

RESOLUTION NO. 2021-19

A RESOLUTION OF THE CITY OF MARINA APPROVING THE PHASE 3B
FINAL MAP FOR THE SEA HAVEN DEVELOPMENT PROJECT
SUBDIVISION (FORMERLY MARINA HEIGHTS), AND AUTHORIZING
THE CITY CLERK TO CERTIFY THE FINAL MAP ON BEHALF OF THE
CITY SUBJECT TO FINAL REVIEW AND APPROVAL BY THE CITY
ATTORNEY

WHEREAS, at the regular meeting of March 21, 2006, the City Council adopted Resolution No. 2006-56, approving the Phase 1 Final Map for the Marina Heights Development Project Subdivision. The Phase 1 final map and improvement plans were only for the major roadways (Arterials) and utilities for the Marina Heights Project, and;

WHEREAS, at the regular meeting of September 6, 2006, the City Council adopted Resolution 2006-228, approving the Phase 2 Final Map for the Marina Heights. The Phase 2 final map and improvement plans were for the first 299 residential units in the Marina Heights Project, and;

WHEREAS, at the regular meeting of August 7, 2019, the City Council adopted Resolution 2019-81, approving the Phase 5A Final Map for the Marina Heights (now Sea Haven), and;

WHEREAS, at the regular meeting of February 4, 2020, the City Council adopted Resolution 2020-23, approving the Phase 3A Final Map for the Sea Haven project, and;

WHEREAS, the developers have submitted the Phase 3B subdivision map (“**EXHIBIT A**”) to the City and the Marina Coast Water District for review and approval. Improvement plans have also been submitted to the City and the Marina Coast Water District for review and approval (“**EXHIBIT B**”- Cover Sheet Only). After review, staff has determined that the conditions of approval have been met for the Final Map and Improvement Plans for Phase 3B with the exception of a Public Improvement Agreement. Marina Coast Water District staff have also reviewed and approved the plans, and;

WHEREAS, the Developer has also submitted a Public Improvement Agreement for Council consideration and will provide labor and materials and faithful performance bonds required for the recordation of the Phase 3B Final Map. The Public Improvement Agreement will be discussed during this meeting and is a Tentative Map condition of Final Map approval and that it be accepted prior to Final Map approval. It has been determined that all other Tentative Map Conditions of Approval have been met, and;

WHEREAS, the Phase 3B final map and improvement plans are for 91 residential units in the Marina Heights Project. The Phase 3B final map and improvement plans include the specific neighborhood improvements such as parks and open space in the area of the 91 residential units, and;

WHEREAS, all required future phased final maps must meet all the appropriate conditions of approval and will be presented to City Council for consideration at a future date, and;

WHEREAS, should the City Council approve this request, the Developer has provided payment to cover the costs associated with the production, review, and recording of the Final Map.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Marina that:

1. Approve the Phase 3B Final Map for Sea Haven Development Project Subdivision (**"EXHIBIT A"**), and;
2. Authorize the City Clerk to certify the Final Map on behalf of the City subject to final review and approval by the City Attorney.

PASSED AND ADOPTED by the City Council of the City of Marina at a regular meeting duly held on the 16th day of March 2021, by the following vote:

AYES: COUNCIL MEMBERS: Medina Dirksen, Burnett, Berkley, Biala, Delgado

NOES: COUNCIL MEMBERS: None

ABSENT: COUNCIL MEMBERS: None

ABSTAIN: COUNCIL MEMBERS: None

Bruce Delgado, Mayor

ATTEST:

Anita Sharp, Deputy City Clerk

OWNER’S STATEMENT

WE HEREBY CERTIFY THAT WE ARE THE OWNERS OF, OR HAVE SOME RIGHT, TITLE OR INTEREST IN AND TO THE REAL PROPERTY INCLUDED WITHIN THE SUBDIVISION SHOWN UPON THIS MAP, AND WE ARE THE ONLY PERSONS WHOSE CONSENT IS NECESSARY TO PASS A CLEAR TITLE TO SAID PROPERTY, AND WE CONSENT TO PREPARATION AND RECORDATION OF SAID MAP AND SUBDIVISION AS SHOWN WITHIN THE SUBDIVISION BOUNDARY LINE.

WE HEREBY DEDICATE IN FEE FOR PUBLIC USE TO THE CITY OF MARINA PARCEL P3R2, BEING ARROYO DRIVE, BONTE COURT, LASSEN WAY, PINNACLES WAY, RUSSELL WAY AND SHASTA WAY, WITHIN THE SUBDIVISION FOR ROAD AND UTILITY PURPOSES, AND SUCH OFFER IS IRREVOCABLE; SUBJECT TO THE RESERVATION OF THE RIGHT TO MAINTAIN LANDSCAPING, IRRIGATION AND STORM DRAIN WITHIN PARCEL P3R2.

WE ALSO HEREBY DEDICATE TO THE CITY OF MARINA, EMERGENCY VEHICLE ACCESS EASEMENTS OVER PARCELS P3A7 AND P3A8, AS SHOWN HEREON.

WE ALSO HEREBY DEDICATE TO THE CITY OF MARINA, PUBLIC TRAIL EASEMENTS FOR PEDESTRIAN ACCESS PURPOSES WITHIN THE SUBDIVISION, OVER PARCELS P3N12, P3N13, P3N14 AND P3N15, AS SHOWN HEREON.

WE ALSO HEREBY CREATE PARCEL P3B3 WHICH WILL REMAIN PRIVATE AND WILL BE TRANSFERRED TO THE HOME OWNER’S ASSOCIATION AT A FUTURE DATE.

WE ALSO HEREBY CREATE A WATERLINE EASEMENT OVER, UNDER AND ACROSS A PORTION OF LOTS 238 AND 239, AS SHOWN HEREON, WHICH WILL REMAIN PRIVATE AND WILL BE TRANSFERRED TO THE HOME OWNER’S ASSOCIATION AT A FUTURE DATE.

WE ALSO HEREBY RELINQUISH ANY AND ALL RIGHTS OF INGRESS AND EGRESS TO VEHICULAR TRAFFIC (ABUTTER’S RIGHTS) ACROSS THE LINES AS SHOWN ON HEREON MAP AND DEPICTED AS .

SUBDIVIDER SHALL DEFEND, INDEMNIFY, AND HOLD HARMLESS THE CITY, ITS CITY COUNCIL, PLANNING COMMISSION, AGENTS, OFFICERS AND EMPLOYEES FROM ANY CLAIM, ACTION OR PROCEEDING AGAINST THE CITY OR ITS CITY COUNCIL, PLANNING COMMISSION, AGENTS OFFICERS OR EMPLOYEES, TO ATTACK, SET ASIDE, VOID OR ANNUL AN APPROVAL OF THE CITY, ITS CITY COUNCIL, PLANNING COMMISSION, OR OTHER BOARD, ADVISORY AGENCY OR LEGISLATIVE BODY CONCERNING THIS SUBDIVISION. CITY WILL PROMPTLY NOTIFY THE SUBDIVIDER OF ANY CLAIM, ACTION OR PROCEEDING AGAINST IT AND WILL COOPERATE FULLY IN THE DEFENSE. THIS CONDITION IS IMPOSED PURSUANT TO CALIFORNIA GOVERNMENT CODE SECTION 66474.9.

WATHEN CASTANOS PETERSON HOMES, INC., A DELAWARE CORPORATION

BY_____
JOSHUA E. PETERSON, PRESIDENT

104 INVESTMENTS, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY

BY_____
FARID ASSEMI, MANAGER

LOCANS INVESTMENTS, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY

BY_____
FARID ASSEMI, MANAGER

WATHEN CASTANOS PETERSON COASTAL, LP, A CALIFORNIA LIMITED PARTNERSHIP
BY: ASSEMI GROUP, INC. A CALIFORNIA CORPORATION, ITS GENERAL PARTNER

BY_____
FARID ASSEMI, PRESIDENT

BY_____
JOHN A. BEZMALINOVIC, SECRETARY

CITY ENGINEER & SURVEYOR’S STATEMENT

I, BRIAN McMINN, CITY ENGINEER AND SURVEYOR OF THE CITY OF MARINA, HEREBY STATE THAT I HAVE EXAMINED THIS MAP AND AM SATISFIED THAT IT IS TECHNICALLY CORRECT; THAT THE SUBDIVISION SHOWN HEREON IS SUBSTANTIALLY THE SAME AS IT APPEARED ON THE TENTATIVE MAP, AND ANY APPROVED ALTERATIONS THEREOF, AS APPROVED BY THE CITY COUNCIL OF THE CITY OF MARINA ON THE 16TH DAY OF SEPTEMBER, 2003, THAT ALL OF THE PROVISIONS OF THE "CALIFORNIA SUBDIVISION MAP ACT", AS AMENDED, AND THE CITY OF MARINA SUBDIVISION ORDINANCE, TITLE 16 OF THE MARINA MUNICIPAL CODE HAVE BEEN COMPLIED WITH.

