

RESOLUTION NO. 2021-36

A RESOLUTION BY THE CITY COUNCIL OF THE CITY OF MARINA
RECEIVING A PRESENTATION AND APPROVING THE CONCEPT
PLAN FOR HILLTOP PARK AT THE DUNES

WHEREAS, at the regular meeting of May 19, 2020, the City Council adopted Resolution No. 2020-53, approving the amendment to the University Village (now The Dunes on Monterey Bay) Phase 2 Tentative Map. The amendment included conceptual layouts of the City Park within Phase 2 known as Hilltop Park, and;

WHEREAS, the Dunes Specific Plan Community Design Strategy for the Park System Design Concept of Hilltop Park is defined as follows: This site has significant topography which yields beautiful panoramas from the top of the plateau. This park is proposed to be a passive park with an emphasis on native planting, dunes, sheltered overlooks and seating areas, picnic and barbecue facilities, and a dog park. Trails should follow the site contours to provide access from Eighth and Ninth streets, and;

WHEREAS, the preliminary park plan will serve as a basis for final park design. Final design will move forward once Council input has been considered and addressed. All the improvements at this park location will be fully funded by Marina Community Partners (MCP). The basic programming and elements of the parks will remain as close as possible to what was approved by the amended tentative map and Specific Plan, and;

WHEREAS, the preliminary design also coincides with the Fort Ord Recreation Trail & Greenway (FORTAG) trail alignment and goals due to close coordination with project representatives. Staff met with FORTAG representatives on site and reviewed the concept plans with them and the MCP design team. Changes identified to be incorporated in the final design are the inclusion of a vegetation restoration plan that emphasized native species and the routing of the hilltop access path from 9th Street to minimize the steepness of the grades for improved accessibility, and;

WHEREAS the basic programming and elements of the parks will remain as close to what is approved as possible, the COVID-19 pandemic may affect certain congregating elements of the Park, and;

WHEREAS, as stated above, MCP will fully fund construction of the Park once the designs are approved by the City. Per Conditions #11 and #20 of the Tentative Map Conditions of Approval, Hilltop Park will then be owned and maintained by the City.

NOW, THEREFORE BE IT RESOLVED by the City Council of the City of Marina that does hereby receive a presentation and approve the concept plan for Hilltop Park at The Dunes.

PASSED AND ADOPTED by the City Council of the City of Marina at a regular meeting duly held on the 20th day of April 2021, by the following vote:

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

NOES: COUNCIL MEMBERS: Medina Dirksen

ABSTAIN: COUNCIL MEMBERS: None

ABSENT: COUNCIL MEMBER: None

ATTEST:

Bruce C. Delgado, Mayor

Anita Sharp, Deputy City Clerk

COASTAL SAGE SCRUB -
SLOPE RESTORATION MIX

LBS/AC	PLANT
1.5	ACMISPON GLABER (DEERWEED) (CN)
2.0	ARTEMISIA CALIFORNICA (CALIFORNIA SAGEBRUSH) (CN)
4.0	ELYMUS GLAUCUS (COASTAL BLUE WILDRIE) (CN)
8.0	ERIOGONUM LATIFOLIUM (COAST BUCKWHEAT) (CN)
1.5	ERIOPHYLLUM CONFERTIFLORUM (GOLDEN YARROW) (CN)
2.0	ESCHSCHOLZIA CALIFORNICA VAR. MARITIMA (COAST CALIFORNIA POPPY) (CN)
6.0	FESTUCA MICROSTACHYS (SMALL FESCUE) (CN)
8.0	FESTUCA RUBRA 'MOLATE' (NATIVE RED FESCUE) (CN)
1.0	LASTHENIA CALIFORNICA (DWARF GOLDFIELDS) (CN)
3.0	LUPINUS SUCCULENTUS (ARROYO LUPINE) (CN)
4.0	MIMULUS AURANTIACUS (STICKY MONKEYFLOWER - ORANGE) (CN)
2.0	SALVIA MELLIFERA (BLACK SAGE) (CN)
2.0	SISYRINCHIUM BELLUM (BLUE-EYED GRASS) (CN)
6.0	STIPA PULCHRA (PURPLE NEEDLEGRASS) (CN)

