL DESIGN SHALL MEET THE REQUIREMENTS OF MCWD.

JOB NO.
10-103290
SCALE
1"=100'
DATE
04/05/05
DESIGNED BY
E. JOHNSON

RBF
CONSULTING

PLANNING ■ DESIGN ■ CONSTRUCTION
390 MAIN ROAD, ROOM 104
MARINA, CA 90263
818-883-8187 • FAX: 818-883-8967 • www.RBF.com

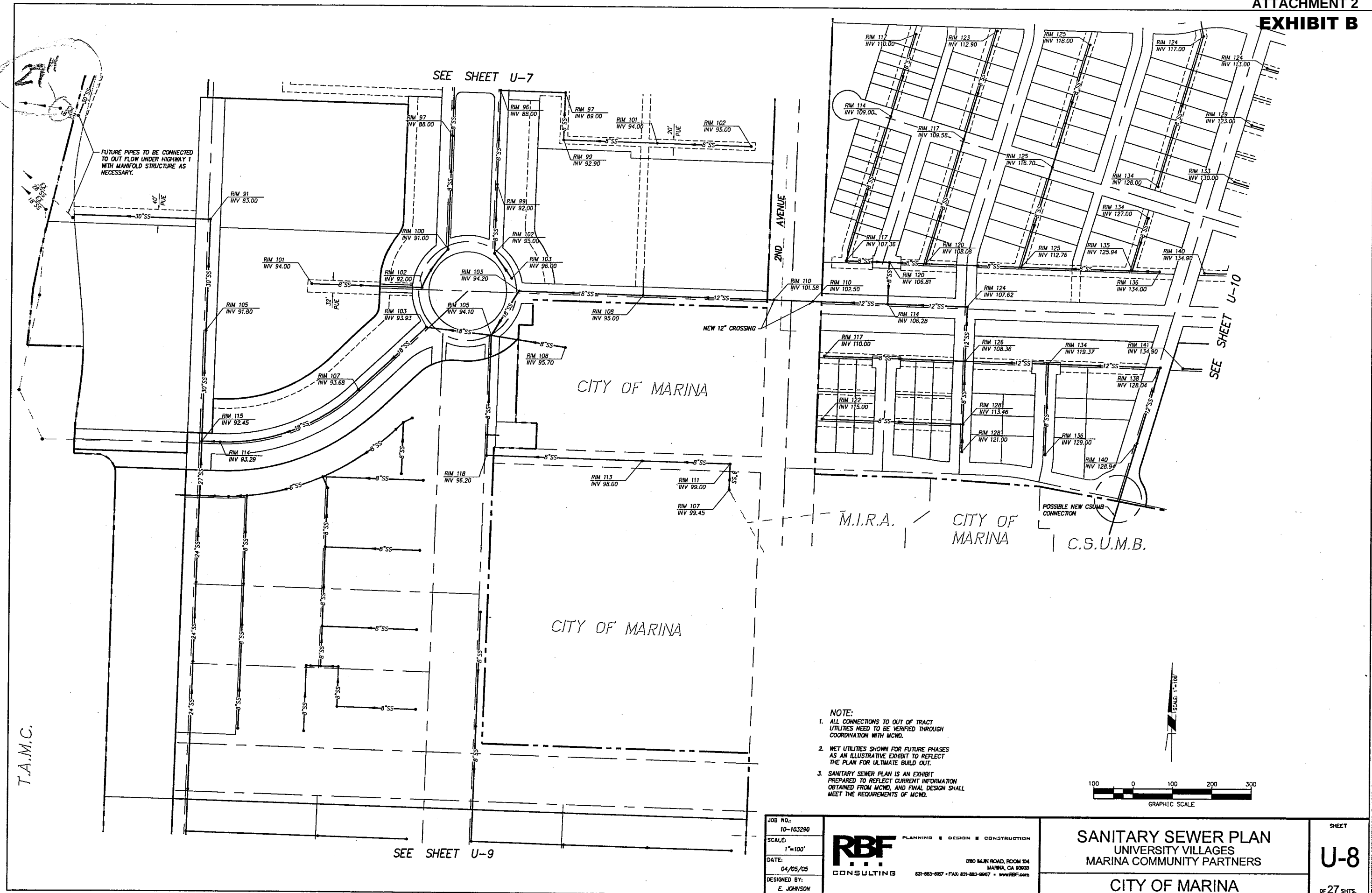
SANITARY SEWER PLAN
UNIVERSITY VILLAGES
MARINA COMMUNITY PARTNERS

CITY OF MARINA

SHEET

U-7

OF 27 SHTS.



T.A.M.C.

JOB NO.
10-103290
SCALE:
1"=100'
DATE:
04/05/05
DESIGNED BY:
E. JOHNSON

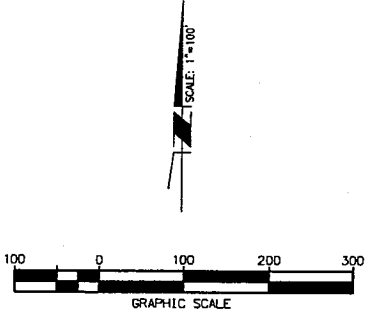
RBF CONSULTING
PLANNING ■ DESIGN ■ CONSTRUCTION
3780 MAIN ROAD, ROOM 104
MARINA, CA 90333
631-883-6167 • FAX 631-883-9967 • www.RBF.com

SANITARY SEWER PLAN
UNIVERSITY VILLAGES
MARINA COMMUNITY PARTNERS
CITY OF MARINA

SHEET
U-8
OF 27 SHTS.



- NOTE:
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 2. WET UTILITIES SHOWN FOR FUTURE PHASES AS AN ILLUSTRATIVE EXHIBIT TO REFLECT THE PLAN FOR ULTIMATE BUILD OUT.
 3. SANITARY SEWER PLAN IS AN EXHIBIT PREPARED TO REFLECT CURRENT INFORMATION OBTAINED FROM MCWD, AND FINAL DESIGN SHALL MEET THE REQUIREMENTS OF MCWD.