BRIAN McMINN
PE 64143
PLS 8116
CITY ENGINEER AND SURVEYOR, CITY OF MARINA

DATE
EXPIRES _____

NOTARY ACKNOWLEDGMENT

A NOTARY PUBLIC OR OTHER OFFICER COMPLETING THIS CERTIFICATE VERIFIES ONLY THE IDENTITY OF THE INDIVIDUAL WHO SIGNED THE DOCUMENT TO WHICH THIS CERTIFICATE IS ATTACHED, AND NOT THE TRUTHFULNESS, ACCURACY, OR VALIDITY OF THAT DOCUMENT.

STATE OF CALIFORNIA)
COUNTY OF _____)

ON _____, 2021, BEFORE ME, _____, PERSONALLY

APPEARED _____WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE/THEY EXECUTED THE SAME IN HIS/HER/THEIR AUTHORIZED CAPACITY(IES), AND THAT BY HIS/HER/THEIR SIGNATURE(S) ON THE INSTRUMENT THE PERSON(S), OR THE ENTITY UPON BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT.

I CERTIFY UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF CALIFORNIA THAT THE FOREGOING PARAGRAPH IS TRUE AND CORRECT.

WITNESS MY HAND AND OFFICIAL SEAL.

SIGNATURE: _____

NOTARY ACKNOWLEDGMENT

A NOTARY PUBLIC OR OTHER OFFICER COMPLETING THIS CERTIFICATE VERIFIES ONLY THE IDENTITY OF THE INDIVIDUAL WHO SIGNED THE DOCUMENT TO WHICH THIS CERTIFICATE IS ATTACHED, AND NOT THE TRUTHFULNESS, ACCURACY, OR VALIDITY OF THAT DOCUMENT.

STATE OF CALIFORNIA)
COUNTY OF _____)

ON _____, 2021, BEFORE ME, _____, PERSONALLY

APPEARED _____WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE/THEY EXECUTED THE SAME IN HIS/HER/THEIR AUTHORIZED CAPACITY(IES), AND THAT BY HIS/HER/THEIR SIGNATURE(S) ON THE INSTRUMENT THE PERSON(S), OR THE ENTITY UPON BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT.

I CERTIFY UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF CALIFORNIA THAT THE FOREGOING PARAGRAPH IS TRUE AND CORRECT.

WITNESS MY HAND AND OFFICIAL SEAL.

SIGNATURE: _____

SURVEYOR’S STATEMENT

I, DAVID T. EDSON, HEREBY STATE THAT THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS BASED UPON A FIELD SURVEY IN CONFORMANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCE AT THE REQUEST OF WATHEN CASTANOS MARINA EA, LLC IN JANUARY 2020. I HEREBY STATE THAT ALL THE MONUMENTS ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED OR THAT THEY WILL BE SET IN THOSE POSITIONS BEFORE MAY 31, 2022, AND THAT THE MONUMENTS WILL BE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED, AND THAT THIS FINAL MAP SUBSTANTIALLY CONFORMS TO THE CONDITIONALLY APPROVED TENTATIVE MAP.

DAVID T. EDSON
LS 4974

DATE



NOTARY ACKNOWLEDGMENT

A NOTARY PUBLIC OR OTHER OFFICER COMPLETING THIS CERTIFICATE VERIFIES ONLY THE IDENTITY OF THE INDIVIDUAL WHO SIGNED THE DOCUMENT TO WHICH THIS CERTIFICATE IS ATTACHED, AND NOT THE TRUTHFULNESS, ACCURACY, OR VALIDITY OF THAT DOCUMENT.

STATE OF CALIFORNIA)
COUNTY OF _____)

ON _____, 2021, BEFORE ME, _____, PERSONALLY

APPEARED _____WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE/THEY EXECUTED THE SAME IN HIS/HER/THEIR AUTHORIZED CAPACITY(IES), AND THAT BY HIS/HER/THEIR SIGNATURE(S) ON THE INSTRUMENT THE PERSON(S), OR THE ENTITY UPON BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT.

I CERTIFY UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF CALIFORNIA THAT THE FOREGOING PARAGRAPH IS TRUE AND CORRECT.

WITNESS MY HAND AND OFFICIAL SEAL.

SIGNATURE: _____

BENEFICIARY STATEMENT

CYPRESS MARINA HEIGHTS, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY, AS BENEFICIARY UNDER A DEED OF TRUST RECORDED AS DOCUMENT #2018015916, OFFICIAL RECORDS OF MONTEREY COUNTY, CALIFORNIA, DOES HEREBY CONSENT TO THE PREPARATION AND RECORDATION OF THIS MAP AND SUBDIVISION AS SHOWN HEREON AS BENEFICIARY.

CYPRESS MARINA HEIGHTS LLC,
A CALIFORNIA LIMITED LIABILITY COMPANY

BY: _____

NAME: DIEGO RICO

TITLE: AUTHORIZED SIGNATORY

COUNTY RECORDER’S STATEMENT

FILED THIS _____ DAY OF _____, 2021 AT _____M, IN

VOLUME _____ OF CITIES AND TOWNS, AT PAGE _____, AT THE REQUEST OF CENTRAL COAST SURVEYORS.

COUNTY RECORDER _____

DEPUTY_____

SERIAL NO. _____ FEE _____

TRACT NO. _____
MARINA HEIGHTS PHASE 3B
A SUBDIVISION OF THE PHASE 3A REMAINDER PARCEL AS SHOWN
ON "TRACT No. 1543, MARINA HEIGHTS PHASE 3A", FILED IN
VOLUME 24, CITIES AND TOWNS, PAGE 65
OFFICIAL RECORDS OF MONTEREY COUNTY, CALIFORNIA

CITY OF MARINA COUNTY OF MONTEREY STATE OF CALIFORNIA

B Y
CENTRAL COAST SURVEYORS
5 HARRIS COURT, SUITE N-11 MONTEREY, CALIFORNIA 93940
Phone: (831) 394-4930
Fax: (831) 394-4931

JOB No. 15-91 MARCH 2021

PREPARER: DRZ

PLANNING COMMISSION STATEMENT

I, FRED AEGERTER, COMMUNITY DEVELOPMENT DEPARTMENT DIRECTOR, CITY OF MARINA, HEREBY STATE THAT I HAVE EXAMINED THIS MAP; THAT THE SUBDIVISION SHOWN HEREON IS SUBSTANTIALLY THE SAME AS IT APPEARED ON THE TENTATIVE MAP AND ANY APPROVED ALTERATIONS THEREOF AS APPROVED BY THE CITY COUNCIL OF THE CITY OF MARINA ON SEPTEMBER 16, 2003; THAT ALL OF THE PROVISIONS OF THE "CALIFORNIA SUBDIVISION MAP ACT", AS AMENDED, AND THE CITY OF MARINA SUBDIVISION ORDINANCE, TITLE 16 OF THE MARINA MUNICIPAL CODE, HAVE BEEN COMPLIED WITH.

FRED AEGERTER, AICP
COMMUNITY DEVELOPMENT DEPARTMENT DIRECTOR
CITY OF MARINA

CITY CLERK'S STATEMENT

I, ANITA SHARP, DEPUTY CITY CLERK OF THE CITY OF MARINA, HEREBY CERTIFY THAT THE CITY COUNCIL OF SAID CITY OF MARINA APPROVED THE HEREIN MAP ON THE _____ DAY OF _____, 2021 AND ACCEPTS ON BEHALF OF THE PUBLIC, IN FEE, SUBJECT TO IMPROVEMENTS, THOSE PORTIONS OF SAID LANDS DESIGNATED ON SAID MAP BY RESOLUTION NO. _____ AND ACCEPTS ON BEHALF OF THE PUBLIC ALL PARCELS OFFERED FOR DEDICATION, IN CONFORMITY WITH THE TERMS OF THE OFFER OF DEDICATION, AND ACCEPTS ALL PUBLIC EASEMENTS OFFERED FOR DEDICATION.