SEEDING RATE: 51 LBS PER ACRE
HEIGHT RANGE: 12-54 INCHES
(CN) - CALIFORNIA NATIVE

COASTAL SAGE SCRUB -
BLUFF AREA HYDROSEED MIX

LBS/AC	PLANT
2.5	ABRONIA LATIFOLIA (COASTAL SAND VERBENA) (CN)
1.0	ACMISPON AMERICANUS (PURSHING LOTUS) (CN)
1.0	CAMISSONOPSIS CHEIRANTHIFOLIA (BEACH EVENING PRIMROSE) (CN)
2.0	COLLIANSIA HETEROPHYLLA (CHINESE HOUSES) (CN)
4.0	DESCHAMPSIA CESPITOSA HOLCIFORMIS (COASTAL HAIRGRASS) (CN)
2.5	ESCHSCHOLZIA CALIFORNICA VAR. MARITIMA (COAST CALIFORNIA POPPY) (CN)
6.0	FESTUCA MICROSTACHYS (SMALL FESCUE) (CN)
10.0	FESTUCA RUBRA 'MOLATE' (NATIVE RED FESCUE) (CN)
1.0	LASTHENIA CALIFORNICA (DWARF GOLDFIELDS) (CN)
4.0	LUPINUS NANUS (SKY LUPINE) (CN)
6.0	KOELERIA MACRANTHA (JUNEGRASS) (CN)
2.5	MELICA IMPERFECTA (COASTAL ONION GRASS) (CN)
2.0	SISYRINCHIUM BELLUM (BLUE-EYED GRASS) (CN)
6.0	STIPA PULCHRA (PURPLE NEEDLEGRASS) (CN)

SEEDING RATE: 51 LBS PER ACRE
HEIGHT RANGE: 10-18 INCHES
(CN) - CALIFORNIA NATIVE

PROPOSED
RESTORATION
PLANTING

(DISTURBED AREAS)

BLUFF AREA HYDROSEED

COASTAL SAGE SCRUB MIX BY PACIFIC COAST SEED. DESIGNED AS A NON-IRRIGATED MIX. HEIGHT RANGE: 10-18 INCHES. SEE BLUFF AREA HYDROSEED MIX DESCRIPTION, THIS SHEET.

SLOPE RESTORATION PLANTING

COASTAL SAGE SCRUB MIX BY PACIFIC COAST SEED. NATIVE HYDROSEED GRASS, FLOWER AND SHRUB RESTORATION MIX WITH MULCH TACKIFIER AND SOIL STABILIZER. DESIGNED AS A NON-IRRIGATED MIX. HEIGHT RANGE: 12-54 INCHES. SEE SLOPE RESTORATION MIX DESCRIPTION, THIS SHEET.