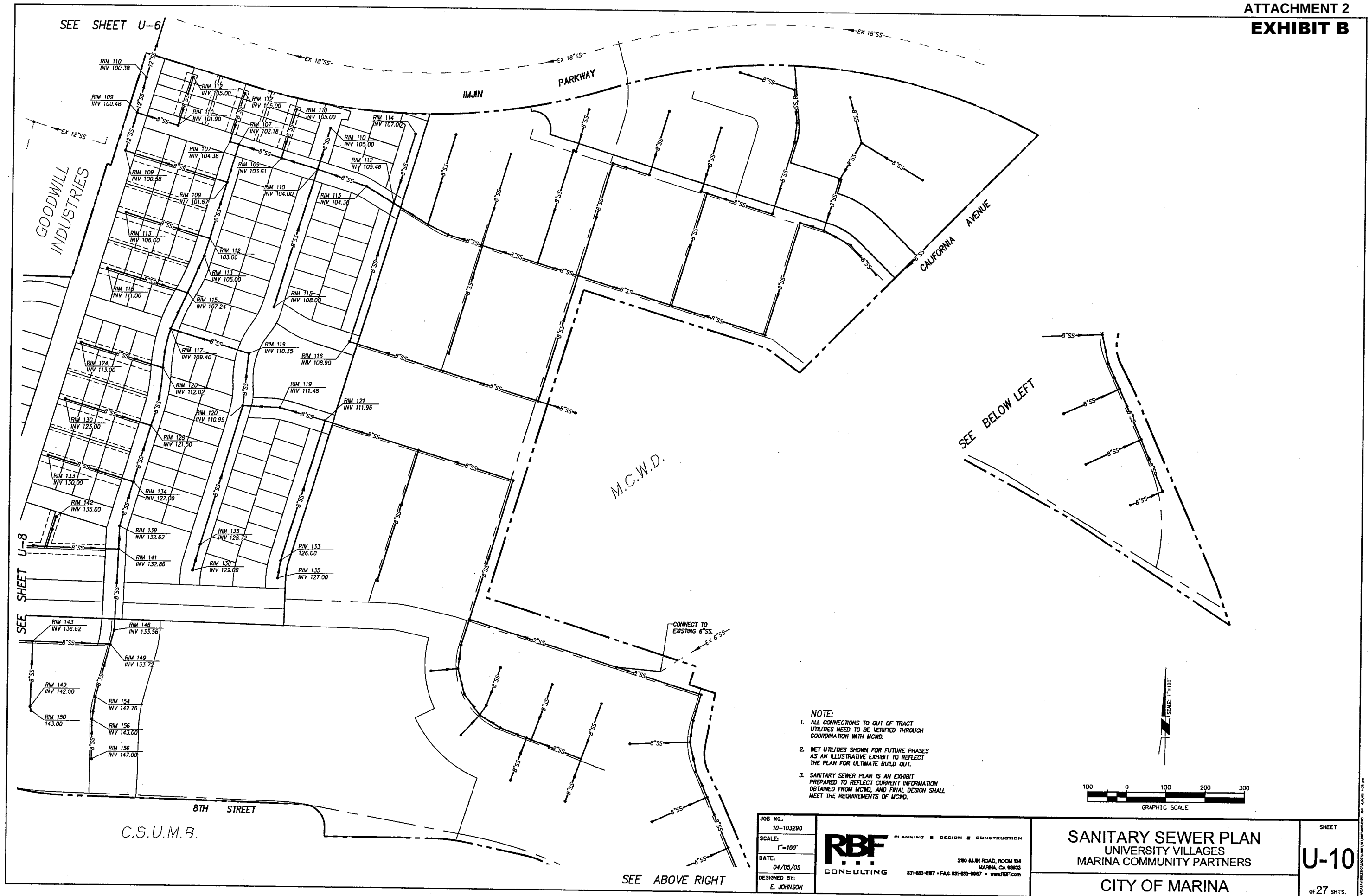


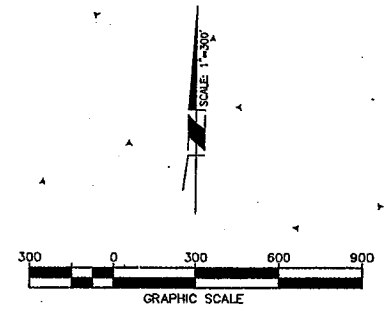
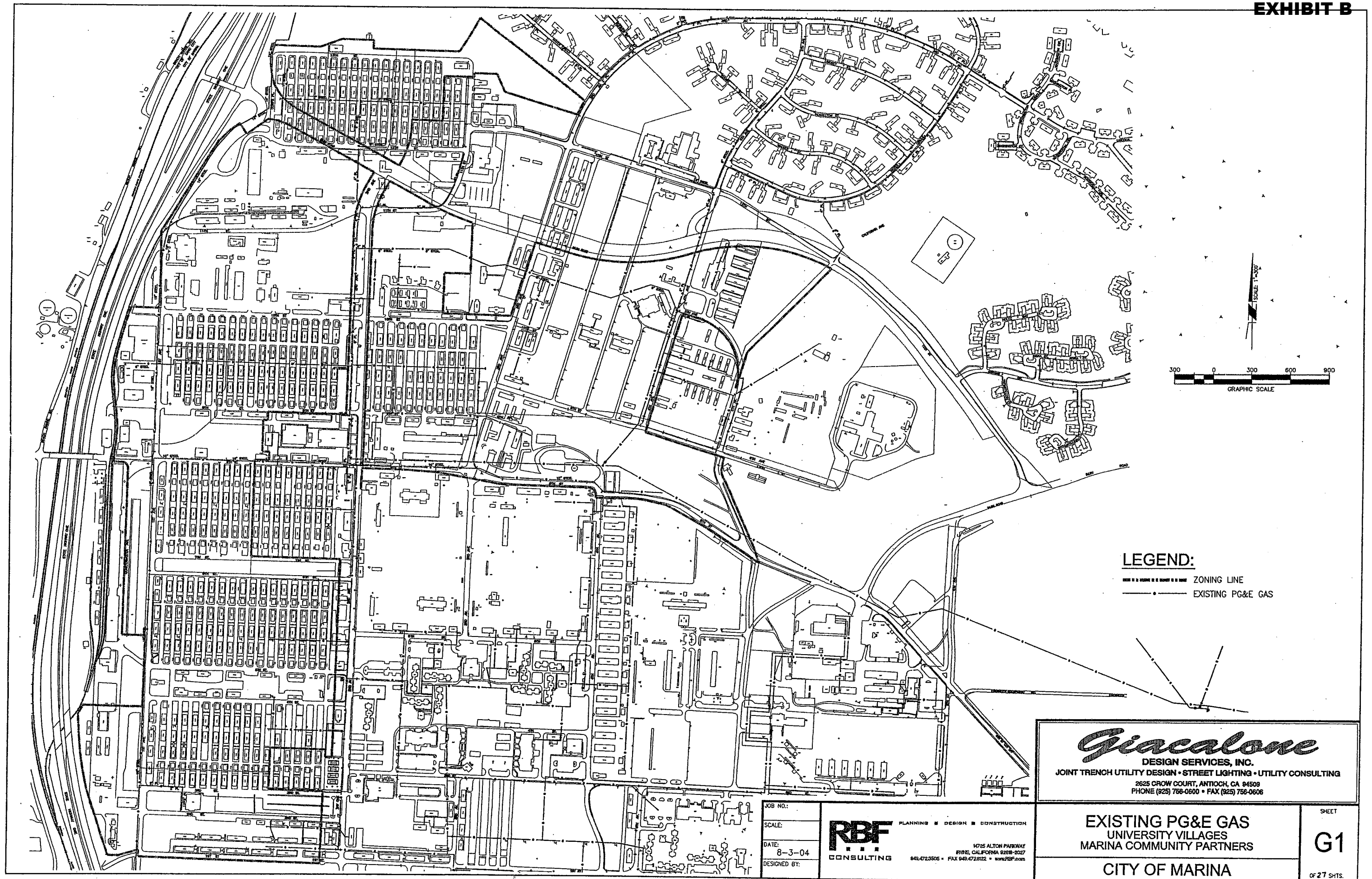
JOB NO.:
10-103290
SCALE:
1"=100'
DATE:
04/05/05
DESIGNED BY:
E. JOHNSON

RBF CONSULTING
PLANNING ■ DESIGN ■ CONSTRUCTION
3780 MAIN ROAD, ROOM 104
MARINA, CA 93933
831-883-8867 • FAX 831-883-9067 • www.rbf.com

SANITARY SEWER PLAN
UNIVERSITY VILLAGES
MARINA COMMUNITY PARTNERS
CITY OF MARINA

SHEET
U-9
OF 27 SHTS.





LEGEND:

- ZONING LINE
- EXISTING PG&E GAS

Giacalone
DESIGN SERVICES, INC.

JOINT TRENCH UTILITY DESIGN • STREET LIGHTING • UTILITY CONSULTING
2625 CROW COURT, ANTIOCH, CA 94509
PHONE (925) 756-0600 • FAX (925) 756-0606

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CONSULTING

PLANNING • DESIGN • CONSTRUCTION
14725 ALTON PARKWAY
IRVINE, CALIFORNIA 92618-2027
949.472.3505 • FAX 949.472.8122 • www.RBF.com

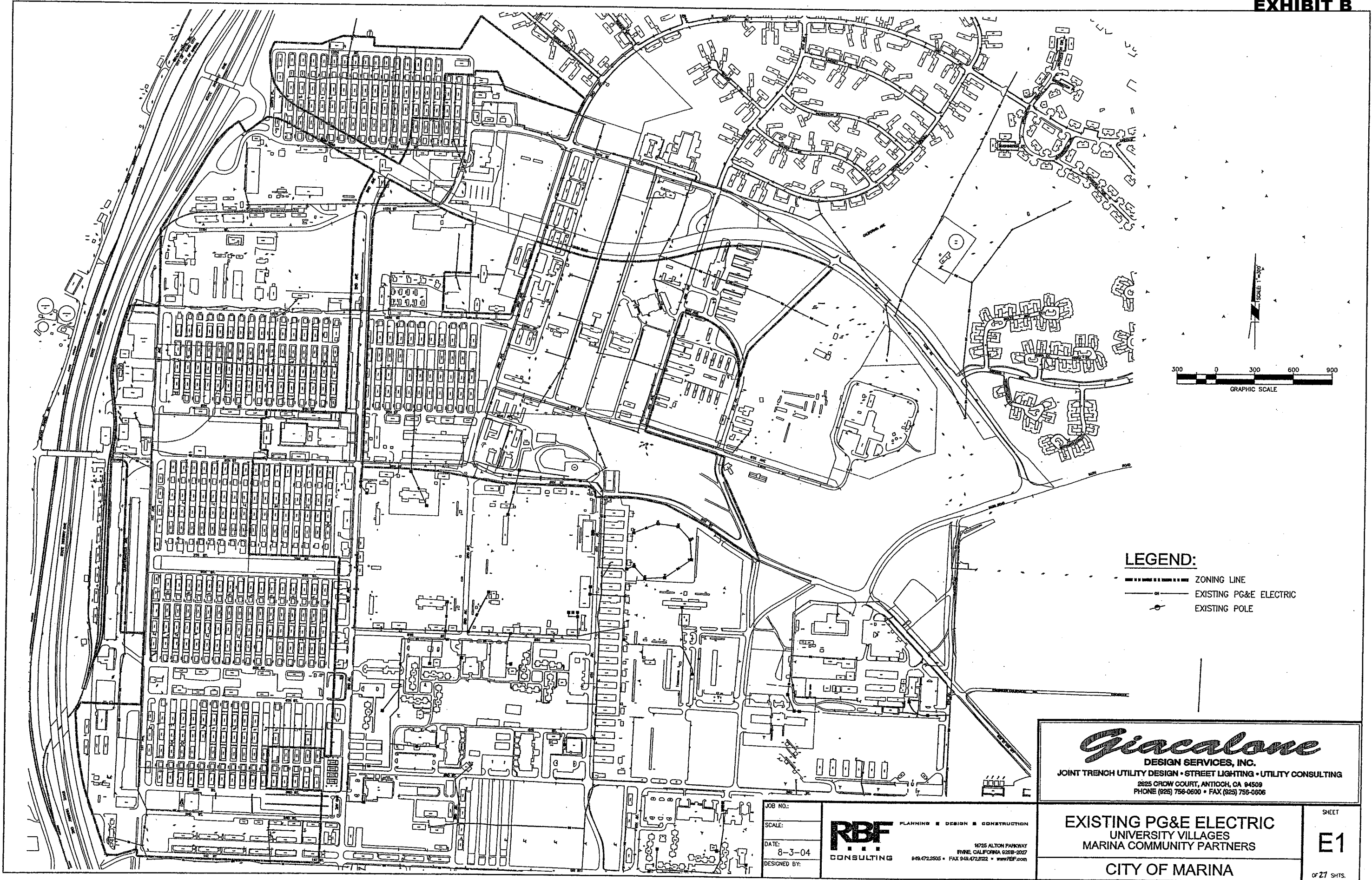
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SCALE:
DATE: 8-3-04
DESIGNED BY:

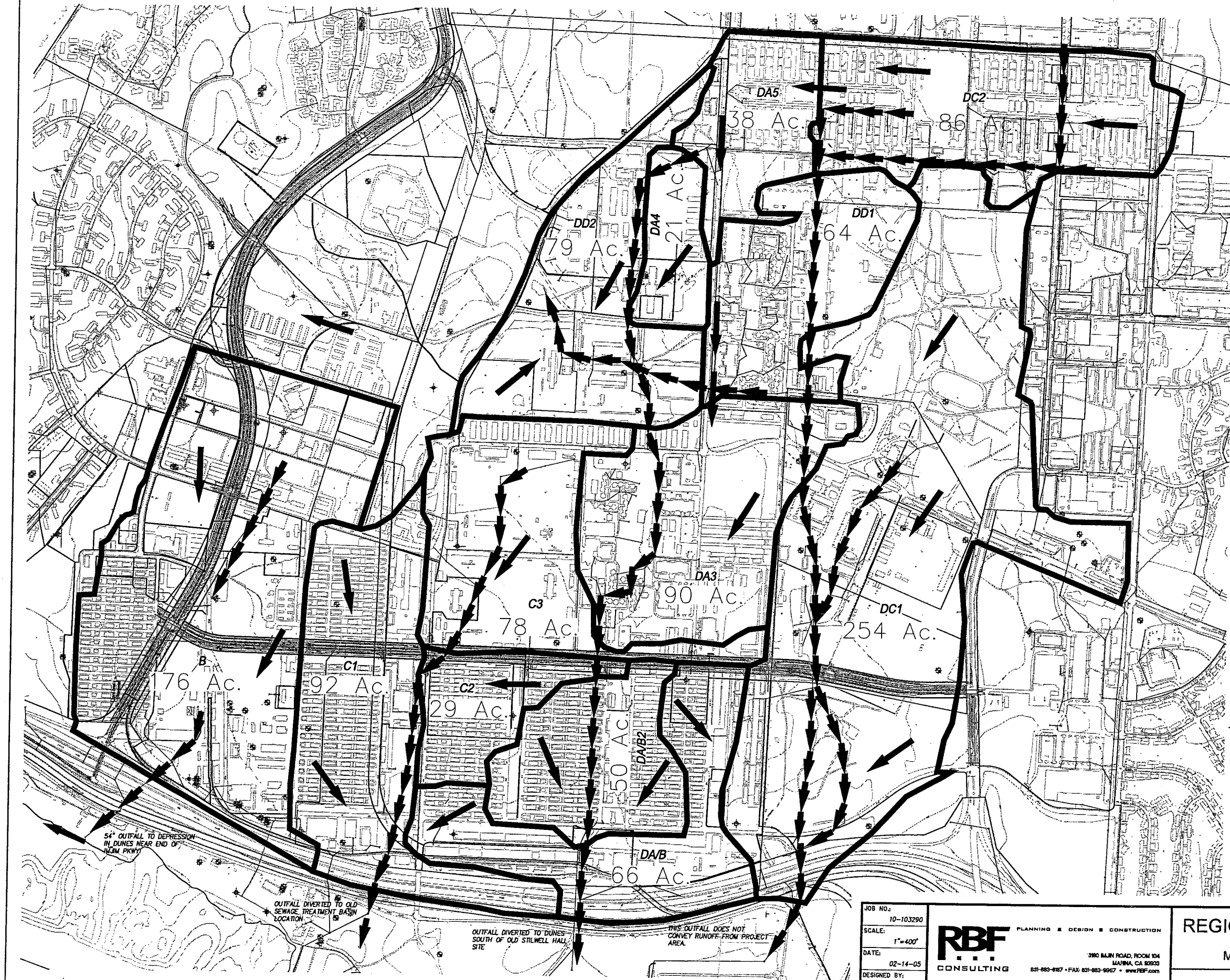
EXISTING PG&E GAS
UNIVERSITY VILLAGES
MARINA COMMUNITY PARTNERS

CITY OF MARINA

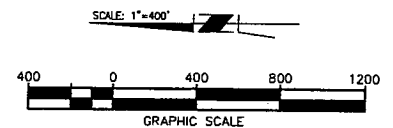
SHEET
G1

OF 27 SHTS.





LEGEND
 SUB-SURFACE FLOW
 SURFACE FLOW



JOB NO.: 10-103290
 SCALE: 1"=400'
 DATE: 02-14-05
 DESIGNED BY: H. OSUOK



PLANNING • DESIGN • CONSTRUCTION
 3180 BALBY ROAD, ROOM 104
 MARINA, CA 90933
 651-883-8187 • FAX: 651-883-9967 • www.RBF.com

REGIONAL DRAINAGE EXHIBIT
 UNIVERSITY VILLAGES
 MARINA COMMUNITY PARTNERS
 CITY OF MARINA

SHEET
DR-1
 OF 27 SHTS.

14 APRIL 2005

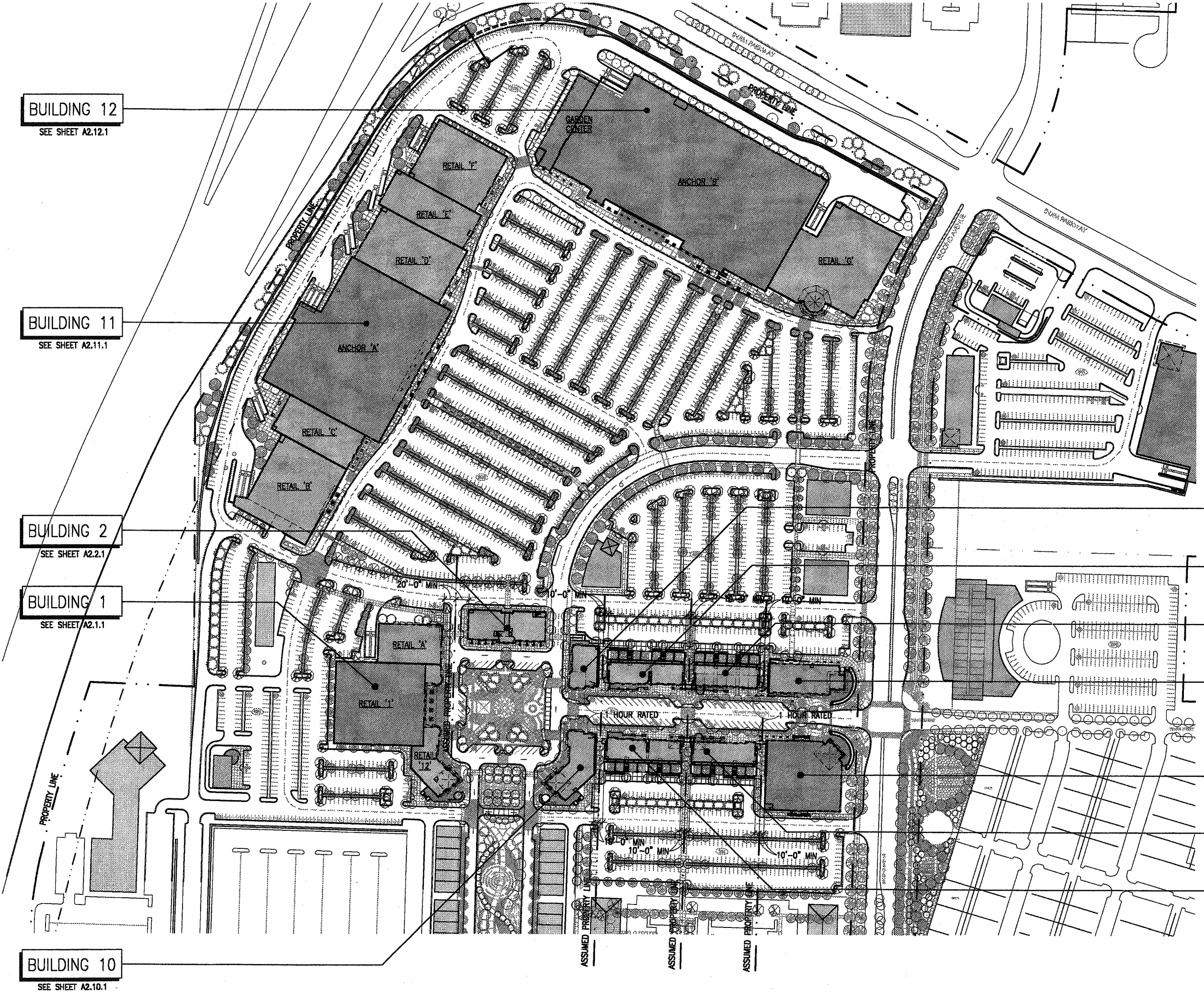
APPROVED BY:
CC RESO 2005- B-2
5/15/05

APR 8 4 2005

RETAIL PHASE 1
COVER SHEET

APR 15 2005

H ILLIARD PARTNERSHIP INC. A0.0.0



BUILDING 12
SEE SHEET A2.12.1

BUILDING 11
SEE SHEET A2.11.1

BUILDING 2
SEE SHEET A2.2.1

BUILDING 1
SEE SHEET A2.1.1

BUILDING 10
SEE SHEET A2.10.1

BUILDING 3
SEE SHEET A2.3.1

BUILDING 4
SEE SHEET A2.4.1

BUILDING 5
SEE SHEET A2.5.1

BUILDING 6
SEE SHEET A2.6.1

BUILDING 7
SEE SHEET A2.7.1

BUILDING 8
SEE SHEET A2.8.1

BUILDING 9
SEE SHEET A2.9.1

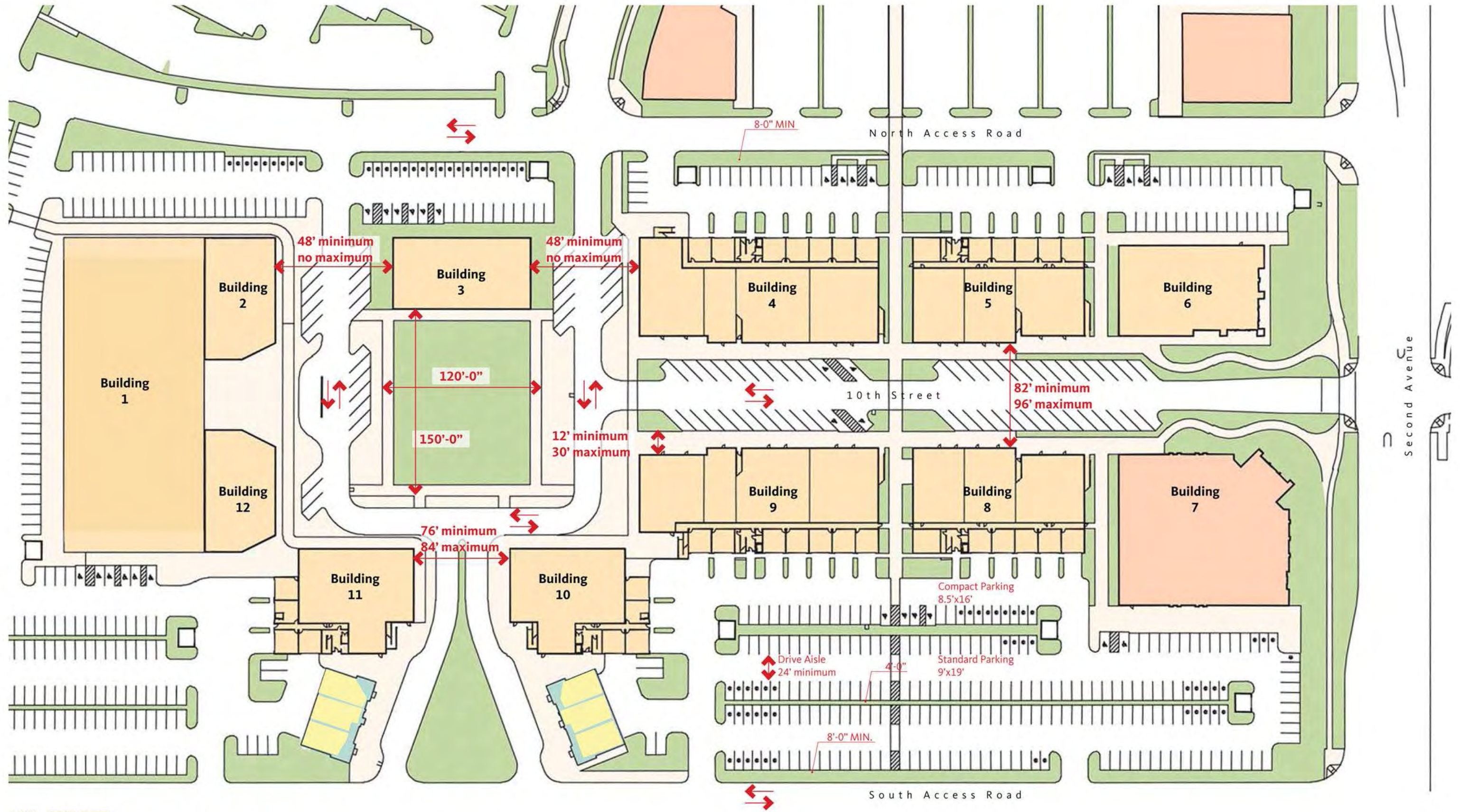
NOTES:

1. Building footprints, locations and areas indicated are all subject to change based on leasing.
2. Sidewalks and parking may be altered and will be updated with future site plan updates which will include landscape and details on the connections between the regional and 10th Street/Town Square retail district.
3. Any building in the 10th Street/Town Square district may be considered for residential above provided height limits in the Specific Plan are complied with.
4. Phase 1A regional retail is existing; no change proposed for those buildings or site plan in that area.
5. Final parking layout will depend on final area to be built and associated uses.



