

RESOLUTION NO. 2021-73

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MARINA RECEIVING A REPORT ON THE HILLTOP PARK AD HOC COMMITTEE RECOMMENDATIONS AND PROVIDING DIRECTION ON THE FINAL DESIGN OF THE 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, City Council received a presentation and approved the conceptual plan for the Hilltop Park (**Attachment 1**) on April 20th, 2021 by adopting Resolution 2021-36 with the exception of vegetation for the park. As part of the resolution, City Council directed the formation of an ad hoc committee to develop recommendations specific to “trees, grasses, forbs and shrubs, which is all plant material to be incorporated in the development of the Hilltop Park at The Dunes.”, 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 Ad Hoc Committee consisting of representatives of the City Council (Mayor Bruce Delgado), Recreation and Cultural Services Commission (Chair Darlena Ridler, Commissioner Jeff Uchida), Public Works Commission (Commissioner Mike Owen), Tree Committee (Committee Member Greg Simmons), Marina Tree and Garden Club (Juli Hoffman and Grace Silva-Santella), Citizens for Sustainable Marina (Karen Andersen), along with Dr. Fred Watson met on May 26th, 2021, and;

WHEREAS, the ad hoc committee received a presentation from the Dunes landscape design team deliberated and provided the following recommendations to City Council:

- 1) Engage consultants with experience using Fort Ord natives for restoration and incorporate their recommendations in the plans.
- 2) The plans should include more information about site challenges with a focus on hydroseed application and keeping existing native vegetation currently remaining.
- 3) Update the plan to show current (May 2021) vegetation.
- 4) Describe in the landscaping plan how on-site (e.g., Fort Ord) stock and which species will be used.
- 5) Use a native plant emphasis, but not necessarily 100% coverage of natives across the site. Planting plans should show the long-term vegetation vision of the Hilltop Park.
- 6) Show on the plans which type of planting (e.g., for native restoration) will go in the various areas of Hilltop Park.
- 7) Use I-naturalist and David Styer's Flora of Fort Ord as references to select local natives for landscaping.
- 8) Include a more specific plant list using local native plants.
- 9) Bring the next version of proposed plant list back to ad-hoc committee.
- 10) Enhance dog park using oaks instead of cypress trees.

- 11) Include approximately 17 cypress trees where wind barriers are needed such as west of dog park.
- 12) Consider oak placement on west face of Hilltop Park in protected areas.
- 13) Consider placing the 8ft wide path from 9th Street to the top of the park to retain as much existing native vegetation as possible.
- 14) Begin seed collections in 2021 as soon as possible for species in all seral stages (e.g. pioneers, and mid and late-seral stages).

WHEREAS, 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:

1. Receive a report on the Hilltop Park Ad-hoc committee recommendations with the intent to follow the as best as possible with the exception of recommendation #9; and
2. We assign Mayor Bruce Delgado and Fred Watson to be a liaison between the developer's staff and the Ad-hoc committee members who are interested in remaining in the loop.

PASSED AND ADOPTED by the City Council of the City of Marina at a regular meeting duly held on the 15th day of June 2021, by the following vote:

AYES: COUNCIL MEMBERS: Berkley, Biala Delgado

NOES: COUNCIL MEMBERS: None

ABSENT: COUNCIL MEMBERS: Medina Dirksen, Burnett

ABSTAIN: COUNCIL MEMBERS: 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



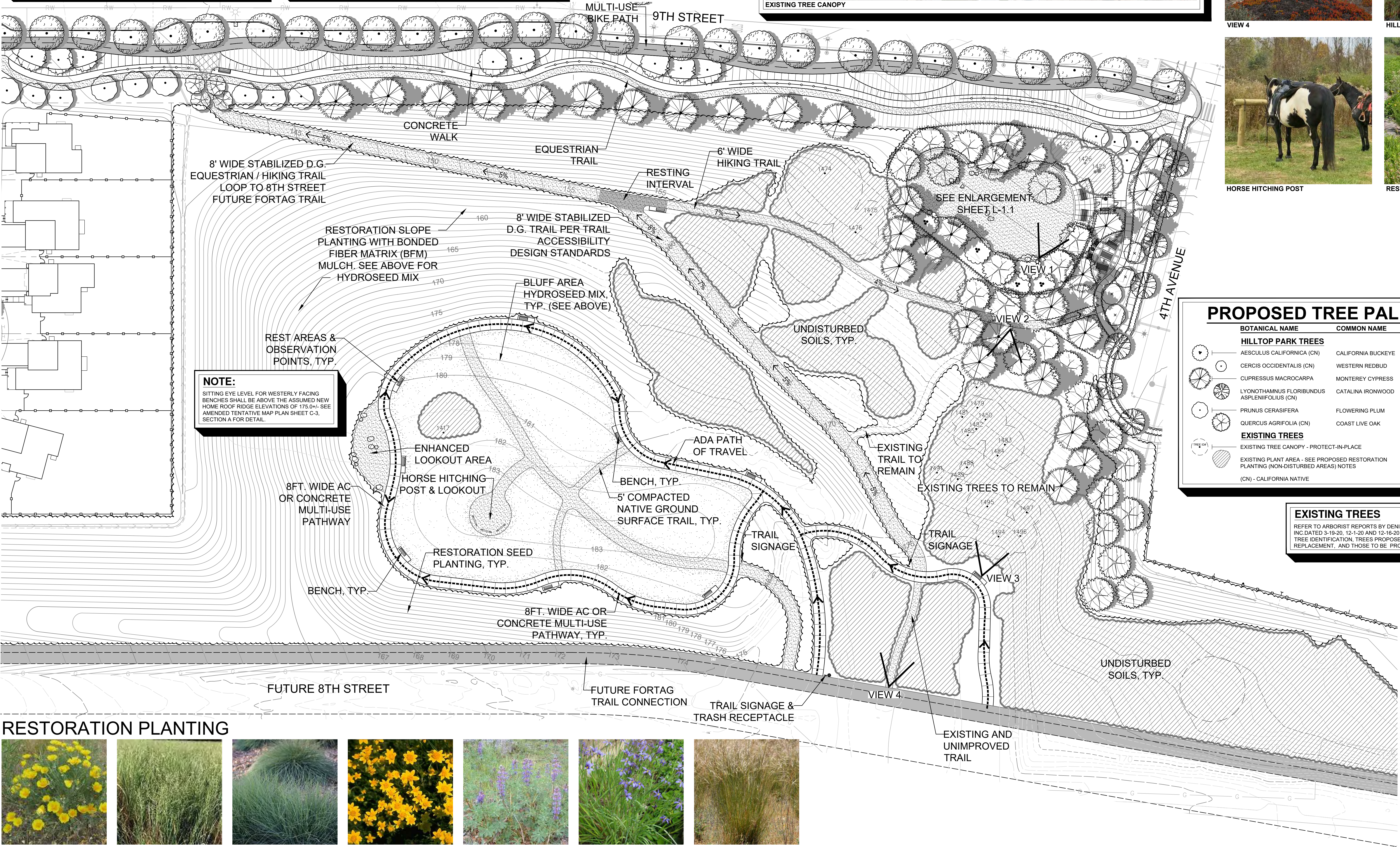
HORSE HITCHING POST



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+/- FEET. 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			
AESCLULUS 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.