BY
ANITA SHEPHERD-SHARP
DEPUTY CITY CLERK OF MARINA

DEDICATION CERTIFICATE

THE CITY OF MARINA SHALL, AS REQUIRED BY CALIFORNIA GOVERNMENT CODE SECTION 66477.5 IN ITS PRESENT FORM OR AS IT MAY FROM TIME TO TIME BE AMENDED, RECONVEY PARCEL P3R2 IN FEE FOR PUBLIC USE, TO THE SUBDIVIDER NAMED BELOW, THEIR SUCCESSORS, HEIRS OR ASSIGNEES, IF THE CITY COUNCIL OF THE CITY OF MARINA SHOULD DETERMINE THAT THE SAME PUBLIC PURPOSE FOR WHICH SAID PARCELS WERE DEDICATED NO LONGER EXISTS OR THAT SAID PARCELS OR ANY PORTION THEREOF IS NOT NEEDED FOR PUBLIC UTILITIES, EXCEPT FOR ALL OR ANY PORTIONS OF THE PROPERTY THAT IS STILL REQUIRED FOR THAT SAME PUBLIC PURPOSE OR FOR PUBLIC UTILITIES.

SUBDIVIDERS:

WATHEN CASTANOS PETERSON COASTAL, L.P.
1446 TOLLHOUSE RD. SUITE 103
CLOVIS, CA 93611

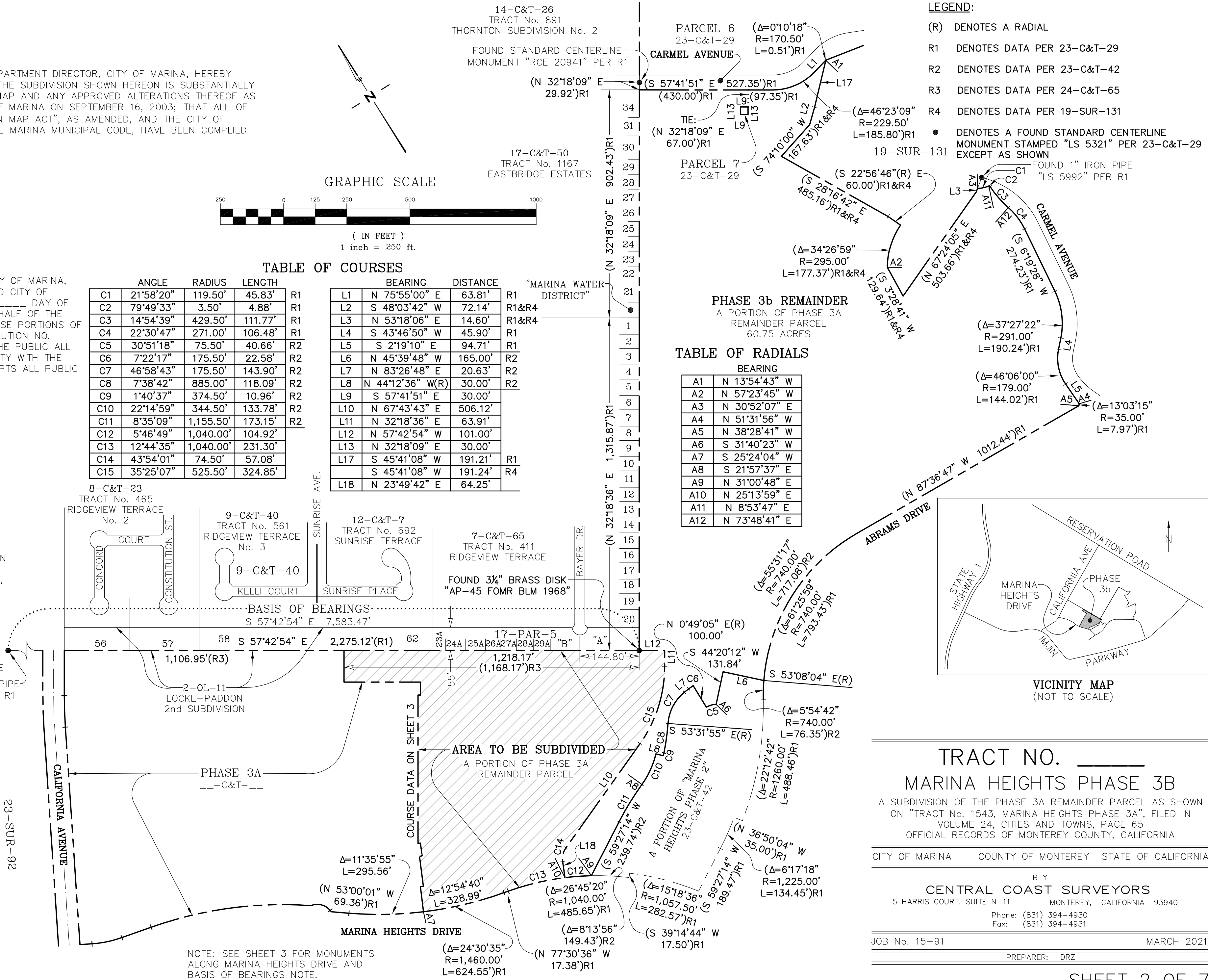
WATHEN CASTANOS PETERSON HOMES, INC.
1446 TOLLHOUSE RD. SUITE 103
CLOVIS, CA 93611

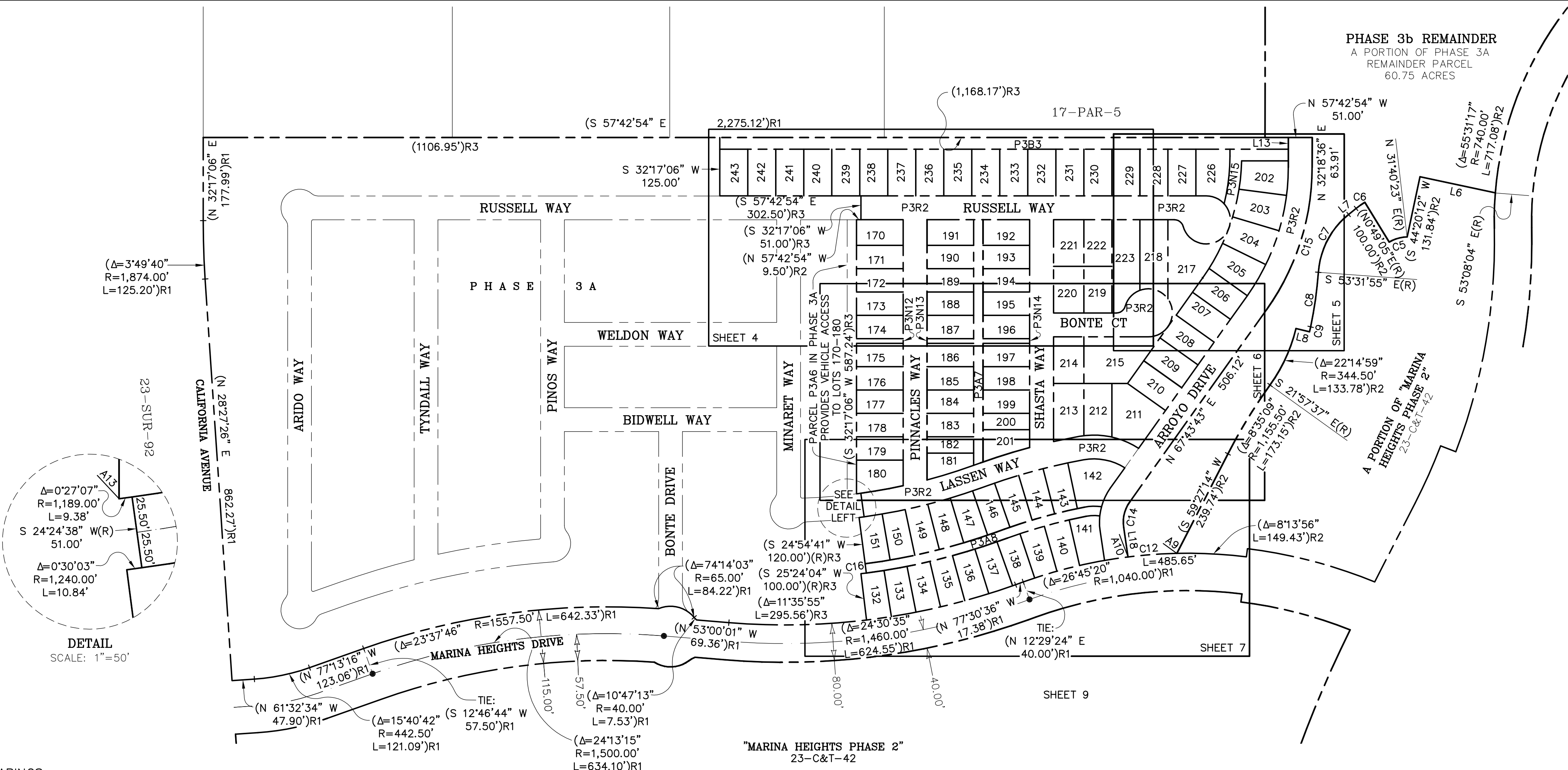
104 INVESTMENTS, LLC
1396 W. HERNDON AVENUE, SUITE 101
FRESNO, CA 93711