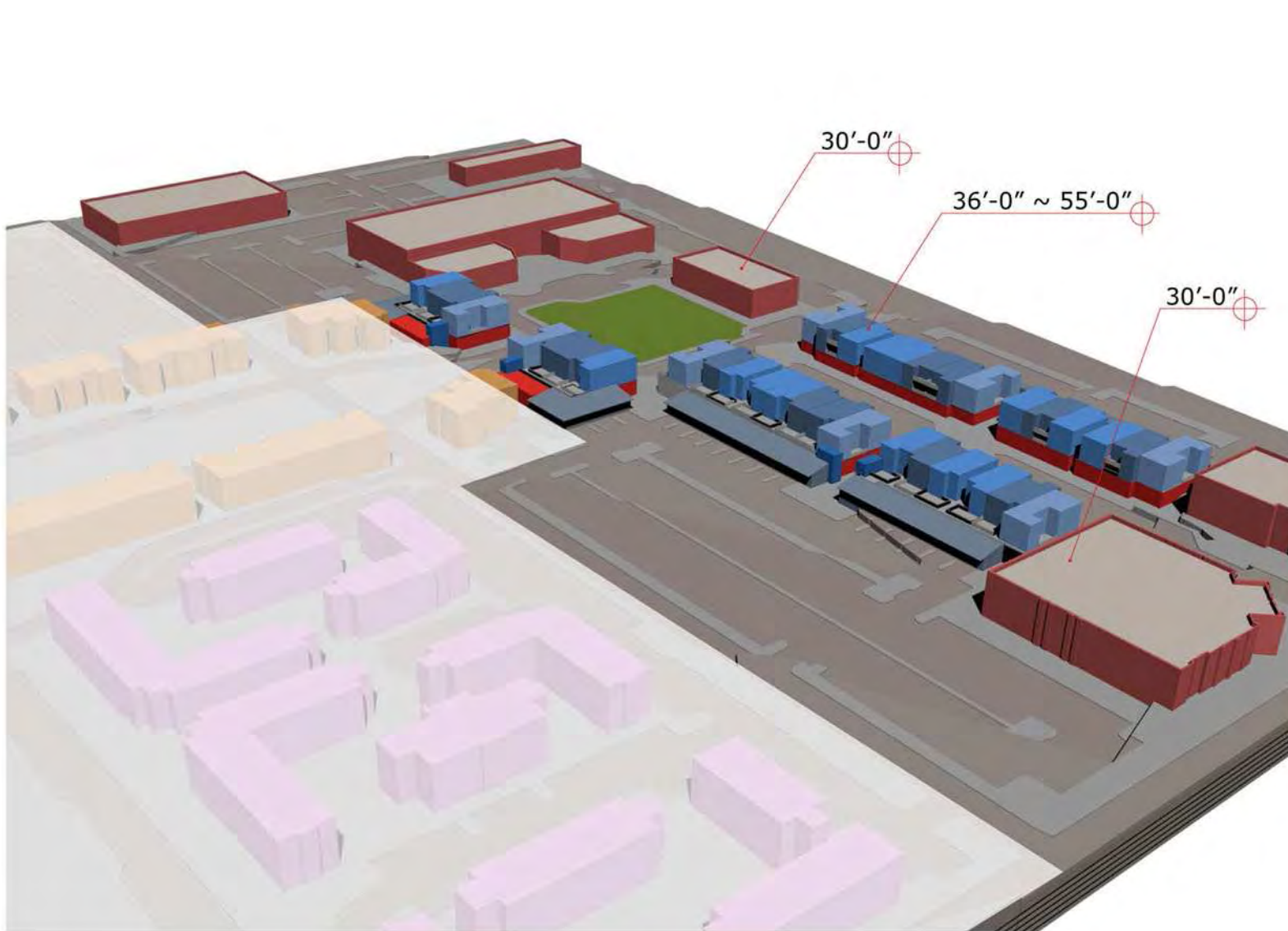
10th STREET THE DUNES
on Monterey Bay



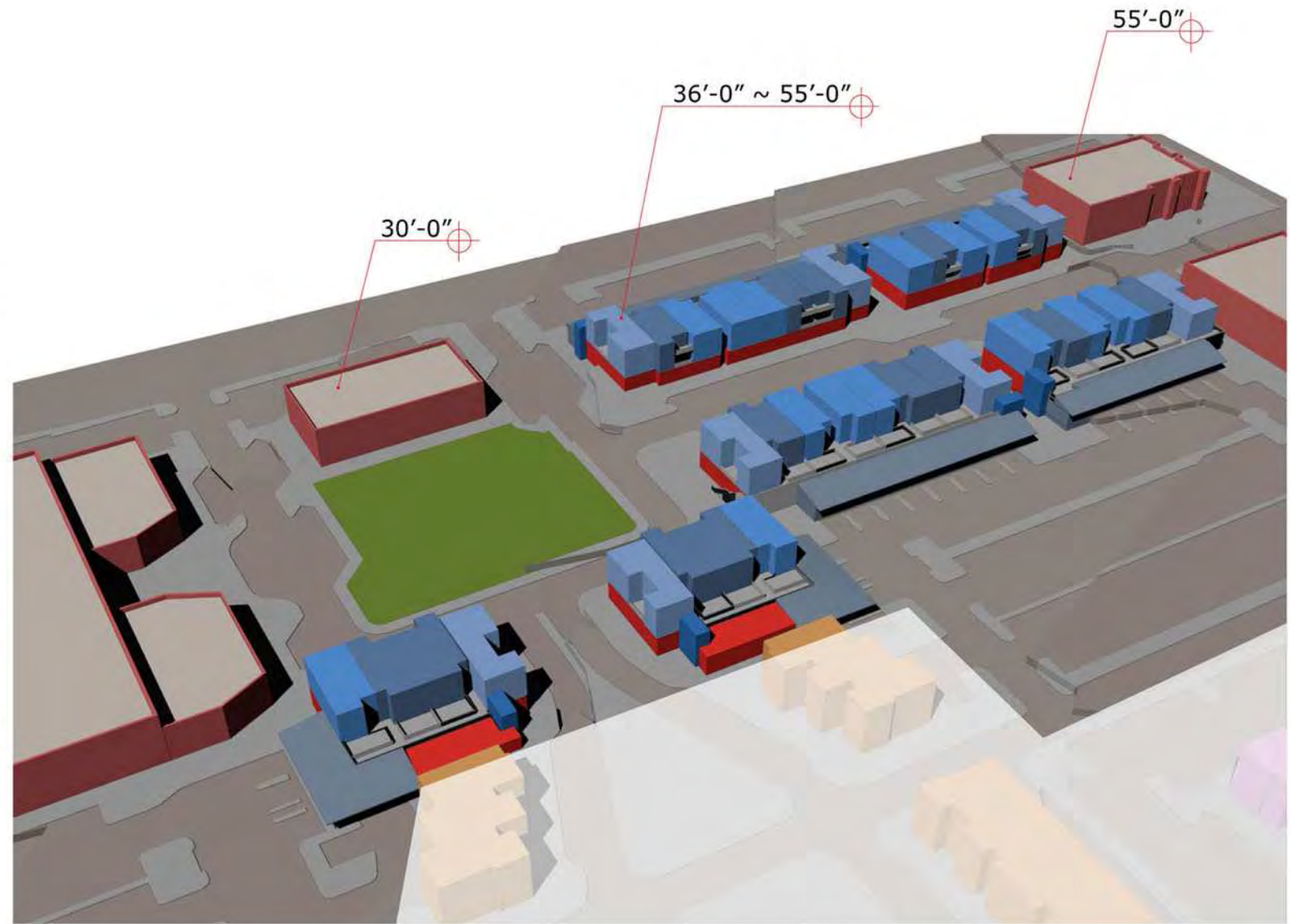


10th STREET
THE DUNES
on Monterey Bay

10th Street Site Plan



10th Street Development - View from Southeast



10th Street Development - View from Southwest

NOTES: Heights indicated are conceptual only. Height restrictions in the specific plan and City of Marin's standards shall govern.