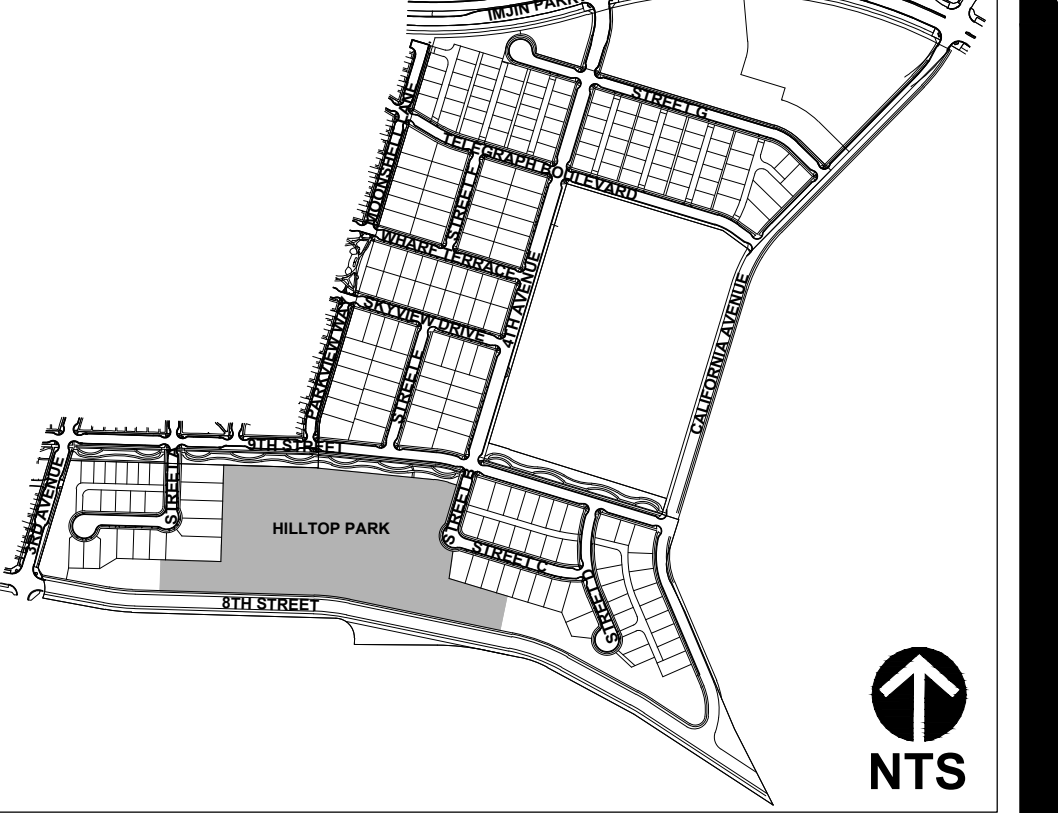
INVASIVE SPECIES REMOVAL AND RESTORATION PLANTING SHALL BE PHASED AS TO NOT DISTURB ANY ESTABLISHED POCKETS OF IDENTIFIED RELIC NATIVE PLANT COMMUNITIES WITHIN THE PARK.

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
PARASEBIANTHES LOPHANTHA - STINK BEAN
LEPTOSPERMUM LAEIVIGATUM - AUSTRALIAN TEA TREE
GENISTA SPP. - BROOM
CORTADERIA SPP. - JUBATA GRASS OR PAMPAS GRASS
CARPOBROTUS SPP. - ICE PLANT

KEY MAP



RESTORATION PLANTING



ESCHSCHOLZIA CALIFORNICA VAR. MARITIMA



FESTUCA MICROSTACHYS



FESTUCA RUBRA 'MOLATE'



LASTHENIA CALIFORNICA



LUPINUS SUCCULENTUS



SISYRINCHIUM BELLUM



STIPA PULCHRA

City of Marina

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

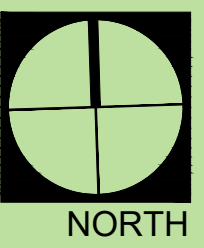
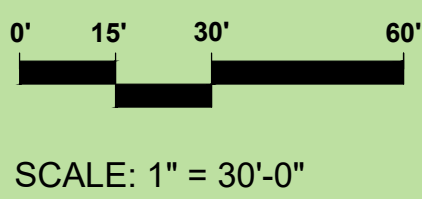
DUNES PHASE 2 EAST