LOCANS INVESTMENTS, LLC
1396 W. HERNDON AVENUE, SUITE 101
FRESNO, CA 93711

SOILS REPORT NOTE

A SOILS REPORT, PREPARED BY QUANTUM GEOTECHNICAL INC. OF SAN LUIS OBISPO, CALIFORNIA, PROJECT No. C038.G5A AND DATED JUNE 12, 2019 IS ON FILE WITH THE CITY OF MARINA'S PUBLIC WORKS DEPARTMENT.





BASIS OF BEARINGS

THE BEARING OF SOUTH 42°02'16" EAST CALCULATED BETWEEN TWO FOUND MONUMENTS ALONG THE CENTERLINE OF MARINA HEIGHTS DRIVE AS SHOWN OF THE MAP FILED IN 23-C&T-42, AS FOUND MONUMENTED AND SHOWN ON THIS SHEET, IS THE BASIS OF BEARINGS FOR THIS SURVEY.

LEGEND:

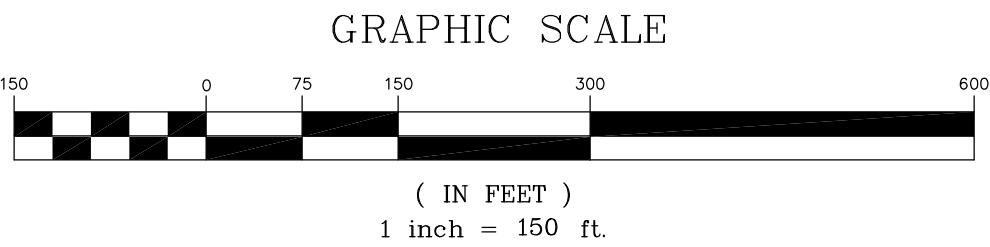
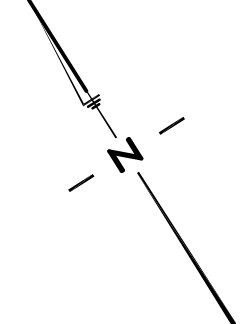
- DENOTES A FOUND STANDARD CENTERLINE MONUMENT STAMPED "LS 5321" PER 23-C&T-29
- (R) RADIAL
- R1 DENOTES DATA PER 23-C&T-29
- R2 DENOTES DATA PER 23-C&T-42
- R3 DENOTES DATA PER 24-C&T-65
- PROPERTY LINE

TABLE OF COURSES

	ANGLE	RADIUS	LENGTH	
C5	30°51'18"	75.50'	40.66'	R2
C6	7°22'17"	175.50'	22.58'	R2
C7	46°58'43"	175.50'	143.90'	R2
C8	7°38'42"	885.00'	118.09'	R2
C9	1°40'37"	374.50'	10.96'	R2
C12	5°46'48"	1,040.00'	104.92'	
C14	43°54'01"	74.50'	57.08'	
C15	35°25'07"	525.50'	324.85'	
C16	0°29'23"	1,360.00'	11.62'	R3

	BEARING	DISTANCE	
L6	N 45°39'48" W	165.00'	R2
L7	S 83°26'48" W	20.63'	R2
L8	N 44°12'36" W(R)	30.00'	R2
L9	N 23°49'42" E	64.25'	
L13	N 32°18'09" E	30.00'	
L18	N 23°49'42" E	64.25'	

A9	N 31°00'48" E	RADIAL
A10	N 25°13'59" E	RADIAL
A13	N 24°51'45" E	RADIAL



TRACT NO. _____
MARINA HEIGHTS PHASE 3B

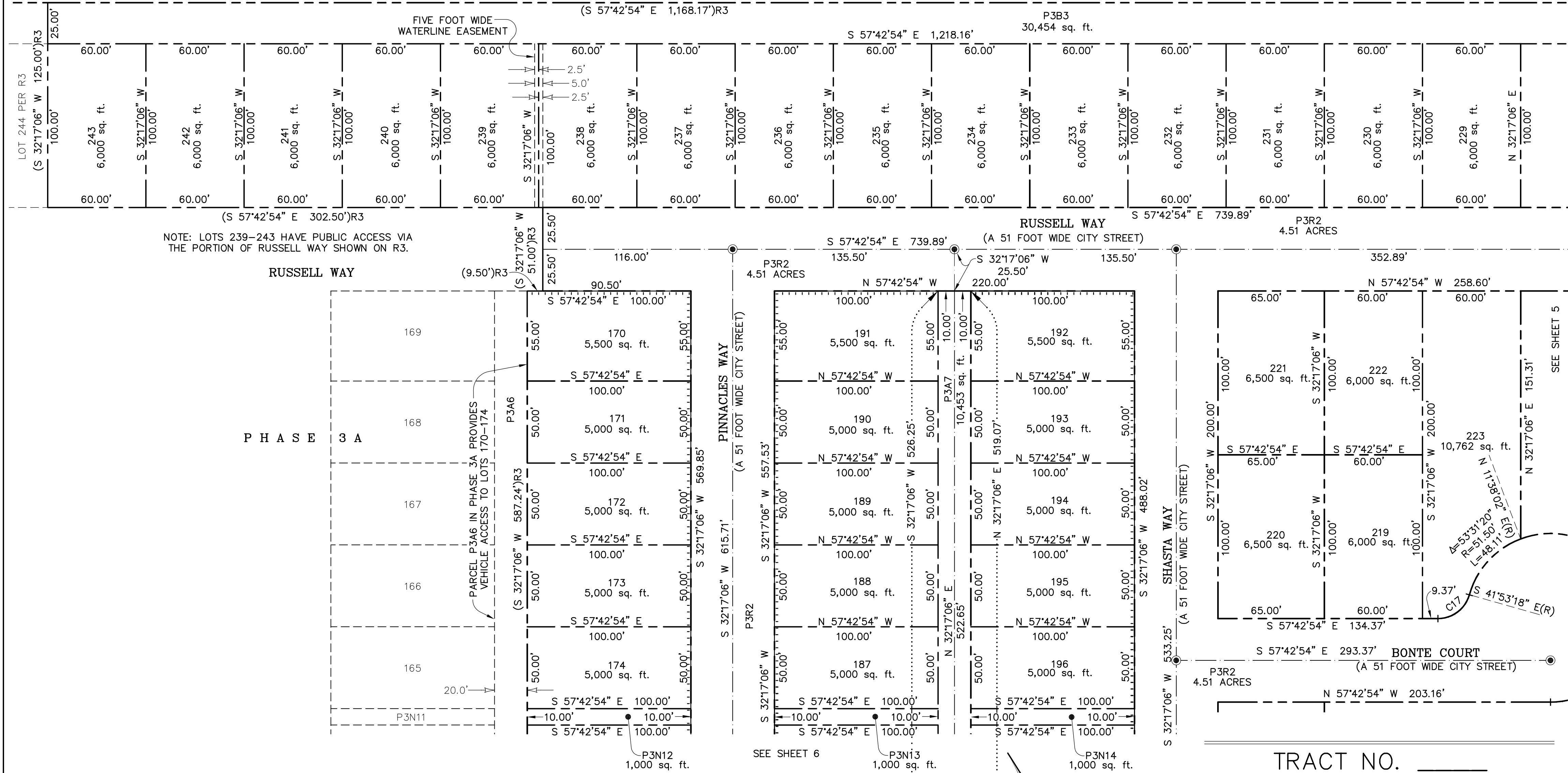
A SUBDIVISION OF THE PHASE 3A REMAINDER PARCEL AS SHOWN ON "TRACT No. 1543, MARINA HEIGHTS PHASE 3A", FILED IN VOLUME 24, CITIES AND TOWNS, PAGE 65
OFFICIAL RECORDS OF MONTEREY COUNTY, CALIFORNIA