SOUTH OF COMMERCIAL ACCESS

PARKING SUMMARY TABLE REV-F	
1B STANDARD 9'x19'*	1081
1B COMPACT 8.5'x16'*	79
ADA ACCESSIBLE	
STANDARD	32
VAN	12
TOTAL	1204

*INCLUDES 2' OVERHANG

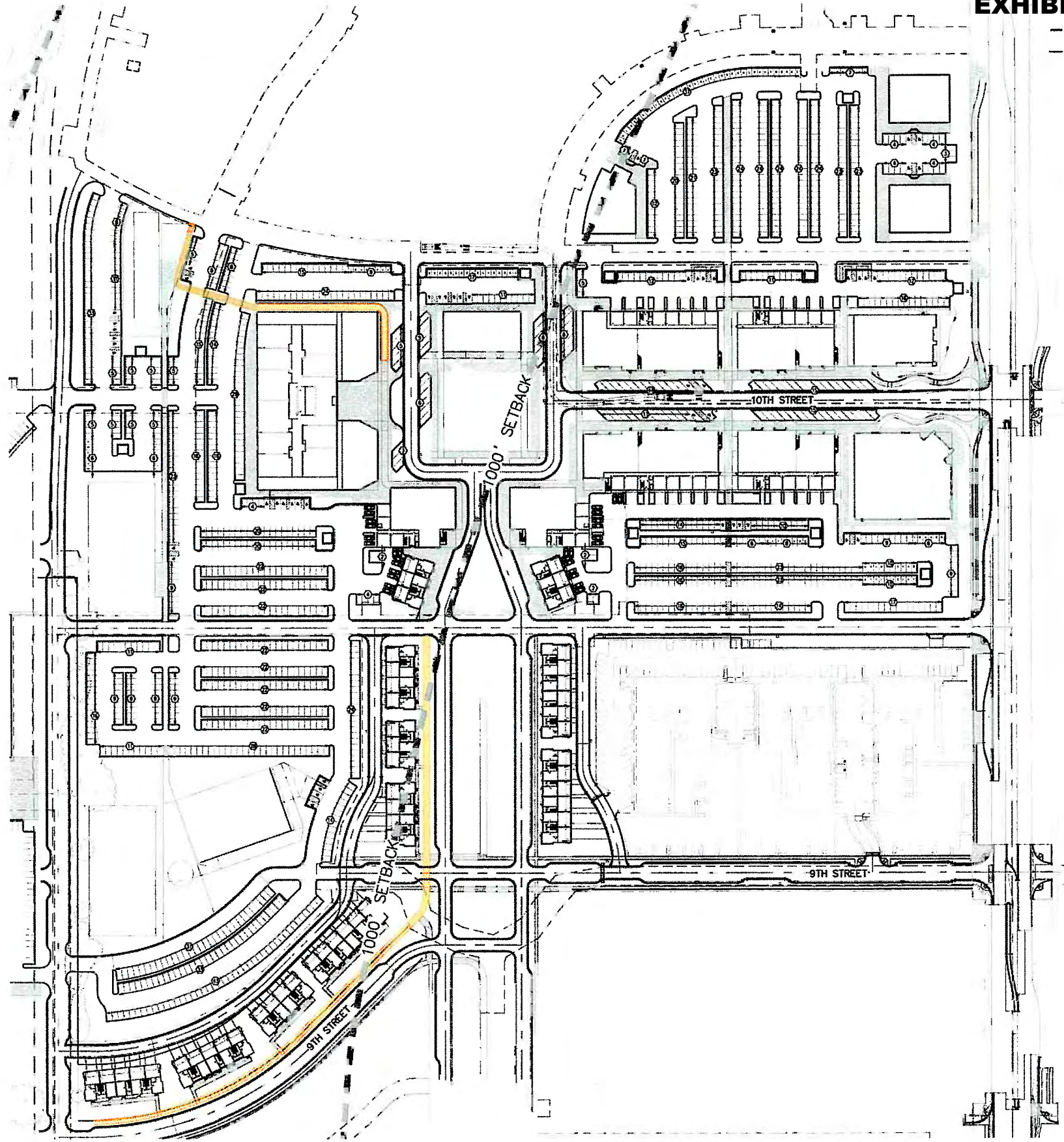
NORTH OF COMMERCIAL ACCESS

PARKING SUMMARY TABLE REV-F	
1B STANDARD 9'x19'*	263
1B COMPACT 8.5'x16'*	44
ADA ACCESSIBLE	
STANDARD	3
VAN	3
TOTAL	313

*INCLUDES 2' OVERHANG

LEGEND

PARKING SPACES



JOB NO.
10-104387
SCALE
1"=80'
DATE
DESIGNED BY
SS

RBF
CONSULTING

PLANNING & DESIGN & CONSTRUCTION
1022 ALTON PARKWAY
P.O. BOX 1007
SAN CARLOS, CA 94069
TEL: 650.251.8822 FAX: 650.251.8823

SITE PLAN REVISION "F"
THE DUNES ON MONTEREY BAY
MARINA COMMUNITY PARTNERS

CITY OF MARINA

SHEET

1

OF 1 SHEET

RESOLUTION NO. 2020-05

A RESOLUTION OF THE CITY OF MARINA PLANNING COMMISSION
RECOMMENDING THAT THE CITY COUNCIL ADOPT A RESOLUTION
APPROVING AMENDMENT TO UNIVERSITY VILLAGE PHASE 2 TENTATIVE
MAP (NOW THE DUNES ON MONTEREY BAY) (EIR SCH NO.2004091167)

WHEREAS, at the regular meeting of May 31, 2005, City Council adopted Resolution No. 2005-127, certifying the Environmental Impact Report for the University Village Development Project (the "EIR") (SCH No.2004091167), Resolution No. 2005-130, approving the University Village Specific Plan, Resolution No. 2005-131, approving the University Village Tentative Map and Resolution No. 2005-132, approving Sign Program for Regional Retail, Village promenade, Site Plans, Landscaping Plans, Lighting Plans and Building Elevations for Residential Units; and,

WHEREAS, at the regular meeting of October 2, 2007, the City Council adopted Resolution No. 2007-229, approving Phase 1C Final Map for The Dunes Development Project Subdivision (formerly University Village) and approving Subdivision Improvement Agreement between City of Marina and Marina Community Partners, LLC, (MCP); and,

WHEREAS, at the regular meeting of October 21, 2008, the City Council adopted Resolution No. 2008-209, certifying an addendum to the Environmental Impact Report EIR SCH No. 2004091167, approving an amended tentative map and conditions of approval, revised site plan for the Dunes Phase 1B and revised Project and Tenant Sign Criteria, subject to conditions; and,

WHEREAS, at the regular meeting of December 11, 2019, the City Council adopted Resolution No. 2019-140 approving an Operating Agreement for the Dunes on Monterey Bay, including but not limited to, the Specific Plan, Development Agreement, the Schedule of Performance, and the 2019 project pro formas; and,

WHEREAS, as part of the approved Schedule of Performance, the City is responsible for approval of the Phase 2 development Tentative Map by the end of May 2020; and,

WHEREAS, Marina Community Partners proposes amendments to the Tentative Map for Phase 2 West and Phase 2 East (**EXHIBIT A**) within the project area covered by the approved amended 2008 Tentative Map, as follows:

1. Property Lines – The property lines shown in the amended Tentative Map have been refined to include individual lots. The original Tentative Map had large lot parcel lines with grading and utility designs for individual lots. The amended Tentative Map includes the property lines for each home in Phase 2 East and Phase 2 West.
2. Grading – The project grading has not substantially changed. The grading has been refined to be consistent the individual lots.
3. Street Sections – Street sections have been adjusted to reflect existing road conditions built on the site. All sections are consistent with the Specific Plan.

WHEREAS, the amendments to the Tentative Map do not alter the project in a way that would require a Fort Ord Reuse Authority consistency determination; and,

WHEREAS, the City of Marina Planning Division determined that the changes to the project are not substantial, that the changes do not involve any new significant effects or a substantial increase in the severity of the previously identified significant effects, that the circumstances under which the project is undertaken has not changed and that no new information shows that the project will have a significant effect not discussed in the EIR, cause any significant effect examined in the EIR to be more severe or result in any mitigation measure previously found to be infeasible to be feasible such that the significant effect could be reduced to a level of insignificance based on information provided in the staff report; and,

WHEREAS, at a public hearing, upon hearing and considering all testimony and arguments, if any, of all interested persons desiring to be heard, said Planning Commission did affirm the findings regarding the referenced case, and further, did find the following facts to justify recommending approval of the Amended Tentative Map, subject to conditions, as follows:

1. The proposed amended map proposes no changes to the adopted Specific Plan for the project and is consistent with the City of Marina General Plan and University Villages Specific Plan in that this proposal consolidates land uses so as to avoid urban sprawl by making efficient use of lands designated for residential uses.
2. The design or improvement of the proposed subdivision is consistent with the City of Marina General Plan and University Villages Specific Plan in that the proposed amended tentative map will implement the Specific Plan which allows for the creation of a unique fully integrated community of diverse housing types, infrastructure and recreational facilities.
3. The site remains physically suitable for development in that the proposed grading plan will allow for the general retention of the natural topography of the site, with limited need for retaining walls.
4. The site remains physically suitable for the proposed density of development in that the proposal is consistent with the General Plan commercial floor area ratio (FAR) and residential densities.
5. The design of the subdivision or the proposed amended improvements are not likely to cause substantial environmental damage nor substantially injure fish or wildlife or their habitat in that a biology report was prepared as part of the Environmental Impact Report in accordance with the California Environmental Quality Act and appropriate mitigations will be imposed.
6. The design of the amended subdivision or type of improvements are not likely to cause serious public health problems in that an Environmental Impact Report was prepared in accordance with the California Environmental Quality Report and findings were made that public health problems will be a less than significant impact with the implementation of appropriate mitigation measures.
7. The proposed amended tentative map does not contemplate or propose substantial changes in the project which would result in new significant environmental effects, substantially increase the severity of any previously identified environmental effects or result in mitigation measures that were previously found to be infeasible becoming

ATTACHMENT 3

feasible. Rather, the proposed modification concerns a change in, and construction related to, the current uses within a specific area of The Dunes, which specific area is approved for residential use.

