

RESOLUTION NO. 2022-52

THE CITY COUNCIL OF THE CITY OF MARINA HEREBY APPROVES THE TENTATIVE MAP AMENDMENT TO THE DUNES ON MONTEREY BAY (FORMERLY UNIVERSITY VILLAGES) PHASE 1B-PROMENADE TENTATIVE MAP (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, 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 the Planning Commission on October 9, 2008, the Planning Commission reviewed and recommended that City Council open a public hearing and certify and Addendum to the Environmental Impact Report (EIR SCH No. 2004091167) originally approved by Council on May 31, 2005, approve an amended tentative map (Resolution No. 2008-27), and approve a revised site plan for the Dunes Phase 1B, subject to conditions; 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 17, 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, MCP is responsible for the construction of approximately 27,285 sq. ft of commercial pads, which the parcels are included in this amended Tentative Map; and,

WHEREAS, Marina Community Partners (MCP) proposes amendments to the previously approved Tentative Map for Phase 1B area of the Dunes on Monterey Bay (formerly University Villages). The request changes from the approved amended 2008 Tentative Map are as follows:

1. Remainder Parcel – Individual Lot Lines and Right of Way for the Linear Park Street have been incorporated into the overall site plan.
2. Remainder Parcel – Parcels have been added to create individual lot for residential buildings.
3. Property Lines – The property lines shown in the amended Tentative Map have been refined to adjust to the current design site plan for the commercial, retail, live-work and residential units.

4. Parcels – Parcels have been adjusted and added for private streets, open space area to assist with the amended Commercial Association, which will be annexed into the existing CAM.
5. Grading – The project grading concept has not substantially changed. The current grading has been refined to fit the current layout of the new site plan.
6. Street Sections – Street sections have been adjusted to reflect existing road conditions built on the site. All sections are consistent with the Specific Plan.
7. Right of Way entry to the town square from the south is realigned and narrowed to promote a more friendly pedestrian access between all the retail centers for the project.

WHEREAS, the City of Marina Planning Division determined the project is consistent with the Environmental Impact Report (SCH No.2004091167) certified for the University Villages Specific Plan and no new environmental impacts will occur and the City Council will take action on the final CEQA determination; 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 recommend that the City Council approve the Amended Tentative Map, subject to conditions; and,

WHEREAS, at a public hearing, upon hearing and considering all testimony and arguments, if any, of all interested persons desiring to be heard, the City Council did affirm the findings regarding the referenced case, and further, did find the following facts to justify 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 prior project modifications, which will or would require major revisions of EIR No. 2004091167, due to the involvement of new significant environmental effects or a substantial increase in the severity of significant effects previously identified in the EIR above. Rather, the proposed modification concerns a change in, and construction related to, the approved uses within a specific area of The Dunes on Monterey Bay, which specific area is approved for retails, commercial and residential mixed use.

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

1. Find the Project exempt from the California Environmental Act (CEQA) pursuant to State CEQA Guidelines Section 15183; and,
2. Approving the Phase 1B Tentative Map Amendment, subject to finds and conditions of approval.

PASSED AND ADOPTED by the City Council of the City of Marina at a regular meeting duly held on the 3rd day of May 2022, 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 C. Delgado, Mayor

ATTEST:

Anita Sharp, Deputy City Clerk

**DUNES ON MONTEREY BAY (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 IC, 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/Amended Conditions of Approval in ***Bold Italics***

CONDITIONS OF APPROVAL

GENERAL

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 ***21*** herein.
4. The developer shall pay all required Development Impact Fees in accordance with the Development Agreement.
5. The developer shall provide proof of payment to outside utility providers of all required service and connection fees in accordance with the Development Agreement.

GEOLOGICAL 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 by 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. 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.
9. 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

10. 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, ***and the linear park along the future General Stillwell Avenue***, consistent with the concept set forth in the Specific Plan.