Marina, California

HILLTOP PARK

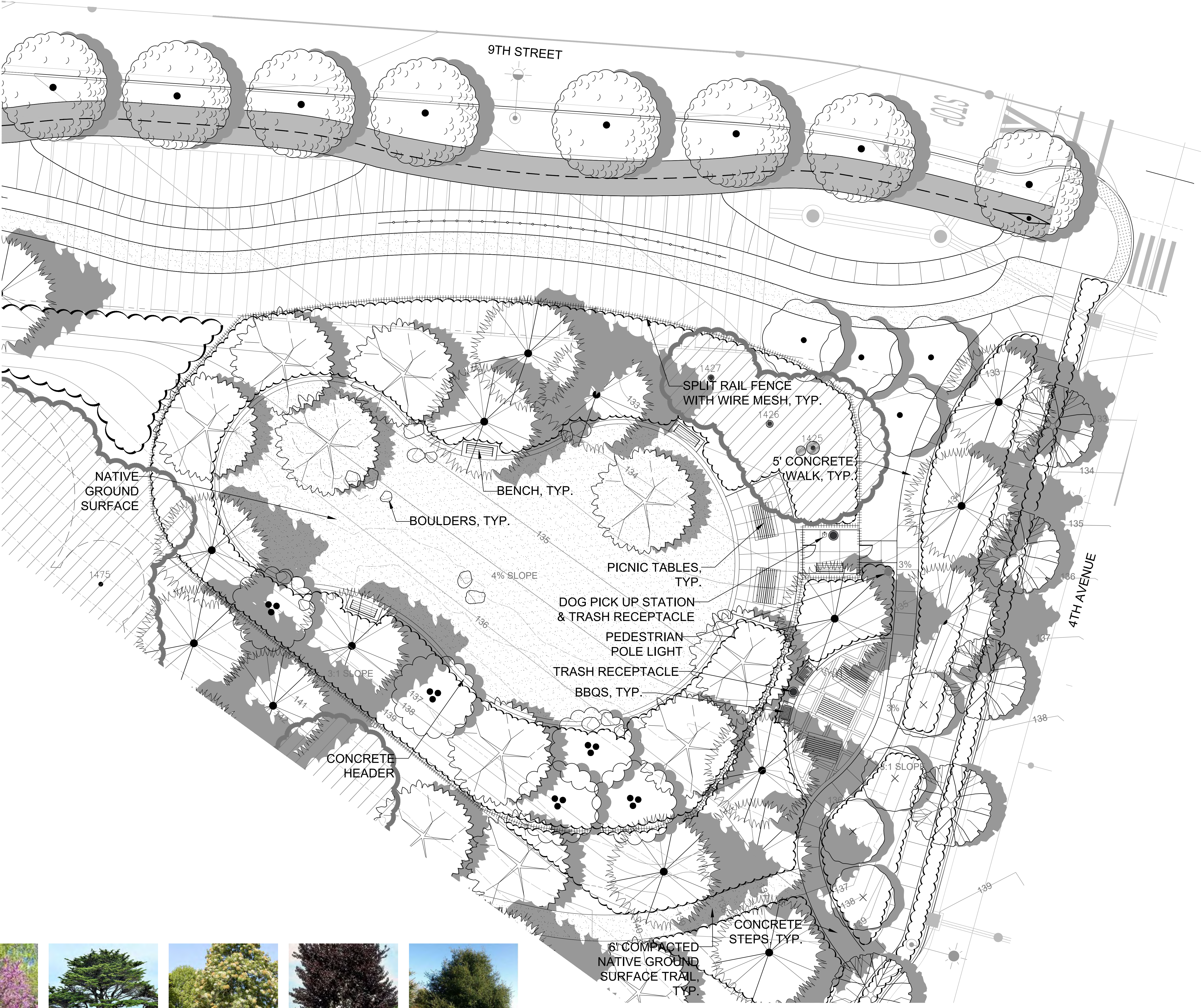
CONCEPTUAL LANDSCAPE PLAN
MARCH 8, 2021

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



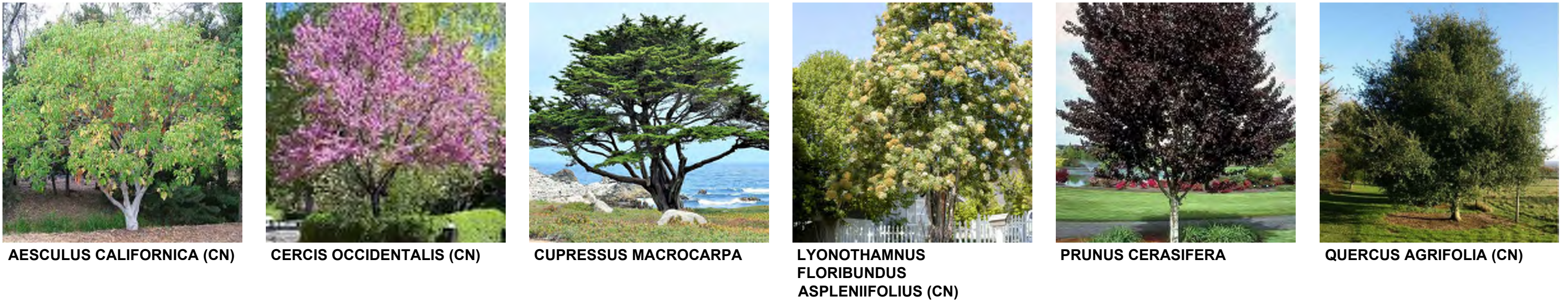
L-1.0

Project No. 02820

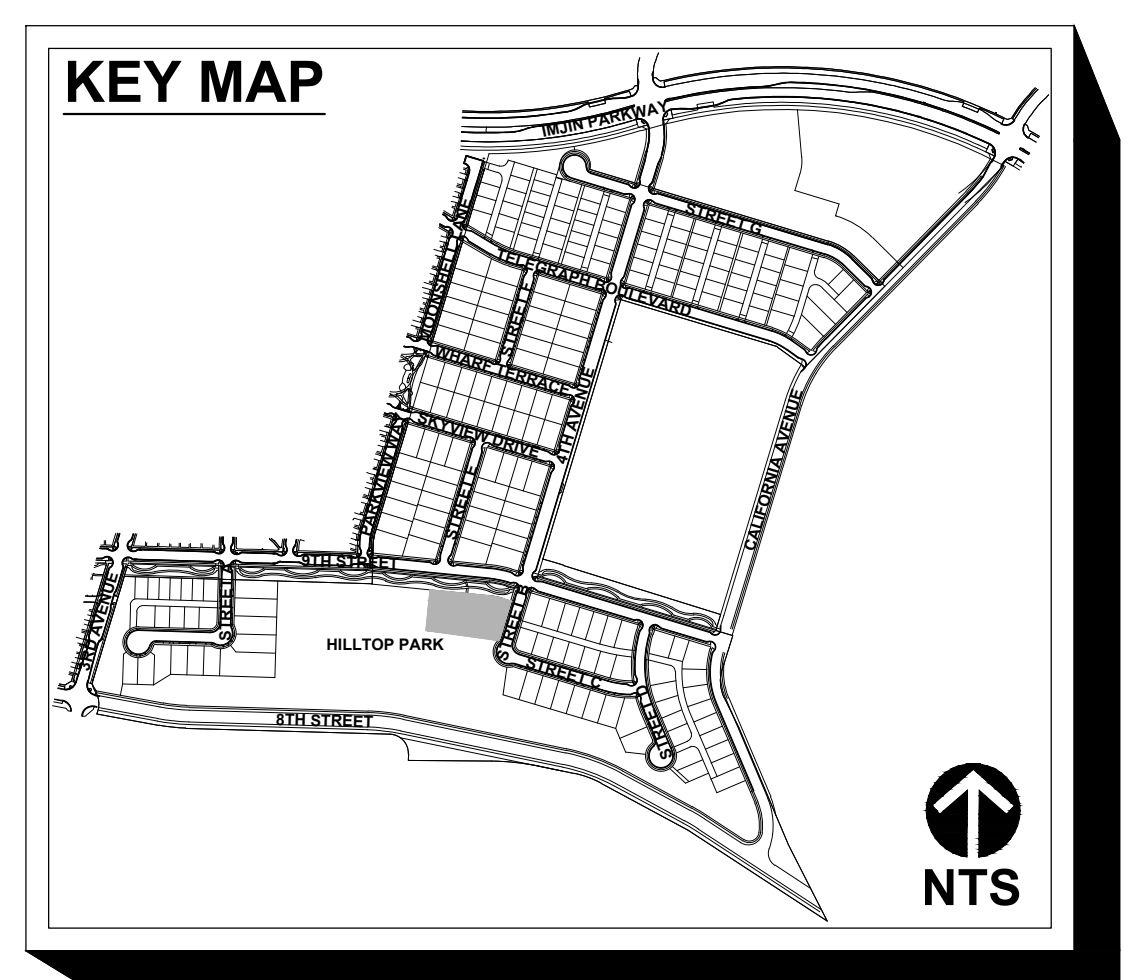


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EXISTING TREES				
EXISTING TREE CANOPY - PROTECT-IN-PLACE				
EXISTING PLANT AREA - SEE PROPOSED RESTORATION PLANTING (NON-DISTURBED AREAS) NOTES				
(CN) - CALIFORNIA NATIVE				

TREES



DOG PARK AREA
14,553 SF (0.33 ACRES) FENCE ENCLOSED AREA



June 10, 2021

Item No. **11b**

Honorable Mayor and Members
of the Marina City Council

City Council Meeting
of June 15, 2021

**CITY COUNCIL TO CONSIDER ADOPTING RESOLUTION NO. 2021-,
RECEIVING A REPORT ON THE HILLTOP PARK AD HOC COMMITTEE
RECOMMENDATIONS AND PROVIDING DIRECTION ON THE FINAL
DESIGN OF THE HILLTOP PARK AT THE DUNES**

REQUEST:

It is requested that the City Council adopt Resolution No. 2021-, receiving a report on the Hilltop Park ad-hoc committee recommendations and providing direction on the final design of the 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.

City Council received a presentation and approved the conceptual plan (“**EXHIBIT A**”) for the Hilltop Park on April 20th, 2021 by adopting Resolution 2021-36 with the exception of vegetation for the park. As part of the resolution, City Council directed the formation of an ad hoc committee to develop recommendations specific to “trees, grasses, forbs and shrubs, which is all plant material to be incorporated in the development of the Hilltop Park at The Dunes.”

The Ad Hoc Committee consisting of representatives of the City Council (Mayor Bruce Delgado), Recreation and Cultural Services Commission (Chair Darlena Ridler, Commissioner Jeff Uchida), Public Works Commission (Commissioner Mike Owen), Tree Committee (Committee Member Greg Simmons), Marina Tree and Garden Club (Juli Hoffman and Grace Silva-Santella), Citizens for Sustainable Marina (Karen Anderson), along with Dr. Fred Watson met on May 26th, 2021. The ad hoc committee received a presentation from the Dunes landscape design team deliberated and provided the following recommendations to City Council:

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- 2) The plans should include more information about site challenges with a focus on hydroseed application and keeping existing native vegetation currently remaining.
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- 14) Begin seed collections in 2021 as soon as possible for species in all seral stages (e.g. pioneers, and mid and late-seral stages).

ANALYSIS:

Changes to the approved concept plan directed by the City Council upon review of the recommendations of the ad-hoc committee will serve as a basis for final park design.

FISCAL IMPACT:

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