NOW, THEREFORE BE IT RESOLVED by the Planning Commission of the City of Marina that it hereby recommends City Council adopt a resolution approving amendment to the University Villages Phase 2 Tentative Map with the above findings and attached conditions of approval:

PASSED AND ADOPTED by the Planning Commission of the City of Marina at a regular meeting duly held on the 14th day of May 2020, by the following vote:

AYES, COMMISSIONERS: Burnett, Biala, Amadeo, Mann, McCarthy, Jacobsen, Bielsker

NOES, COMMISSIONERS: None

ABSENT, COMMISSIONERS: None

ABSTAIN, COMMISSIONERS: None

David Burnett, Chair

ATTEST:

Christy Hopper
Planning Services Manager
City of Marina

**UNIVERSITY VILLAGES
AMENDED TENTATIVE SUBDIVISION MAP
CONDITIONS OF APPROVAL**

DOCUMENTS

- AMENDED TENTATIVE MAP for UNIVERSITY VILLAGES, MARINA, CALIFORNIA, dated September 24, 2008 consisting of 27 sheets.
- VOLUMES I & II, UNIVERSITY VILLAGES SPECIFIC PLAN, DRAFT ENVIRONMENTAL IMPACT REPORT dated February 14, 2005. Final EIR and Mitigation Monitoring Report approved by City Council Resolution No. 2005-127.
- GENERAL PLAN AMENDMENT, REVISING THE MARINA GENERAL PLAN MAP, AND SPECIFIC SECTIONS approved by City Council Resolution No. 2005-128.
- SPECIFIC PLAN, UNIVERSITY VILLAGES IN THE CITY OF MARINA AT FORMER FORT ORD dated May 31, 2005 approved by City Council Resolution No. 2005-130.
- TENTATIVE MAP, UNIVERSITY VILLAGES, dated May 31, 2005 approved by City Council Ordinance No. 2005-131.
- DISPOSITION AND DEVELOPMENT AGREEMENT (DDA), dated May 31, 2005, approved by City Council Resolution No. 2005-135.
- IMPLEMENTATION AGREEMENT, dated September 6, 2006, approved by City Council Resolution No. 2006-36 (MRA) .
- FINAL MAP, PHASE 1C, dated October 2, 2007 approved by City Council Resolution 2007-229 (NOT EXECUTED)
- SECOND IMPLEMENTATION AGREEMENT, dated August 5, 2008, approved by City Council Resolution No. 2008-172.
- TENTATIVE MAP & CONDITIONS OF APPROVAL AMENDMENT NO.1, UNIVERSITY VILLAGES, dated October 21, 2008 approved by City Council Resolution No. 2008-209
- TENTATIVE MAP CONDITIONS OF APPROVAL AMENDMENT NO.2, UNIVERSITY VILLAGES (Now The Dunes on Monterey Bay), dated February 3, 2015 approved by City Council Resolution 2015-11
- OPERATING AGREEMENT, dated December 17, 2019 approved by City Council Resolution 2019-140

Note: Added Conditions of Approval in ***Bold Italics***

GENERAL

This may require lot line adjustments and/or acquisitions of adjacent property,

1. The Amended Tentative Map shall not be in force and effect unless and until the above referenced documents have been approved by the City Council and are in effect.
2. All final maps filed pursuant to this approval shall, in the opinion of the City, be in substantial compliance with the referenced Tentative Map on file in the offices of the City of Marina.
3. Prior to approval of the first Final Map, the developer shall execute a subdivision improvement agreement and bond for all public improvements. The subdivision improvement agreement will provide that the City shall not be obligated to accept any easement or right-of-way and shall not accept public infrastructure improvements prior to the establishment of the Community Facilities District (“CFD”) required by Condition 20 herein.
4. The developer shall pay all required Development Impact Fees in accordance with the DA.
5. The developer shall provide proof of payment to outside utility providers of all required service and connection fees in accordance with the DA.

GEOTECHNICAL REPORT

6. Prior to approval of any Final Map, Parcel Map or Grading Plan, the developer shall submit a geotechnical report that addresses soil and foundation requirements and considers any prior grading on the site and addresses conditions as they will exist at the time of building and infrastructure construction. Improvement and Grading Plans shall comply with all recommendations, conditions and conclusions contained in the report. The Geotechnical Consultant shall review all fieldwork, including but not limited to, excavation, placing and compacting of fill, trenching and backfill, and paving.

IMPROVEMENT PLANS

7. Prior to recordation of any Final Map or Parcel Map, improvement plans shall be submitted for any and all public and private infrastructure improvements required to be constructed in accordance with the approved Tentative or Tentative Parcel Map for the subdivision. Said improvement plans shall be submitted to and approved the City Engineer or his/her designee for approval, and shall show all infrastructure necessary to serve that subdivision, including but not limited to grading, streets, storm drainage, sanitary sewer, potable water, reclaimed water, landscaping, street lights, electricity, telephone, cable television, traffic signals, signing and striping, erosion and sedimentation control facilities. Final improvement plans shall be accompanied by electronic files for use in updating City base maps.

8. Prior to issuance of a grading permit proposed lots 311 thru 355 at the northerly terminus of 2nd Avenue shall be modified in vertical grade as much as possible to reduce the need for retaining walls along the northerly boundary of the project.
9. Parking on all non-residential parcels shall be designated on the Final Map as reciprocal parking easements for all other non-residential parcels within the boundary of the approved Tentative Map. The form of the designation shall be to the satisfaction of the City Engineer and City Attorney.
10. Prior to issuance of any Building Permit, a Parking Demand Management Plan shall be submitted by the developer and approved by the City. The Parking Demand Management Plan shall identify specific parking spaces to be shared, the times of the day and days of the week each parking space will be available for each use to be served, and the proximity and ease of access of shared parking spaces to uses to be served.

PARKS AND RECREATION

11. The Developer shall improve and dedicate to the City the hilltop area between 8th and 9th streets, consistent with the concept set forth in the Specific Plan for the Hilltop Park.

AIR QUALITY

12. Prior to the issuance of any Grading or Building Permit, the applicant shall submit for staff review and approval a Construction Dust Control Plan in accordance the approved EIR MMP for dust control.

TRANSPORTATION AND CIRCULATION

13. Prior to approval of the first Final Map, the applicant shall submit a program for the timing scheduling of the street, bike path and lane improvements.
14. Prior to issuance of a Grading Permit, offsite grading and/or encroachment permits shall be obtained from any affected agencies or parties.

SEWER

15. Prior to recordation of any Final Map, the applicant shall submit verification from the Monterey Regional Water Pollution Control Agency to the City of Marina that adequate wastewater treatment capacity exists to serve the University Villages project.
16. Prior to recordation of any Final Map, the applicant shall execute as necessary a Construction and Transfer of Water, Recycled Water, and Sewer Agreements with the Marina Coast Water District MCWD) and the City of Marina Public Works Department.

STORM WATER

17. Prior to approval of Improvement Plans, a Storm Drainage Report and Plan that is consistent with the drainage concepts included in the University Villages Specific Plan shall be submitted for review and approval. The Plan shall include drainage calculations, drainage plans, and landscaping plans for permanent proposed retention basins (if any), and a program for ongoing maintenance of storm drain facilities by a Landscape & Lighting District (“LLD”) to be formed by the applicant.
18. Prior to the issuance of a Grading Permit, appropriate best management practices shall be identified and approved by the City Engineer or by his/her designee to minimize the impacts of storm water runoff during construction.

ELECTRIC, CABLE, AND TELEPHONE

19. Unless equipment is required to be above ground, all utilities shall be placed underground as approved by the City Engineer or by his/her designee. Any equipment above ground shall be screened with landscaping as required by the City Engineer or by his/her designee.

LANDSCAPE MAINTENANCE DISTRICT/HOMEOWNERS ASSOCIATIONS

20. The University Villages Specific Plan proposes numerous areas that will be held in common ownership amongst all property owners. The Specific Plan proposes both an LLD and a Homeowners Association to maintain and manage the common areas. As part of any Final Map application, the applicant shall submit HOA By-Laws, and Conditions, Covenants & Restrictions (CC&R's) establishing the HOA and defining its maintenance responsibilities, for review and approval by the City Attorney or his/her designee prior to the approval of the Final Map. The CC&R's shall contain provisions for the management and maintenance by a Homeowners Association of all lanes and internal streets and pedestrian way landscaping. All other common areas, including parks and open space, medians and parkways, storm drains and street lighting, shall be maintained by a Community Facilities District (CFD) in lieu of a Landscape and Lighting District, excepting Hilltop Park, Second Avenue, Imjin Parkway, 8th Street and California Avenue and their associated medians and parkways, which will be maintained by the City. Said CFD shall be established prior the City being obligated to accept any easement or right-of-way and prior to the City's acceptance of public infrastructure improvements.

CITY ATTORNEY

21. The applicant shall agree as a condition of approval of this project to defend, at its sole expense, indemnify and hold harmless from any liability the City and reimburse the City for any expenses incurred resulting from, or in connection with, the approval of the project, including any appeal, claim, suit or legal proceeding. The City may, at its sole discretion, participate in the defense of any such action, but such participation shall not relieve the applicant of its obligations under this condition. As a further condition of approval, the applicant shall agree that in the event the City initiates any legal action or suit to enforce any condition of approval contained herein, the prevailing party shall be entitled to recover from the losing party reasonable expenses including attorney fees, court costs, and administrative costs including but not limited to staff time and consultants fees. Within 21 days of the Council's action on the subject permits and approvals the applicant shall have prepared and submitted an agreement incorporating the above terms acceptable to the City Attorney.

BUILDING

22. Prior to issuance of a Building Permit, building pads shall be certified by a licensed civil engineer or land surveyor for elevation and by a licensed geotechnical engineer for compaction.

PUBLIC SAFETY

23. Fire lanes shall be provided and designated at strategic locations throughout the development for access to greenbelt and open space areas as required by the Fire Chief and Public Safety Department Director.
24. Prior to issuance of a Building Permit, the applicant shall gain approval from the Fire Chief for the appropriate fire access and fire hydrant(s).
25. Prior to construction, appropriate fire hydrant locations and fire access shall be in place and operational as required by the Fire Chief for the specific building location.
26. Prior to approval of Improvement Plans, the plans shall show one wireless 802.11b streetlight standard mounted transmitter/repeater for every two hundred residences at locations subject to review and approval by the Fire Chief.
27. Design of the Improvement Plan specific to the tree locations shall be coordinated with the landscape architect and engineer.

DEMOLITION

28. Prior to the approval of Demolition Plans, the applicant shall submit approval from the Army Corps of Engineers for a plan to protect in place and/or relocate existing Pump & Treat system monitoring wells and existing underground water pipelines and structures.