CITY OF MARINA COUNTY OF MONTEREY STATE OF CALIFORNIA

BY
CENTRAL COAST SURVEYORS
5 HARRIS COURT, SUITE N-11 MONTEREY, CALIFORNIA 93940
Phone: (831) 394-4930
Fax: (831) 394-4931

JOB No. 15-91 MARCH 2021

PREPARER: DRZ



LEGEND:

- EASEMENT LINE
- ABUTTERS RIGHTS RELINQUISHED
- SET STANDARD CENTERLINE MONUMENT, STAMPED "LS 4974" UNLESS OTHERWISE NOTED
- (R) RADIAL
- R1 DENOTES DATA PER 23-C&T-29
- R2 DENOTES DATA PER 23-C&T-42
- R3 DENOTES DATA PER 24-C&T-65
- PROPERTY LINE

TABLE OF COURSES			
	ANGLE	RADIUS	LENGTH
C17	74°10'24"	20.00'	25.89'

GRAPHIC SCALE



(IN FEET)
1 inch = 40 ft.

TRACT NO. _____
MARINA HEIGHTS PHASE 3B

A SUBDIVISION OF THE PHASE 3A REMAINDER PARCEL AS SHOWN
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CITY OF MARINA COUNTY OF MONTEREY STATE OF CALIFORNIA

B Y
CENTRAL COAST SURVEYORS

5 HARRIS COURT, SUITE N-11 MONTEREY, CALIFORNIA 93940

Phone: (831) 394-4930
Fax: (831) 394-4931

SCALE: 1" = 40' JOB No. 15-91 MARCH 2021

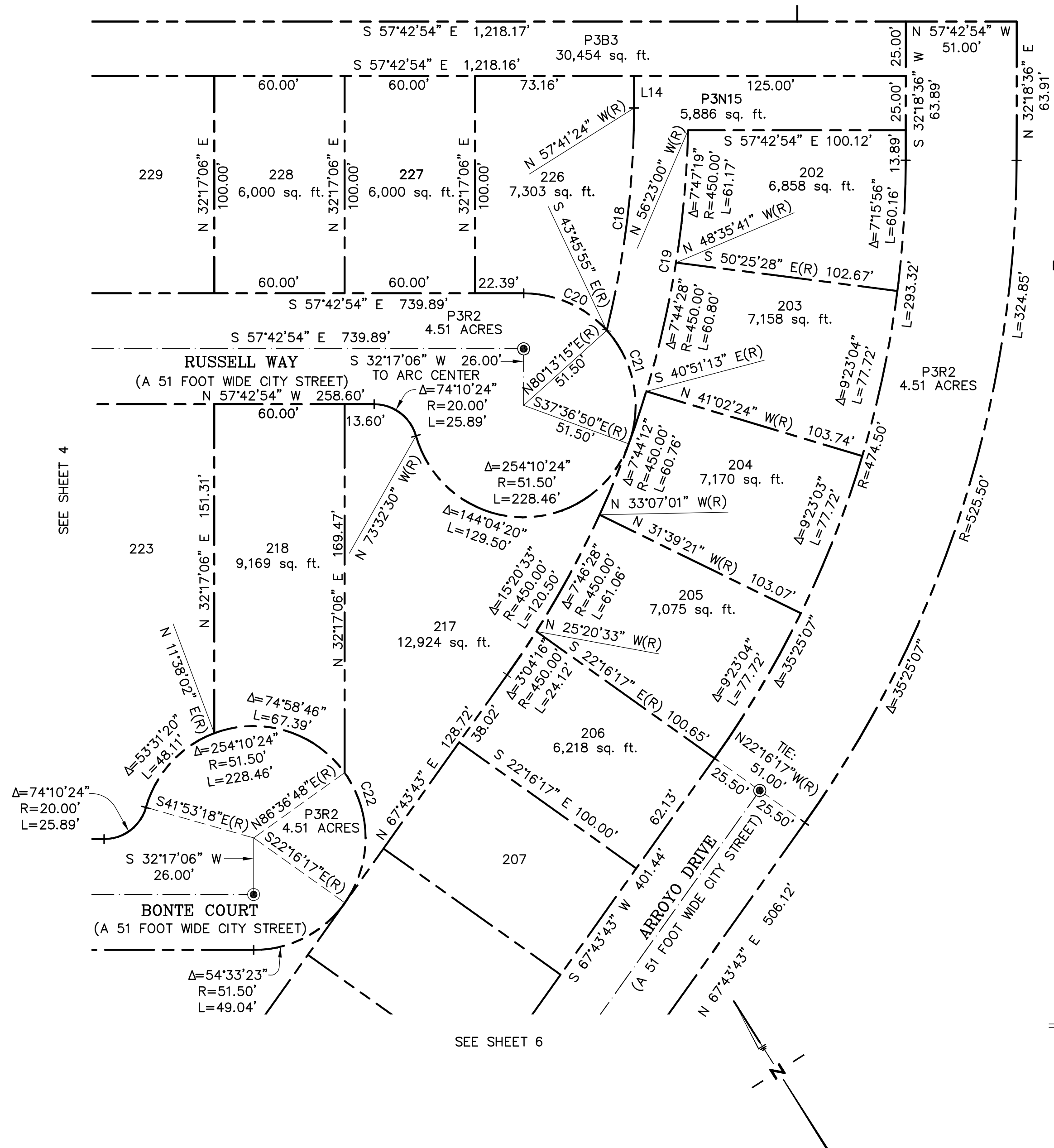
PREPARER: DRZ

TABLE OF COURSES			
	ANGLE	RADIUS	LENGTH
C18	13°55'29"	425.00'	103.29'
C19	18°46'10"	450.00'	147.41'
C20	47°56'09"	51.50'	43.08'
C21	62°09'55"	51.50'	55.88'
C22	71°06'55"	51.50'	63.92'

BEARING	DISTANCE
L14 S 32°18'36" W	14.73'

LEGEND:

- EASEMENT LINE
- ABUTTERS RIGHTS RELINQUISHED
- SET STANDARD CENTERLINE MONUMENT, STAMPED "LS 4974" UNLESS OTHERWISE NOTED
- (R) RADIAL
- R1 DENOTES DATA PER 23-C&T-29
- R2 DENOTES DATA PER 23-C&T-42
- R3 DENOTES DATA PER 24-C&T-65
- PROPERTY LINE



NOTE: SIDE LOT LINES OF LOTS 202-205 ARE RADIAL ONLY TO THE ARC OF RADIUS 474.50 FEET, WHICH IS THE NORTHERLY LINE OF ARROYO DRIVE.