RESTORATION SPECIFICATION AND MAINTENANCE PLAN TO BE INCLUDED WITH CONSTRUCTION DOCUMENTS



EXISTING TREE CANOPY



VIEW 1



VIEW 2



VIEW 3



VIEW 4



HILLTOP PARK VIEW



COMPOSITE BENCH SEATING



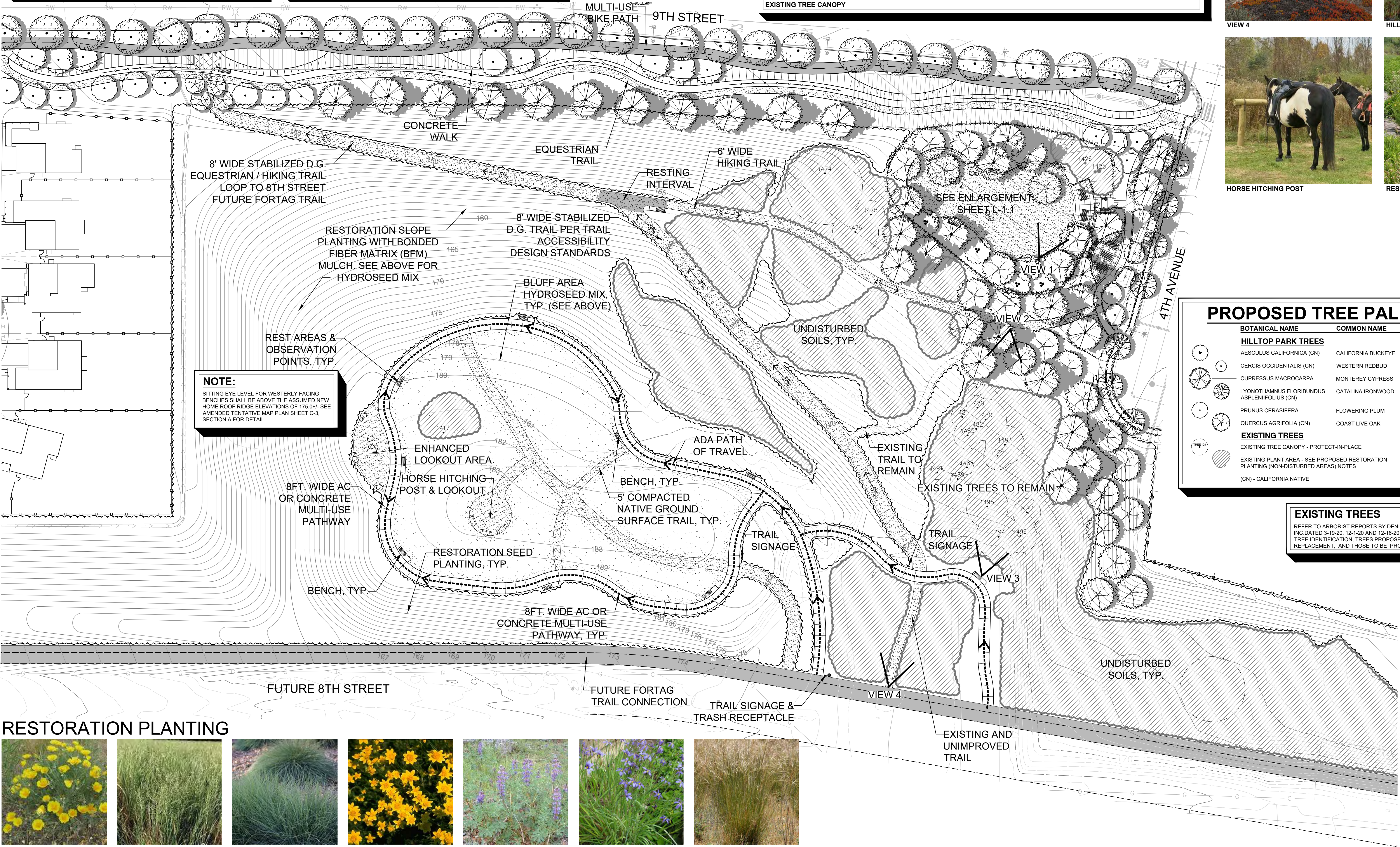
HORSE HITCHING POST



RESTORATION SLOPE PLANTING



BLUFF NATIVE GRASS



NOTE:
SITTING EYE LEVEL FOR WESTERLY FACING BENCHES SHALL BE ABOVE THE ASSUMED NEW HOME ROOF RIDGE ELEVATIONS OF 175.0+/- SEE AMENDED TENTATIVE MAP PLAN SHEET C-3, SECTION A FOR DETAIL