PUBLIC WORKS

29. New streetlights shall be required on all streets as part of the public improvements. The final design of streetlights shall be subject to approval of the City Engineer and shall be designed in conformance with the Specific Plan. Additionally, security lights shall be installed at neighborhood parks, open spaces and along trails and bike paths. The applicants shall submit lighting plans including photometric calculations as part of the public improvement plans for review and approval by the City Engineer of his/her designee. New streetlights will be owned, maintained and repaired by the LLD.
30. The applicants shall dedicate land as necessary to construct any public improvements.
31. The Final Map shall show an abandonment of abutter's vehicular access rights on all lots that have two street (or one street and one alley) frontages and where vehicle access from the public street is undesirable since the design is for vehicle access from the alley.
32. Prior to the approval of Improvement Plans, utility stubs for the future development shall be reviewed and approved by the City Engineer or by his/her designee.
33. *Intersection bulb-out design shown on the tentative map is to be considered a conceptual layout only. Additional information shall be utilized, including but not limited to fire department access as it relates to turning radius and utilization by commercial vehicles while still providing the intended traffic calming effects of a narrow street. Final design of the intersection bulb-outs shall be determined prior to final approval of the Improvement plans. This final design shall be approved by the City of Marina's Fire Department, City Engineer, and the Planning Director.*
34. *The Geotechnical Engineer of record for this project shall be responsible for the evaluation of conditions if retaining walls are greater than 6' in height. The Geotechnical Engineer of record shall be responsible for the evaluation of all slope gradients on the Rough Grading Plan, and/or the Grading plan to confirm the slopes are appropriately designed.*
35. *The equestrian trail/roadway crossings shall be designed using generally accepted engineering standards and methods to prevent horses from slipping on the asphalt. The crossings shall not use steps and ledges. Appropriate details shall be included on any affected improvement plans.*
36. *Roadway improvements exist at the roundabout at 9th Street and the proposed "D" and "E" Street intersection. Additional improvements beyond the normal roundabout design that will accommodate the equestrian trail shall be constructed at this location.*

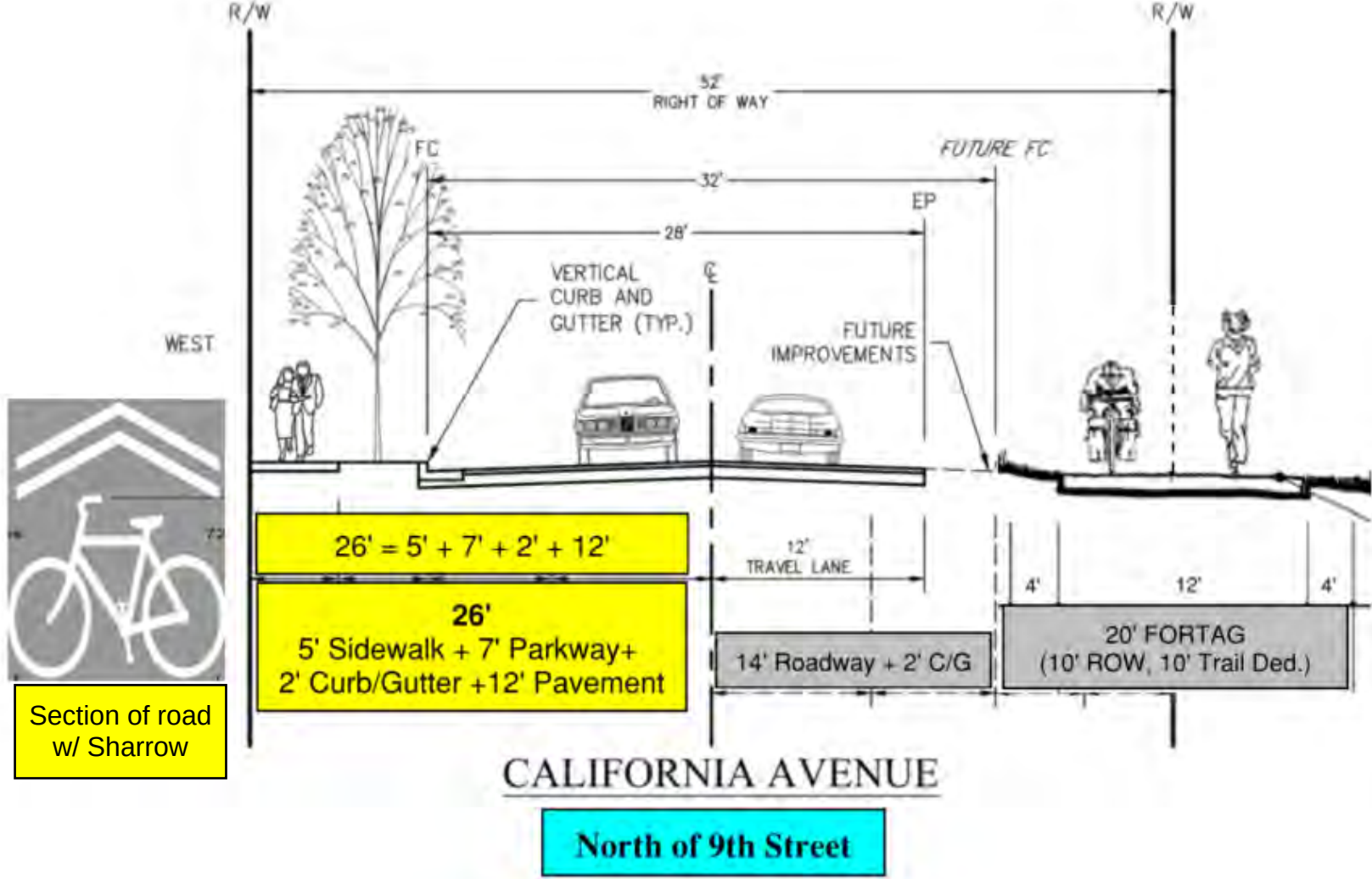
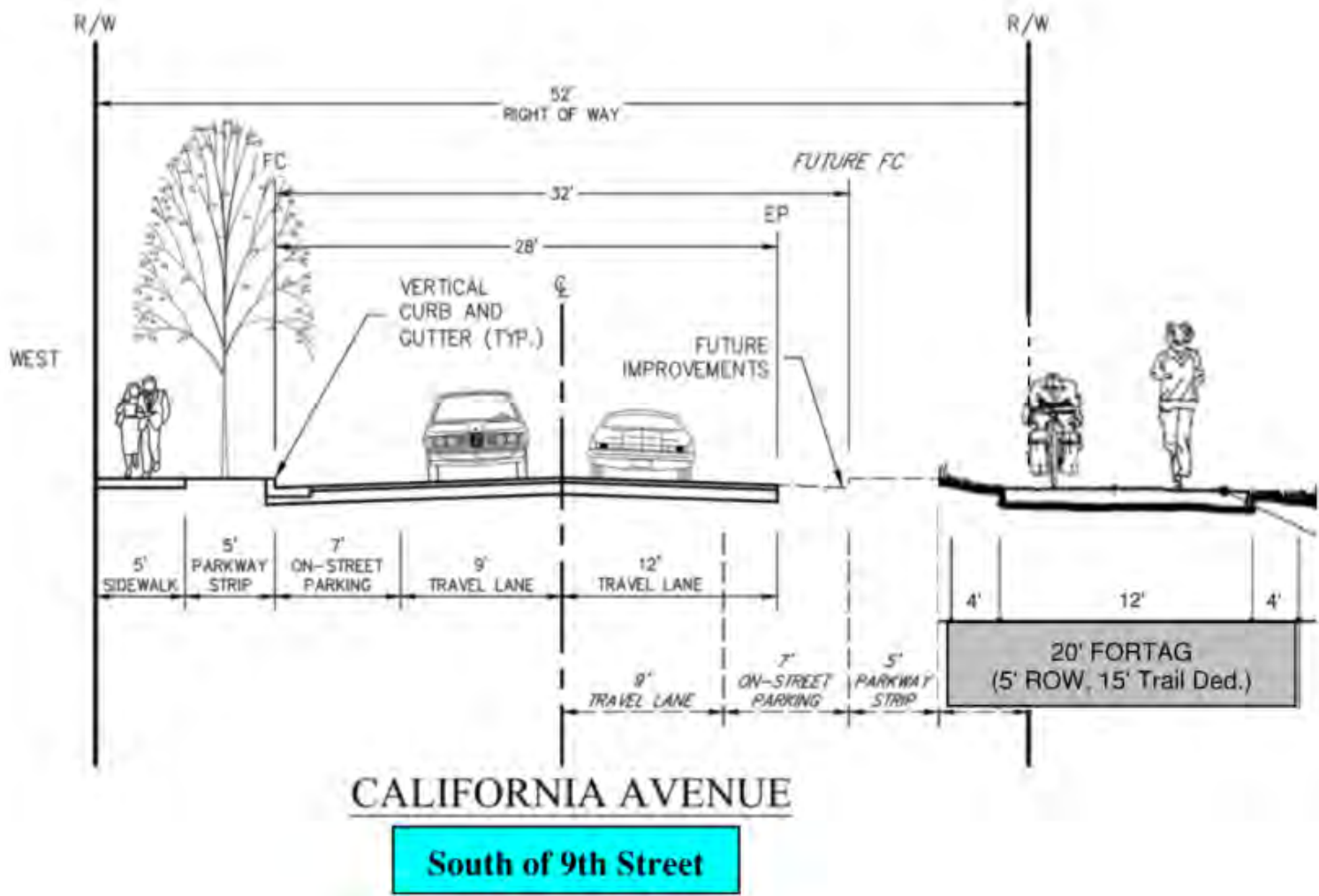
37. Reverse Angle Parking shall be designed and constructed along the frontage of the proposed City Park on 7th Street and "E" Street. This construction shall consist of AC paving, Curb and Gutter, Sidewalk, Street Lighting, Sidewalk Landscaping, ADA Parking provisions, markings, and signs. Landscaped Bulb-Outs shall be considered at a spacing approved by the City Engineer.

38. That the FORTAG trail shall be incorporated into the design of California Avenue. Appropriate details shall be included on any affected improvement plans.

SB 221 (GOVT. CODE SECTION 66473.7) COMPLIANCE

~~33.~~ **39.** Prior to approval of the Final Map the applicant shall comply with the requirements of Government Code section 66473.7.

END OF CONDITIONS





Fort Ord Rec Trail and Greenway



Segments between 2nd Ave and 5th Ave

May 15, 2020

Item No: **9a**

Honorable Mayor and Members
of the Marina City Council

City Council Meeting
of May 19, 2020

**CITY COUNCIL CONSIDER PLANNING COMMISSION
RECOMMENDATION TO OPEN A PUBLIC HEARING, TAKE ANY
TESTIMONY FROM THE PUBLIC AND CONSIDER CEQA
DETERMINATION, AS APPROPRIATE, AND ADOPT RESOLUTION NO.
2020- APPROVING AMENDMENT TO UNIVERSITY VILLAGE PHASE 2
TENTATIVE MAP (NOW THE DUNES ON MONTEREY BAY) (EIR SCH
NO.2004091167)**

REQUEST:

It is requested that City Council consider:

1. Adopting Resolution 2020- , Approving Amendment to University Village Phase
2 Tentative Map (now The Dunes on Monterey Bay)

BACKGROUND:

At the regular meeting of May 31, 2005, City Council adopted Resolution No. 2005-127, certifying the Environmental Impact Report for the University Village Development Project (the "EIR") (SCH No.2004091167), Resolution No. 2005-130, approving the University Village Specific Plan, Resolution No. 2005-131, approving the University Village Tentative Map and Resolution No. 2005-132, approving Sign Program for Regional Retail, Village promenade, Site Plans, Landscaping Plans, Lighting Plans and Building Elevations for Residential Units.