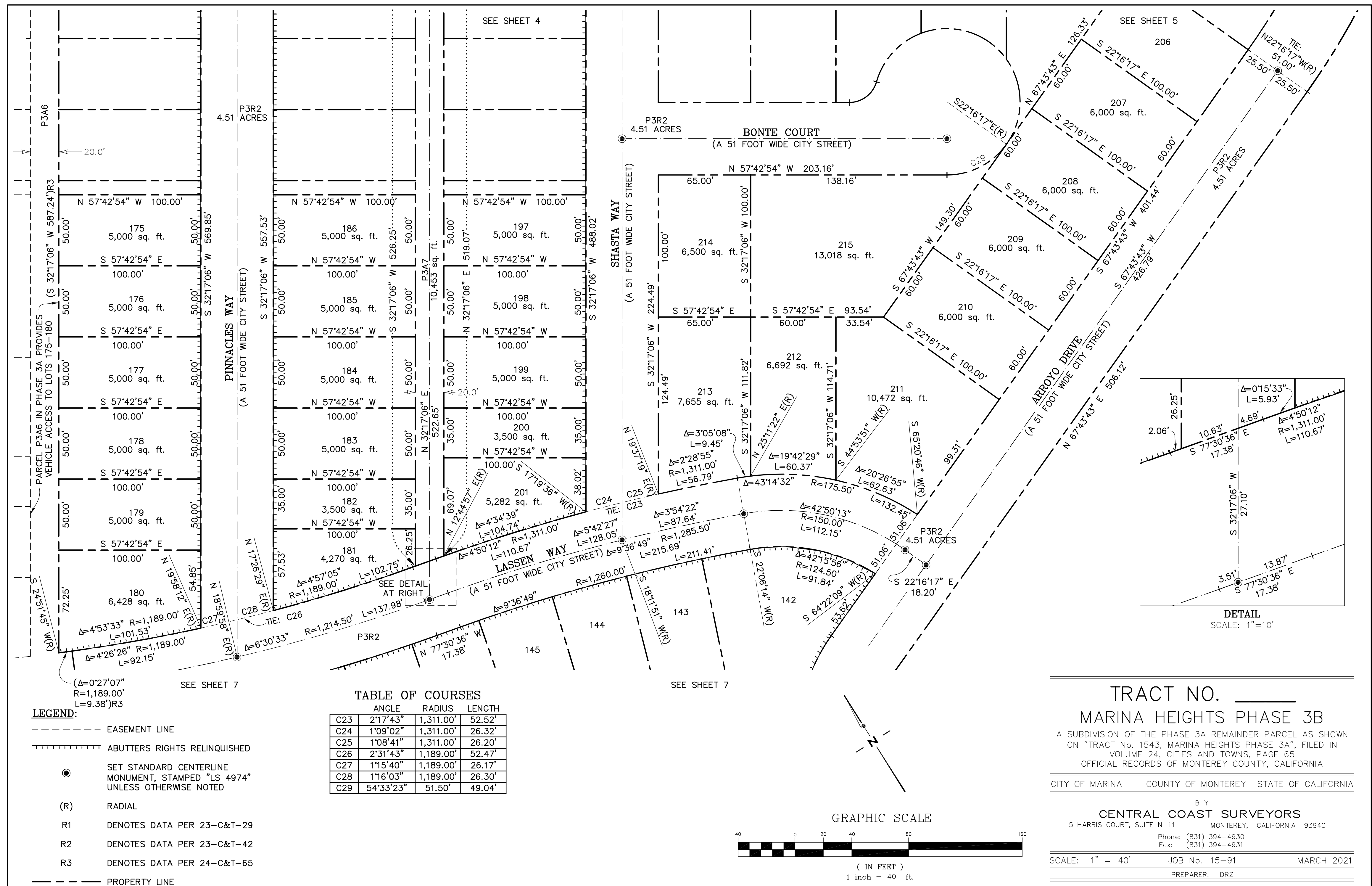
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A SUBDIVISION OF THE PHASE 3A REMAINDER PARCEL AS SHOWN ON "TRACT No. 1543, MARINA HEIGHTS PHASE 3A", FILED IN VOLUME 24, CITIES AND TOWNS, PAGE 65
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CITY OF MARINA COUNTY OF MONTEREY STATE OF CALIFORNIA

BY
CENTRAL COAST SURVEYORS
5 HARRIS COURT, SUITE N-11 MONTEREY, CALIFORNIA 93940
Phone: (831) 394-4930
Fax: (831) 394-4931

SCALE: 1" = 40' JOB No. 15-91 MARCH 2021
PREPARER: DRZ



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CITY OF MARINA COUNTY OF MONTEREY STATE OF CALIFORNIA

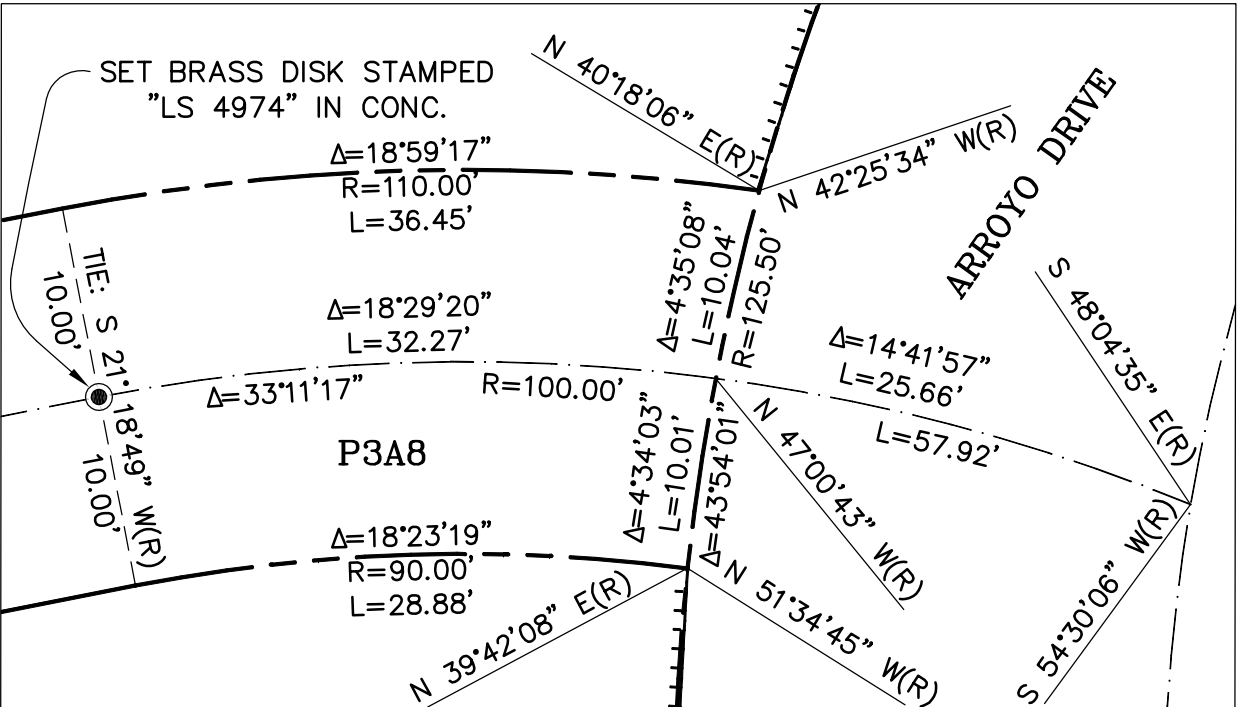
B Y
CENTRAL COAST SURVEYORS
5 HARRIS COURT, SUITE N-11 MONTEREY, CALIFORNIA 93940

Phone: (831) 394-4930
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SCALE: 1" = 40' JOB No. 15-91 MARCH 2021

PREPARER: DRZ

SHEET 6 OF 7



DETAIL
SCALE: 1"=10'

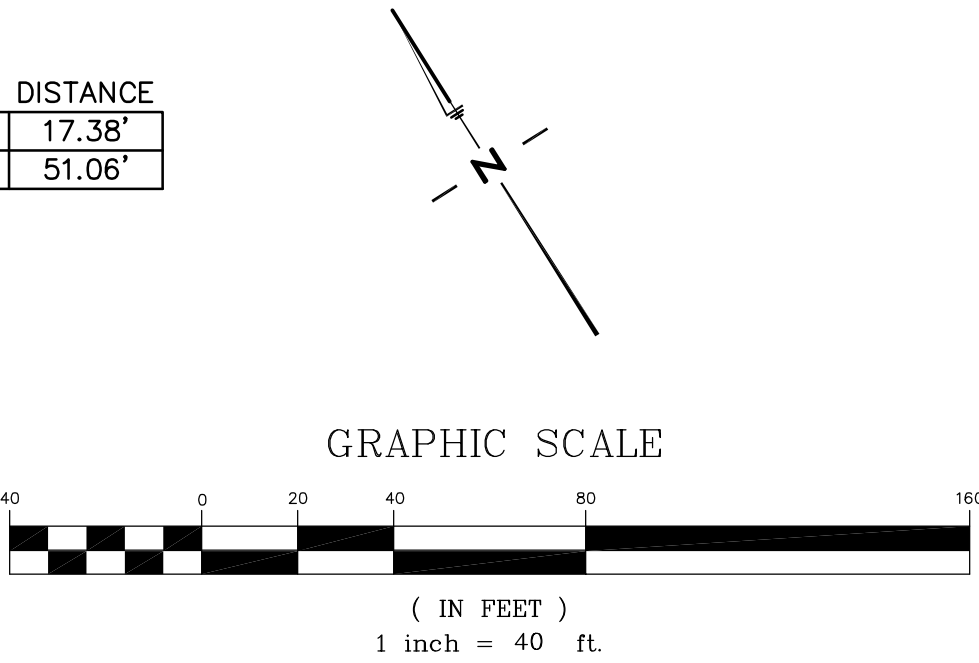
LEGEND:

- EASEMENT LINE
- - - - - ABUTTERS RIGHTS RELINQUISHED
- SET STANDARD CENTERLINE MONUMENT, STAMPED "LS 4974" UNLESS OTHERWISE NOTED
- (R) RADIAL
- R1 DENOTES DATA PER 23-C&T-29
- R2 DENOTES DATA PER 23-C&T-42
- R3 DENOTES DATA PER 24-C&T-65
- - - - - PROPERTY LINE

TABLE OF COURSES

	ANGLE	RADIUS	LENGTH
C30	0°16'10"	1,460.00'	6.87'
C31	0°52'12"	1,340.00'	20.35'
C32	0°37'38"	1,160.00'	12.70'
C33	0°16'09"	1,360.00'	6.40'
C34	0°47'15"	1,160.00'	15.94'
C35	1°53'36"	1,140.00'	37.67'
C36	12°25'17"	1,350.00'	292.67'
C37	8°49'25"	1,150.00'	177.10'
C38	1°24'18"	1,040.00'	25.50'
C39	0°52'12"	1,240.00'	18.83'
C40	0°37'38"	1,260.00'	13.78'
C41	1°24'17"	1,040.00'	25.50'

	BEARING	DISTANCE
L15	S 77°30'36" E	17.38'
L16	N 67°43'43" E	51.06'



TRACT NO. _____
MARINA HEIGHTS PHASE 3B

A SUBDIVISION OF THE PHASE 3A REMAINDER PARCEL AS SHOWN ON "TRACT No. 1543, MARINA HEIGHTS PHASE 3A", FILED IN VOLUME 24, CITIES AND TOWNS, PAGE 65 OFFICIAL RECORDS OF MONTEREY COUNTY, CALIFORNIA

CITY OF MARINA COUNTY OF MONTEREY STATE OF CALIFORNIA

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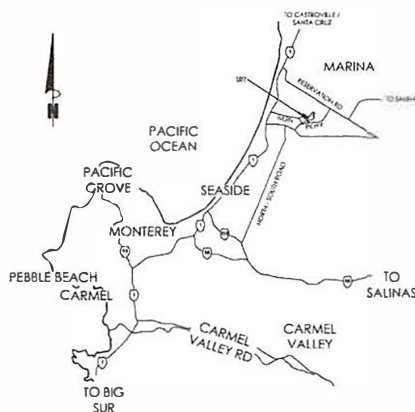
Phone: (831) 394-4930
Fax: (831) 394-4931

SCALE: 1" = 40' JOB No. 15-91 MARCH 2021

PREPARER: DRZ

AS	ADDRESS GATE BASE
AC	ASPHALT CONCRETE
APPROX	APPROXIMATELY
ARCH	ARCHITECTURAL
ASSTY	ASBESTOS SOCIETY FOR TESTING AND MATERIALS
BC	BEGIN CURVE
BUILDG	BUILDING
BOW	BACK OF SIDEWALK
CB	CATCH BASIN
CC	CAST IRON PIPE
CL	CLASS
CLL	CENTERLINE
CLR	CLEAR
CUP	CORRUGATED METAL PIPE
CO	CLEAN OUT
C	CONC. CONCRETE
CON	CONCRETE
CONC	CONCRETE PIPE
CR	CURB RETURN
C&G	CURB AND GUTTER
DEPT	DEPARTMENT
DI	DROP INLET
DIA	DIAMETER
DW	DOMESTIC WATER
DWG	DRAINING
DWT	DRAINWAY
E	EAST
EC	END CURVE
ELEV	ELEVATION
EP	EDGE OF PAVEMENT
EW	EACH WAY
DI	EXISTING
FL	FACE OF CURB
FD	FEEDING
FOC	FREE DEPARTMENT CONNECTION
FF	FRESH FLOOR
FG	FRESH GROUND
FN	FIRE RESISTANT
FL	FLOW LINE
FP	FRESH PAVEMENT
FW	FIRE WATER
G	GAS
GA	GALVANIZED
GB	GRADE BREAK
GR	GRAZE
GRD	GRADE
HP	HIGH PRESSURE
WV	WATER VALVE
HT	HEIGHT
HWY	HIGHWAY
ID	INSIDE DIAMETER
EL	ELEVATION
IR	IRIGATION
JT	JOINT
LAT	LATERAL
LF	LIBERAL FEET
MAX	MAXIMUM
ME	MATCH EXISTING
MCH	MECHANICAL
MH	MANHOLE
MH	MIDSPAN
N	NORTH
NAC	NOT INCLUDED IN CONTRACT
NOS. #	NUMBER
N/S	NOT TO SCALE
OC	ON CENTER
O.D.	OUTSIDE DIAMETER
O.G.	ORIGINAL GROUND
POC	PORTLAND CEMENT CEMENT
PIV	PISTON INDICATOR VALVE
POC	POINT OF CONNECTION, POINT ON CURVE
PVC	POLY VINYL CHLORIDE
PVME	PAVEMENT
R	RADIUS
REF	REINFORCED CONCRETE PIPE
REFP	REINFORCED
R/W, R.O.W	RIGHT OF WAY
RWD	REDWOOD
S	SOUTH
SD	STREET DRAIN
SPECS.	SPECIFICATIONS
SS	SQUARE
SS	SANITARY SEWER
STD	STANDARD
SD	SEWERAGE
S	SUBSTATION, COMMUNICATION
TC	TOP OF CURB
TEMP	TEMPORARY
TS	TOP OF BANK
TCB	TOP OF CURB
THK	THICK
TW	TOP OF WALL
UNO	UNLESS OTHERWISE NOTED OTHERWISE
UTL	UTILITY
W	WEST
W	WITH

C.1.1	COVER SHEET
C.1.2	GENERAL NOTES
C.1.3	GENERAL NOTES
C.2.1	OVERALL SHEET LAYOUT KEY PLAN
C.3.1	OVERALL SITE PLAN/VIEWWAY CENTERLINES "STATION"
C.3.2	OVERALL GRADING PLAN & SECTIONS
C.4.1	EROSION CONTROL PLAN
<u>STREET PLAN AND PROFILE</u>	
C.5.1	STREET PLAN & PROFILE: "BUSSEL WAY"
C.5.2	STREET PLAN & PROFILE: "PINNACLES WAY"
C.5.3	STREET PLAN & PROFILE: "LANE 5"
C.5.4	STREET PLAN & PROFILE: "SHAWA WAY & WHITE COURT"
C.5.5	STREET PLAN & PROFILE: "ASHLEY WAY"
C.5.6	STREET PLAN & PROFILE: "LANE 5"
C.5.7	STREET PLAN & PROFILE: "ARROYO DRIVE"
C.5.8	STREET PLAN & PROFILE: "ARROYO DRIVE"
<u>UTILITY INTERSECTION DETAILS</u>	
C.6.1	INTERSECTION DETAILS
C.6.2	INTERSECTION DETAILS
C.6.3	INTERSECTION DETAILS
C.6.4	INTERSECTION DETAILS
<u>UTILITY PLAN AND PROFILE</u>	
C.7.1	UTILITY PLAN & PROFILE: "BUSSEL WAY"
C.7.2	UTILITY PLAN & PROFILE: "PINNACLES WAY"
C.7.3	UTILITY PLAN & PROFILE: "LANE 5"
C.7.4	UTILITY PLAN & PROFILE: "SHAWA WAY & WHITE COURT"
C.7.5	UTILITY PLAN & PROFILE: "ASHLEY WAY"
C.7.6	UTILITY PLAN & PROFILE: "LANE 5"
C.7.7	UTILITY PLAN & PROFILE: "ARROYO DRIVE"
C.7.8	UTILITY PLAN & PROFILE: "ARROYO DRIVE"
C.7.9	UTILITY PLAN & PROFILE: "UTILITY STRUCTURE INFORMATION"
<u>TYPICAL STREET SECTION AND CONSTRUCTION DETAILS</u>	
C.8.1	CONSTRUCTION DETAILS
C.8.2	CONSTRUCTION DETAILS
C.8.3	MARINA COAST WATER DISTRICT STANDARD PLANS
C.8.4	MARINA COAST WATER DISTRICT STANDARD PLANS
C.8.5	MARINA COAST WATER DISTRICT STANDARD PLANS
C.8.6	MARINA COAST WATER DISTRICT STANDARD PLANS
C.8.7	CITY OF MARINA STANDARD PLANS
C.8.8	CITY OF MARINA STANDARD PLANS



EXISTING

Plan view of a road layout. It shows a central road with a dashed centerline. On either side, there are solid lines representing curbs and sidewalks. Various symbols are placed along these lines to indicate features like manholes, hydrants, and signs. A scale bar at the top indicates a distance of 140 feet.