PROPOSED TREE PALETTE

BOTANICAL NAME	COMMON NAME	WUCOLS	MIN. SIZE
HILLTOP PARK TREES			
AESCULUS CALIFORNICA (CN)	CALIFORNIA BUCKEYE	V. LOW	15 GAL
CERCIS OCCIDENTALIS (CN)	WESTERN REDBUD	V. LOW	24" BOX
CUPRESSUS MACROCARPA	MONTEREY CYPRESS	MOD.	15 GAL
LYONOTHAMNUS FLORIBUNDUS ASPLENIIFOLIUS (CN)	CATALINA IRONWOOD	LOW	15 GAL
PRUNUS CERASIFERA	FLOWERING PLUM	LOW	15 GAL
QUERCUS AGRIFOLIA	COAST LIVE OAK	V. LOW	15 GAL
EXISTING TREES			
EXISTING TREE CANOPY - PROTECT-IN-PLACE			
EXISTING PLANT AREA - SEE PROPOSED RESTORATION PLANTING (NON-DISTURBED AREAS) NOTES			
(CN) - CALIFORNIA NATIVE			

EXISTING TREES

REFER TO ARBORIST REPORTS BY DENISE DUFFY & ASSOCIATES, INC. DATED 3-19-20, 12-1-20 AND 12-16-20 FOR EXISTING PARK TREE IDENTIFICATION, TREES PROPOSED FOR REMOVAL & REPLACEMENT, AND THOSE TO BE PROTECTED IN PLACE.

PROPOSED
RESTORATION
PLANTING
(NON-DISTURBED AREAS)

A PROPOSED LONG-TERM MAINTENANCE, RESTORATION & INVASIVE SPECIES REMOVAL IS RECOMMENDED FOR THE REMAINDER OF THE PARK IN ALL UNDISTURBED AREAS.

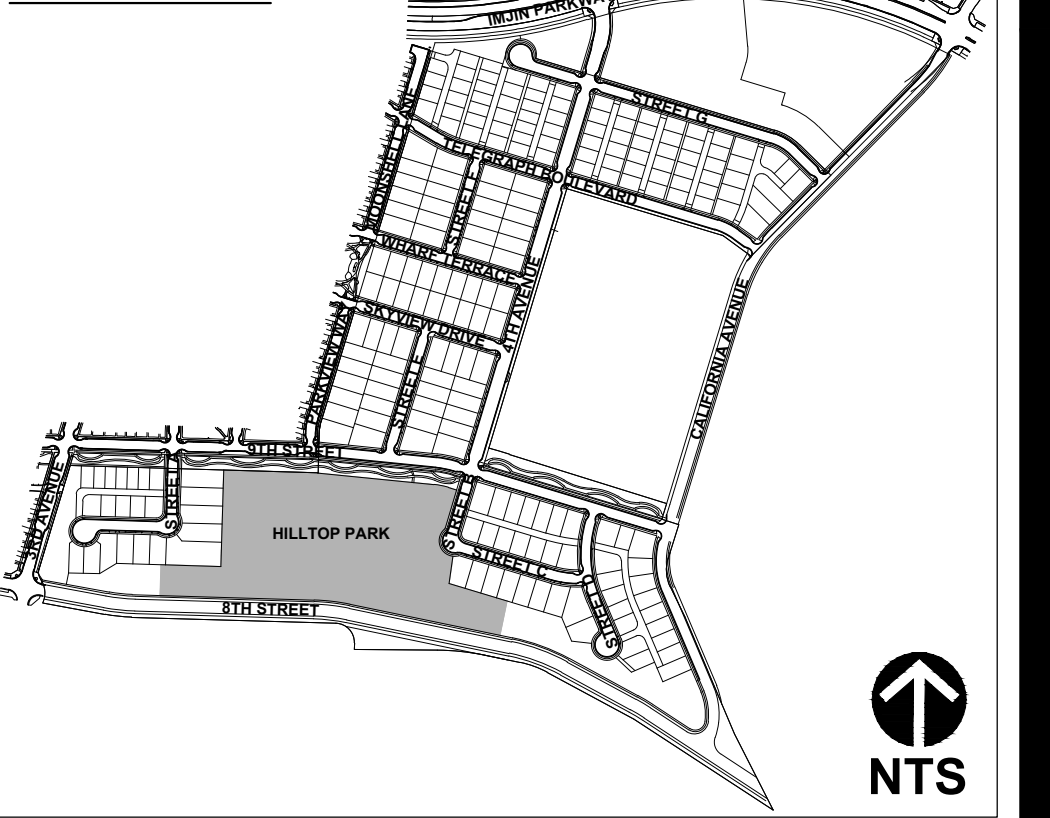
INVASIVE SPECIES REMOVAL AND RESTORATION PLANTING SHALL BE PHASED AS TO NOT DISTURB ANY ESTABLISHED POCKETS OF IDENTIFIED RELIC NATIVE PLANT COMMUNITIES WITHIN THE PARK.