At the regular meeting of October 2, 2007, the City Council adopted Resolution No. 2007-229, approving Phase 1C Final Map for The Dunes Development Project Subdivision (formerly University Village) and approving Subdivision Improvement Agreement between City of Marina and Marina Community Partners, LLC, (MCP).

At the regular meeting of October 21, 2008, the City Council adopted Resolution No. 2008-209, certifying an addendum to the Environmental Impact Report EIR SCH No. 2004091167, approving an amended tentative map and conditions of approval, revised site plan for the Dunes Phase 1B and revised Project and Tenant Sign Criteria, subject to conditions.

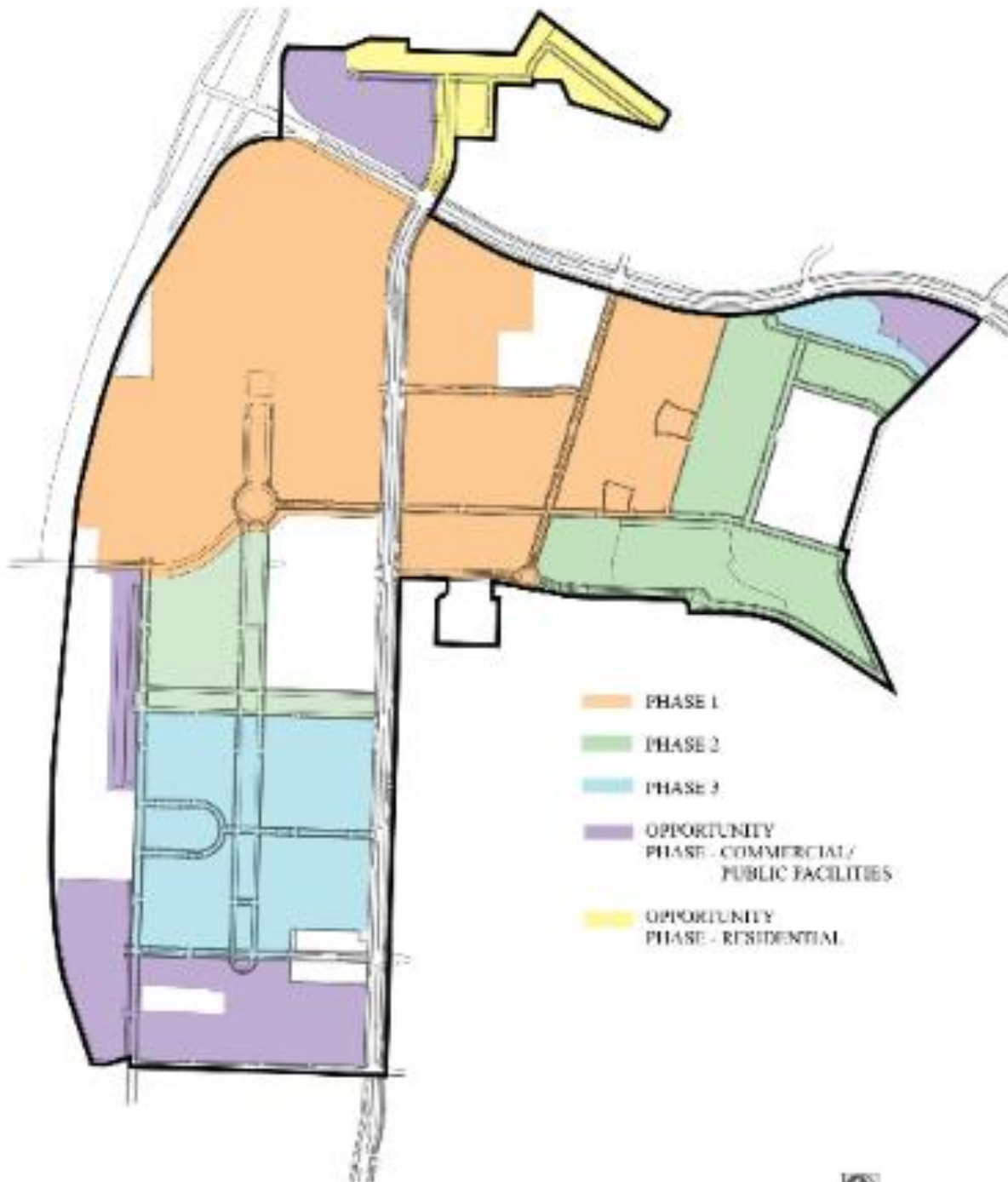
At the regular meeting of December 11, 2019, the City Council adopted Resolution No. 2019-140 approving an Operating Agreement for the Dunes on Monterey Bay, including but not limited to, the Specific Plan, Development Agreement, the Schedule of Performance, and the 2019 project pro formas. As part of the approved Schedule of Performance, the City is responsible for approval of the Phase 2 development Tentative Map by the end of May 2020.

Proposed Tentative Map Amendments

The approved Tentative Map detailed individual lots in the Phase 1 area of the project and large parcels within Phases 2 and 3, but the utility and grading plans depicted individual units for the whole development (**ATTACHMENT 2**).

See Phasing Plan from the Specific Plan below for clarification of the phasing for the project:

PHASING PLAN



Marina Community Partners (MCP) proposes amendments to the Tentative Map for Phase 2 West and Phase 2 East (“**EXHIBIT A**” to the Resolution) within the project area covered by the approved amended 2008 Tentative Map, as follows:

1. Property Lines – The property lines shown in the amended Tentative Map have been refined to include individual lots. The original Tentative Map had large lot parcel lines with grading and utility designs for individual lots. The amended Tentative Map includes the property lines for each home in Phase 2 East and Phase 2 West.
2. Grading – The project grading has not substantially changed. The grading has been refined to be consistent the individual lots.
3. Street Sections – Street sections have been adjusted to reflect existing road conditions built on the site. All sections are consistent with the Specific Plan. The project does not propose amendments to the adopted Specific Plan or Marina’s General Plan. The amendments proposed impact the Tentative Map only.

On May 14, 2020, the Planning Commission held a public hearing and adopted Resolution No, 2020-05 recommending City Council approval of the Tentative Map amendments (**ATTACHMENT 3**).

ANALYSIS:

Additional conditions (Public Works Nos. 33 – 38) are placed on the amended Tentative Map resolution conditions of approval regarding intersection bulb-out design, retaining walls, equestrian trail/roadway crossings, roadway improvements, parking at 7th Street for the City Park, and accommodation for the FORTAG (Fort Ord Recreation Trail and Greenway) trail at California Avenue. The total number of residential units has not changed, and all Specific Plan anticipated roads, trails, and parks are included in the amended maps.

Regarding the FORTAG trail, staff has been working closely with representatives from FORTAG on the location of the trail. These discussions will continue as the designs for California Avenue and 9th Street are finalized. A draft cross section of the possible trail location on California Avenue is included as **ATTACHMENT 4** and the trail location on 9th Street is included in the amended Tentative Maps for both Phase 2 East and West.

Therefore, the Planning Commission recommends that the City Council find that the proposed amendments are consistent with the certified EIR, adopted 2005 Tentative Map, as amended, and the Specific Plan for the project with the following findings:

1. The proposed amended map proposes no changes to the adopted Specific Plan for the project and is consistent with the City of Marina General Plan and University Villages Specific Plan in that this proposal consolidates land uses so as to avoid urban sprawl by making efficient use of lands designated for residential uses.
2. The design or improvement of the proposed subdivision is consistent with the City of Marina General Plan and University Villages Specific Plan in that the proposed amended tentative map will implement the Specific Plan which allows for the creation of a unique fully integrated community of diverse housing types, infrastructure and recreational facilities.

3. The site remains physically suitable for development in that the proposed grading plan will allow for the general retention of the natural topography of the site, with limited need for retaining walls.
4. The site remains physically suitable for the proposed density of development in that the proposal is consistent with the General Plan commercial floor area ratio (FAR) and residential densities.
5. The design of the subdivision or the proposed amended improvements are not likely to cause substantial environmental damage nor substantially injure fish or wildlife or their habitat in that a biology report was prepared as part of the Environmental Impact Report in accordance with the California Environmental Quality Act and appropriate mitigations will be imposed.
6. The design of the amended subdivision or type of improvements are not likely to cause serious public health problems in that an Environmental Impact Report was prepared in accordance with the California Environmental Quality Report and findings were made that public health problems will be a less than significant impact with the implementation of appropriate mitigation measures.
7. The proposed amended tentative map does not contemplate or propose substantial changes in the project which would result in new significant environmental effects, substantially increase the severity of any previously identified environmental effects or result in mitigation measures that were previously found to be infeasible becoming feasible. Rather, the proposed modification concerns a change in, and construction related to, the current uses within a specific area of The Dunes, which specific area is approved for residential use.

FISCAL IMPACT:

None.

CEQA DETERMINATION

The City of Marina Planning Division determined that no additional environmental review is necessary for the approval of the tentative map and that the previously-approved Environmental Impact Report (SCH No.2004091167) certified for the University Villages Specific Plan shall serve as the environmental review of the tentative map on the basis that there is not substantial evidence that the tentative map would result in a new significant environmental effect not previously analyzed or an substantially increase the severity of any previously identified environmental effect, there has been no change in the circumstances under which the project is being undertaken and no mitigation measure that was previously found to be infeasible would not be feasible. This determination is based on the fact that the tentative map does not result in a change in the uses that were contemplated in the EIR or increase the density or intensity of uses from that analyzed in the EIR. The tentative map is a further progression of the project and implements the project as contemplated in the Specific Plan and the EIR.

PLANNING COMMISSION ACTION

Commissioner Jacobsen made a motion to approve the University Village Phase 2 Tentative Map as presented by Staff. The motion was seconded by Commissioner Amadeo. The Commission voted 7-0 to approve the motion.

Commissioner	Vote on Item	
David Burnett, Chair	Aye	
Kathy Biala, Vice Chair	Aye	
Nancy Amadeo	Aye	
David Bielsker	Aye	
Victor Jacobsen	Aye	
Tom Mann	Aye	
Brian McCarthy	Aye	

CONCLUSION:

This request is submitted to City Council for consideration and possible action.

Respectfully submitted,

Christy Hopper
Planning Service Manager
City of Marina

REVIEWED/CONCUR:

J. Fred Aegerter, AICP
Community Development Director
City of Marina

Layne P. Long
City Manager
City of Marina