AIR QUALITY

11. 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

12. 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.
13. Prior to issuance of a Grading Permit, offsite grading and/or encroachment permits shall be obtained from any affected agencies or parties.
14. All public and/or private walkways shall be designed, installed and maintained in compliance with ADA standards.
15. ***All on-site and on-street parking spaces shall be no less than 8'6" in width.***

SEWER

16. 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.
17. 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

18. 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") /*Community Facilities District (CFD)* to be formed by the applicant.
19. 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

20. 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

21. 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 CFO 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

22. 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

23. 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

24. 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.
25. 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).
26. 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.
27. 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.
28. Design of the Improvement Plan specific to the tree locations shall be coordinated with the landscape architect and engineer.

DEMOLITION

29. 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 & Treatment system monitoring wells and existing underground water pipelines and structures.

PUBLIC WORKS

30. New street lights 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 / *CFD*.

31. The applicants shall dedicate land as necessary to construct any public improvements.
32. 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.
33. Prior to the approval Improvement Plans, utility stubs for the future development shall be reviewed and approved by the City Engineer or by his/her designee.
34. 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.
35. 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.
36. The 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.
37. 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.
38. Reverse Angle Parking shall be designed and constructed along the frontage of the proposed City Park on "J" 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.
39. 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

40. Prior to approval of the Final Map the applicant shall comply with the requirements of Government Code section 66473.7.

END OF CONDITIONS

PROJECT DESCRIPTION

UNIVERSITY VILLAGES SPECIFIC PLAN IS A 337.8 ACRE RESIDENTIAL AND MIXED-USE PROJECT. THE PROMENADE IS A 16.4 ACRE PORTION OF THE UNIVERSITY VILLAGES PROJECT AND INCLUDES RESIDENTIAL USE, COMMERCIAL USE, STREETS, PARKS, WALKWAYS, AND VILLAGE SQUARE.

SHEET INDEX

- 1 TM01 TITLE SHEET
- 2 TM02 EXISTING CONDITIONS & DEMOLITION PLAN
- 3 TM03 EXISTING CONDITIONS & DEMOLITION PLAN
- 4 TM04 BOUNDARY MAP EXHIBIT
- 5 TM05 LOTS & PARCELS
- 6 TM06 PROPOSED PUBLIC RIGHT OF WAY & EASEMENTS
- 7 TM07 STREET SECTIONS (PROPOSED PUBLIC RIGHT OF WAY)
- 8 TM08 GRADING AND DRAINAGE PLAN
- 9 TM09 GRADING AND DRAINAGE PLAN
- 10 TM10 GRADING SECTIONS
- 11 TM11 UTILITY PLAN
- 12 TM12 UTILITY PLAN

LOT SUMMARY

USE	LOTS	ACREAGE
RESIDENTIAL	LOTS 3-6, 9, 10, 14-16, 21-26, 33-35	4.84
COMMERCIAL	LOTS 2, 8, 11-13, 19, 20	3.34
PUBLIC STREET*	LOTS 7, 28, 30, 32	5.18
PRIVATE STREET/DRIVE AISLE	LOTS 1, 27, 29, 31, 36	2.19
OPEN SPACE	LOTS 18	0.49
TOTAL		16.04