PHASED LONG TERM MAINTENANCE, EDUCATIONAL INFORMATION, PLANT IDENTIFICATION AND NATIVE PLANT RESTORATION SHALL BE PROVIDED FOR AND IMPLEMENTED BY THE PARKS DEPARTMENT.

CALIPC® RATED® INVASIVE SPECIES OBSERVED BY FRED WATSON, PHD & RATED PER CALIPC®

ACACIA SPP. (LONGIFOLIA) - SYDNEY GOLDEN WATTLE
PARASELIANTHUS LOPHANTHA - STINK BEAN
LEPTOSPERMUM LAEVIGATUM - AUSTRALIAN TEA TREE
GENISTA SPP. - BROOM
CORTADERIA SPP. - JUBATA GRASS OR PAMPAS GRASS
CARPOBROTUS SPP. - ICE PLANT

KEY MAP



RESTORATION PLANTING



City of Marina

211 HILLCREST AVENUE
MARINA, CALIFORNIA 93933
(831) 884-1278

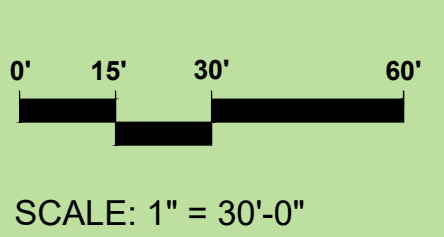
DUNES PHASE 2 EAST

Marina, California

HILLTOP PARK

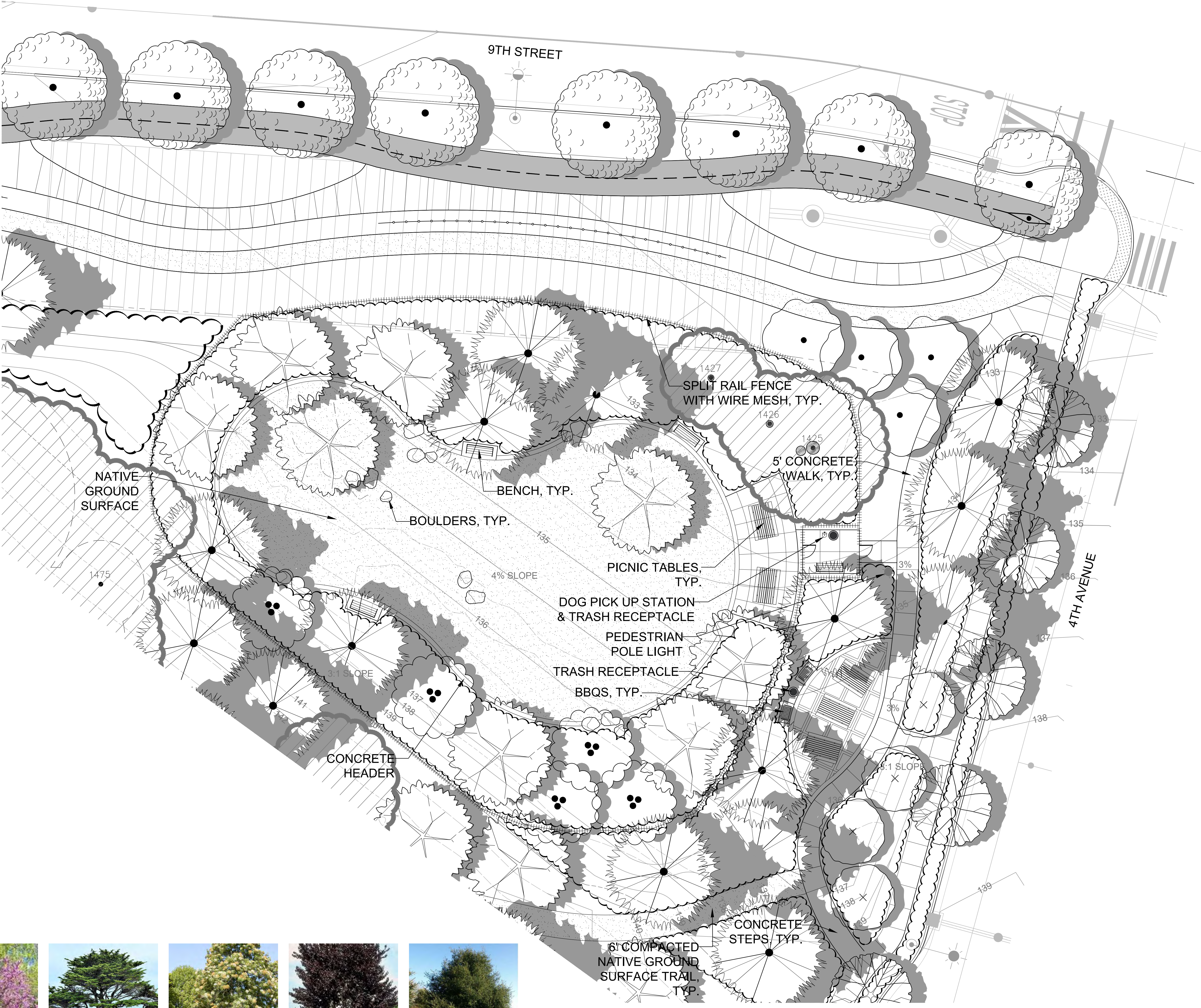
CONCEPTUAL LANDSCAPE PLAN
MARCH 8, 2021

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



L-1.0

Project No. 02820



DOG PARK CONCEPT



DOG PARK CONCEPT



DOG PARK CONCEPT



DOG PARK CONCEPT



SPLIT RAIL FENCE AND GATE WITH WIRE MESH



COMPOSITE PICNIC TABLES



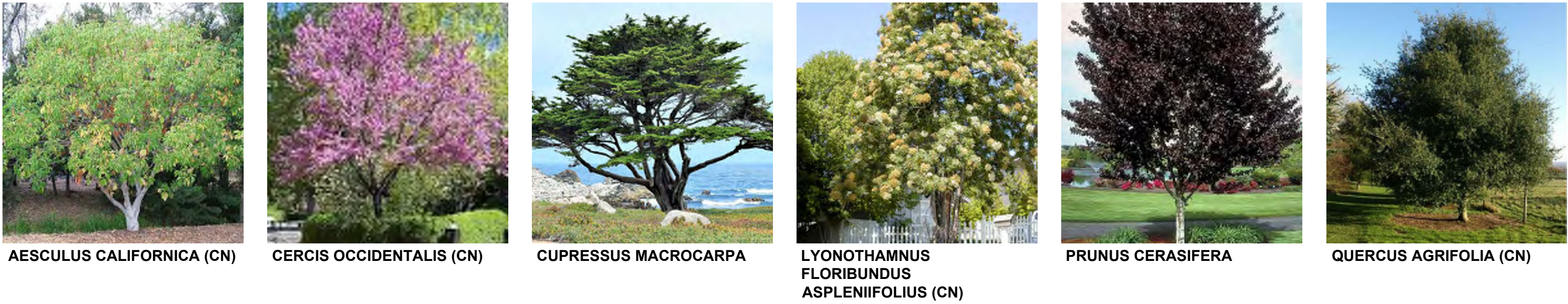
DOG PICK UP STATION



COMPOSITE BENCH SEATING

PROPOSED TREE PALETTE				
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QUERCUS AGRIFOLIA (CN)	COAST LIVE OAK	V. LOW	15	GAL
EXISTING TREES				
EXISTING TREE CANOPY - PROTECT-IN-PLACE				
EXISTING PLANT AREA - SEE PROPOSED RESTORATION PLANTING (NON-DISTURBED AREAS) NOTES				