- STORM DRAIN MANHOLE
- STORM DRAIN RILET
- SEWERY SEWER MANHOLE
- WATER METER
- FIRE HYDRANT
- MONITORING WELL
- EXTRACTION WELL
- SIGN
- TREE (AND DESC)
- REMOVE TREE
- SPOT ELEVATION
- CONTROL POINT
- DRIVEWAYS

CURB AND GUTTER

CURB

EDGE OF PAVEMENT

ROAD LAYOUT LINE

CONTOUR (MAJOR)

CONTOUR (MINOR)

GRADING LIMITS

PROPERTY LINE

RIGHT OF WAY

EASEMENT

BUILDING

WATER GAS NOZZLE

RECYCLED WATER

JOINT TRENCH

STORM DRAIN

SANITARY SEWER

GROUND WATER EXTRACTION PIPELINE

DIRT ROAD / PATH

PAVEMENT STRIPING

PERICE

RETAINING WALL

SANICUT

BUILDING PAD LIFT

NEW

Plan view of a road layout, similar to the existing plan but with new features highlighted. It shows a central road with a dashed centerline. On either side, there are solid lines representing curbs and sidewalks. Various symbols are placed along these lines to indicate features like manholes, hydrants, and signs. A scale bar at the top indicates a distance of 140 feet.

LOT NUMBER

UNIT TYPE

- (LUMPHIRE (BIGHT STD.)
- STORM DRAIN MANHOLE
- STORM DRAIN CATCH BASIN
- FLARED END SECTION
- SANITARY SEWER MANHOLE
- SANITARY SEWER CLEANOUT
- WATER METER
- FIRE HYDRANT
- GATE VALVE
- AIR RELEASE VALVE
- BLOW OFF VALVE
- CROSS
- TEE
- SIGN
- SPOT ELEVATION
- KEY NOTE
- SO STRUCTURE DESIGNATION
- SB STRUCTURE DESIGNATION
- SURVEY CENTERLINE MONUMENT

UNDERGROUND SERVICE ALERT (USA)
THE CONTRACTOR SHALL NOTIFY UNDERGROUND SERVICE ALERT (USA) AT (800) 442-2444 AT LEAST 48 HOURS PRIOR TO EXCAVATION TO VERIFY THE LOCATION OF EXISTING UNDERGROUND UTILITIES. EXCAVATION IS DEFINED AS BEING 12" OR MORE IN DEPTH BELOW EXISTING GRADE.

[illegible]

WARNING
ORDNANCE AND EXPLOSIVES
WASTE MAY BE PRESENT
SEE SHEET C1.31



APPROVED FOR CONSTRUCTION

MICHAEL WEGLEY, P.E.
DISTRICT ENGINEER

THE FOLLOWING PLANS HAVE BEEN REVIEWED FOR CONSISTENCY WITH THE CITY OF WARMATH STANDARDS, THE PROJECT TENTATIVE MAP, AND THE APPROVED PROJECT CONDITIONS WITH THE EXCEPTION OF THOSE REQUIREMENTS WANTED, REVIEWED AND/OR MODIFIED BY THE CITY OR OTHER CONSULTANTS. REVIEW OF THESE PLANS DOES NOT RELEASE THE DEVELOPER OR THEIR ENGINEER OF THE RESPONSIBILITY FOR CORRECTION OF MISTAKES, ERRORS, OR OMISSIONS CONTAINED THEREIN.

NAME: _____ TITLE: _____ DATE: _____

THE SEA HAVEN PROJECT IS ENROLLED IN AN ACTIVE GENERAL CONSTRUCTION PERMIT (WDID# 15 27C331735). THE PROJECT STORM WATER POLLUTION PREVENTION PLAN (SWPPP) AND GSP UPDATES SHALL GOVERN ALL LAND DISTURBING ACTIVITIES. THIS PLAN SHALL BE USED AS REFERENCE ONLY. PLEASE REFER TO THE SWPPP FOR MORE INFORMATION.



126 Pontiac Place, Suite C, Monterey, CA 93940
Phone: (831) 647-1192 Fax (831) 647-1194
mailto:CS@engineering.net

COVER SHEET

SEA HAVEN - PHASE 3B
MARINA, CA

DATE:	
CHECKED BY:	
REMARKS:	
C1.1	
OF 36 SLICES	
PROJECT NO.	

March 9, 2021

Item No. **8i(1)**

Honorable Mayor and Members
of the Marina City Council

City Council Meeting
of March 16, 2021

RECOMMENDATION TO CONSIDER ADOPTING RESOLUTION NO. 2021-, APPROVING THE PHASE 3B FINAL MAP FOR THE SEA HAVEN DEVELOPMENT PROJECT SUBDIVISION (FORMERLY MARINA HEIGHTS), AND AUTHORIZING THE CITY CLERK TO CERTIFY THE FINAL MAP ON BEHALF OF THE CITY SUBJECT TO FINAL REVIEW AND APPROVAL BY THE CITY ATTORNEY

RECOMMENDATION:

It is recommended that the City Council:

1. Consider adopting Resolution No. 2021-, approving the Phase 3B Final Map for Sea Haven Development Project Subdivision (“**EXHIBIT A**”), and;
2. Consider authorizing the City Clerk to certify the Final Map on behalf of the City subject to final review and approval by the City Attorney.

BACKGROUND:

At the regular meeting of March 21, 2006, the City Council adopted Resolution No. 2006-56, approving the Phase 1 Final Map for the Marina Heights Development Project Subdivision. The Phase 1 final map and improvement plans were only for the major roadways (Arterials) and utilities for the Marina Heights Project.

At the regular meeting of September 6, 2006, the City Council adopted Resolution 2006-228, approving the Phase 2 Final Map for the Marina Heights. The Phase 2 final map and improvement plans were for the first 299 residential units in the Marina Heights Project.

At the regular meeting of August 7, 2019, the City Council adopted Resolution 2019-81, approving the Phase 5A Final Map for the Marina Heights (now Sea Haven).

At the regular meeting of February 4, 2020, the City Council adopted Resolution 2020-23, approving the Phase 3A Final Map for the Sea Haven project.

ANALYSIS:

The developers have submitted the Phase 3B subdivision map (“**EXHIBIT A**”) to the City and the Marina Coast Water District for review and approval. Improvement plans have also been submitted to the City and the Marina Coast Water District for review and approval (“**EXHIBIT B**”- Cover Sheet Only). After review, staff has determined that the conditions of approval have been met for the Final Map and Improvement Plans for Phase 3B with the exception of a Public Improvement Agreement. Marina Coast Water District staff have also reviewed and approved the plans.

The Developer has also submitted a Public Improvement Agreement for Council consideration and will provide labor and materials and faithful performance bonds required for the recordation of the Phase 3B Final Map. The Public Improvement Agreement will be discussed during this meeting and is a Tentative Map condition of Final Map approval and that it be accepted prior to Final Map approval. It has been determined that all other Tentative Map Conditions of Approval have been met.

The Phase 3B final map and improvement plans are for 91 residential units in the Marina Heights Project. The Phase 3B final map and improvement plans include the specific neighborhood improvements such as parks and open space in the area of the 91 residential units.

All required future phased final maps must meet all the appropriate conditions of approval and will be presented to City Council for consideration at a future date.

FISCAL IMPACT:

Should the City Council approve this request, the Developer has provided payment to cover the costs associated with the production, review, and recording of the Final Map.

CONCLUSION:

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

Respectfully submitted,

Edrie Delos Santos, P.E.
Senior Engineer, Engineering Division
City of Marina

REVIEWED/CONCUR:

Brian McMinn, P.E., P.L.S.
Public Works Director/City Engineer
City of Marina

Layne P. Long
City Manager
City of Marina