*TO BE DEDICATED TO THE CITY OF MARINA FOR PUBLIC STREET PURPOSES

RESIDENTIAL CONDOMINIUM UNIT SUMMARY

TYPE	LOTS	UNITS
LIVEWORK	LOTS 9, 10, 14, 21	13
FLATS	LOTS 3-6, 15, 16, 22-26	53
TOWNHOMES	LOTS 33, 34, 35	18
TOTAL		84

NOTE: LOT 17 NOT USED

LEGEND

PROPOSED	EXISTING

ABBREVIATIONS

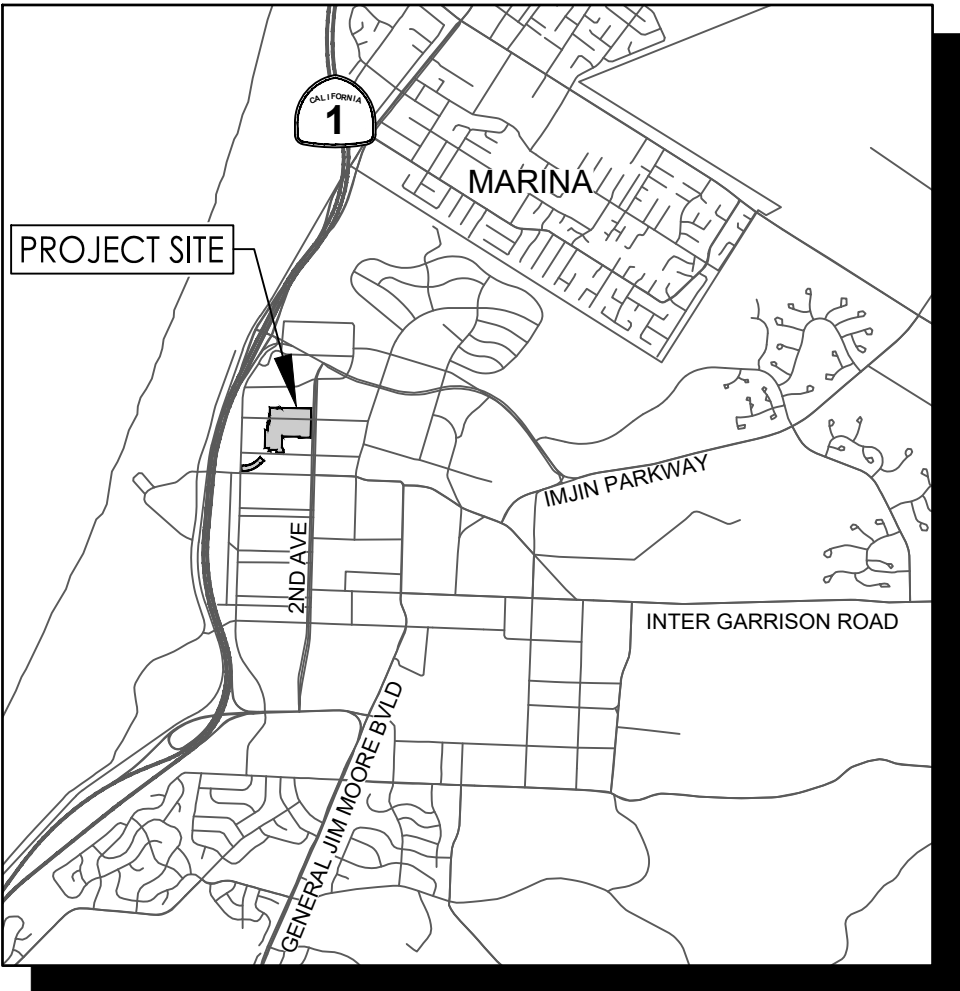
ADA	ACCESSIBLE UNIT
CL	CENTERLINE
ESMT	EASEMENT
EVAE	EMERGENCY VEHICLE ACCESS EASEMENT
FC	FACE OF CURB
FF	FINISHED FLOOR
FH	FIRE HYDRANT
LS	LANDSCAPE
MCWD	MARINA COAST WATER DISTRICT
PUE	PUBLIC UTILITY EASEMENT
RW	RECYCLED WATER
SD	STORM DRAIN
SSE	SANITARY SEWER EASEMENT
SS	SANITARY SEWER
S/W	SIDEWALK
TC	TOP OF CURB
TRC	TOP OF ROLLED CURB
TTC	TOP OF FLUSH CURB
W	WATER