(CN) - CALIFORNIA NATIVE				

TREES

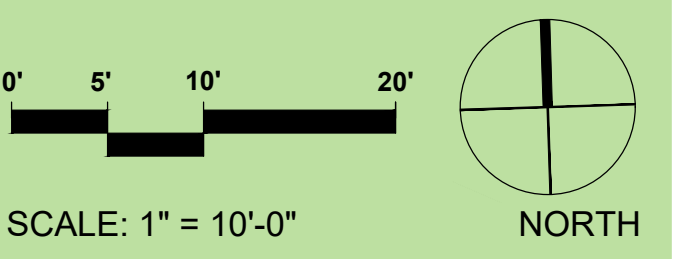


City of Marina
211 HILLCREST AVENUE
MARINA, CALIFORNIA 93933
(831) 884-1278

DUNES PHASE 2 EAST
Marina, California

HILLTOP PARK ENLARGEMENT
CONCEPTUAL LANDSCAPE PLAN
MARCH 8, 2021

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



L-1.1
Project No. 02820

April 9, 2021

Item No. **11b**

Honorable Mayor and Members
of the Marina City Council

City Council Meeting
of April 20, 2021

**CITY COUNCIL TO CONSIDER ADOPTING RESOLUTION NO. 2021-,
RECEIVING A PRESENTATION AND APPROVING THE CONCEPT PLAN FOR
HILLTOP PARK AT THE DUNES**

REQUEST:

It is requested that the City Council adopt Resolution No. 2021-, receiving a presentation and approving the concept plan for Hilltop Park at The Dunes.

BACKGROUND:

At the regular meeting of May 19, 2020, the City Council adopted Resolution No. 2020-53, approving the amendment to the University Village (now The Dunes on Monterey Bay) Phase 2 Tentative Map. The amendment included conceptual layouts of the City Park within Phase 2 known as Hilltop Park.

The Dunes Specific Plan Community Design Strategy for the Park System Design Concept of Hilltop Park is defined as follows:

This site has significant topography which yields beautiful panoramas from the top of the plateau. This park is proposed to be a passive park with an emphasis on native planting, dunes, sheltered overlooks and seating areas, picnic and barbecue facilities, and a dog park. Trails should follow the site contours to provide access from Eighth and Ninth streets.

ANALYSIS:

The preliminary park plan will serve as a basis for final park design. Final design will move forward once Council input has been considered and addressed. All the improvements at this park location will be fully funded by Marina Community Partners (MCP). The basic programming and elements of the parks will remain as close as possible to what was approved by the amended tentative map and Specific Plan.

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Whereas the basic programming and elements of the parks will remain as close to what is approved as possible, the COVID-19 pandemic may affect certain congregating elements of the Park.

FISCAL IMPACT:

As stated above, MCP will fully fund construction of the Park once the designs are approved by the City. Per Conditions #11 and #20 of the Tentative Map Conditions of Approval, Hilltop Park will then be owned and maintained by the City.

CONCLUSION:

This request is submitted for City Council consideration.

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

REVIEWED/CONCUR:

Layne P. Long
City Manager
City of Marina