AMENDED TENTATIVE MAP

FOR CONDOMINIUM PURPOSES

UNIVERSITY VILLAGES - PHASE 1B

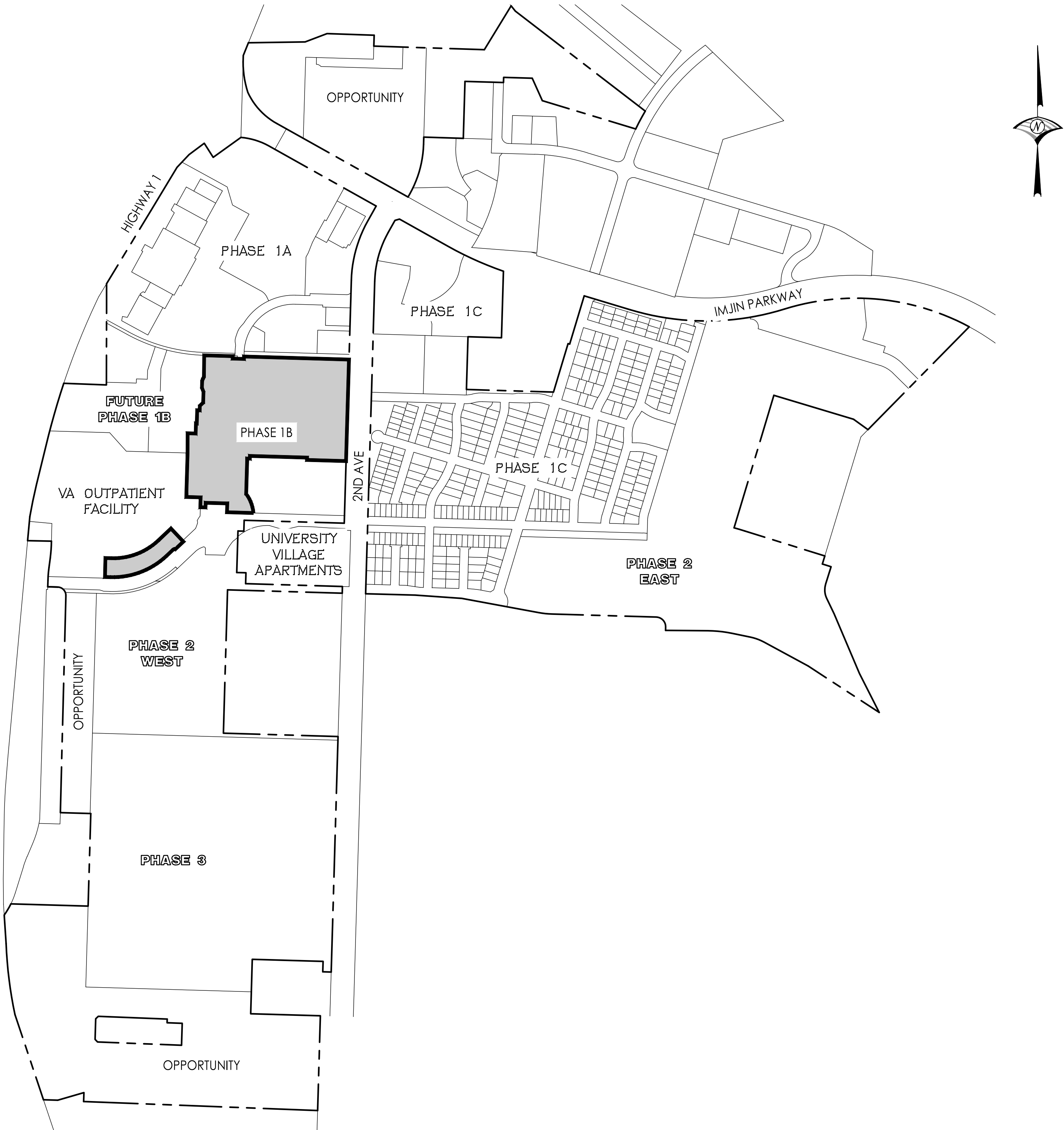
MARINA, CALIFORNIA



VICINITY MAP
NTS

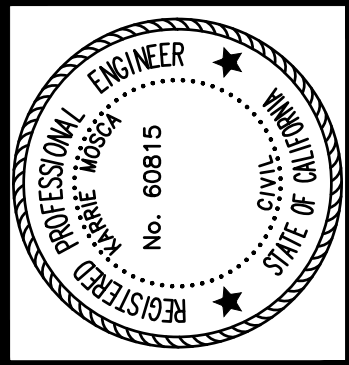
GENERAL NOTES

- OWNER/DEVELOPER/SUBDIVIDER: MARINA COMMUNITY PARTNERS, LLC
- CIVIL ENGINEER: WOOD RODGERS, INC
4670 WILLOW RD, SUITE 125
PLEASANTON, CA 94588
- 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: C2 COLLABORATIVE
100 AVENIDA MIRAMAR
SAN CLEMENTE, CA 92672
- ASSESSOR'S PARCEL NUMBERS: 031-282-028 THROUGH 43, 031-282-047, LOTS 5-20 & 24, AND THE REMAINDER OF PARCEL 031-282-060
- SITE AREA: 16.4 +/- ACRES
- GENERAL PLAN DESIGNATION: NEIGHBORHOOD DISTRICT - UNIVERSITY VILLAGE
- CURRENT LAND USE: VACANT AND UNIMPROVED, CURRENTLY USED BY TEMPORARY CONSTRUCTION TRAILERS FOR THE DUNES PROJECT
- CURRENT ZONING: MULTIPLE USE UNDER THE UNIVERSITY VILLAGE SPECIFIC PLAN (UVSP)
- PROPOSED LAND USE: COMMERCIAL, RESIDENTIAL, AND PARKS OR PUBLIC OPEN SPACES.
- UTILITIES: MARINA COAST WATER DISTRICT
11 RESERVATION ROAD
MARINA, CA 93933
SPECIAL DISTRICT
PACIFIC GAS & ELECTRIC
401 WORK STREET
SALINAS, CA 93901
AT&T
2160 CALIFORNIA AVE STE B
SAND CITY, CA 93955
COMCAST CABLE
2455 HENDERSON WAY
MONTEREY, CA 93940
MARINA FIRE DEPARTMENT
211 HILLOREST
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 BALANCE OF PHASE 1 OF UNIVERSITY VILLAGES, PREPARED BY BERLOGAR STEVENS & ASSOCIATES DATED FEBRUARY 21, 2007 AND SUPPLEMENTAL LETTER DATED OCTOBER 14, 2021.
- 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



SITE PLAN
SCALE: 1"=400'

WOOD RODGERS
REGISTERED PROFESSIONAL ENGINEER
BUILDING RELATIONSHIPS ONE PROJECT AT A TIME
4670 WILLOW ROAD, STE 125 TEL 925.847.1556
PLEASANTON, CA 94588 FAX 925.847.1597

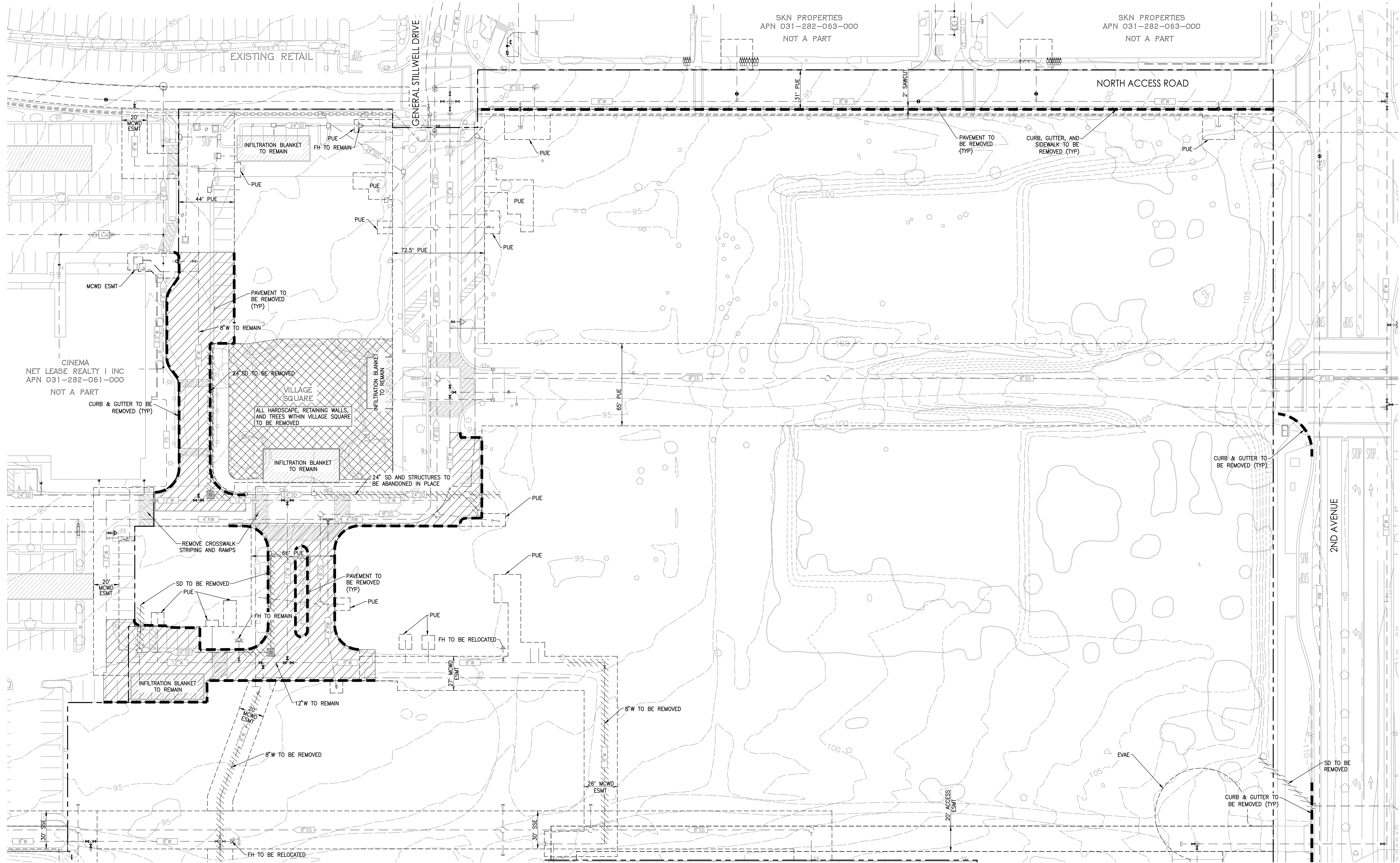


SUBMITTAL / REVISION	CITY SUBMITTAL	ADDRESS CITY COMMENTS	CITY SUBMITTAL	FINAL CITY SUBMITTAL
1	10/2021		1	10/2021
2	11/2021		2	11/2021
3	1/2022		3	1/2022
4	2/2022		4	2/2022

AMENDED TENTATIVE MAP
UNIVERSITY VILLAGES - PHASE 1B
TITLE SHEET

SCALE:	N/A
DRAWN:	CR
JOB No.:	3089.015

SHEET	TM01
1 OF 12	



MATCH LINE

UNIVERSITY VILLAGE APARTMENTS
UNIVERSITY VILLAGE ASSOCIATES
APN 031-282-059-000

(SEE SHEET TM03)

WOOD RODGERS
BUILDING RELATIONSHIPS ONE PROJECT AT A TIME
4470 WILLOW ROAD, STE 105 TEL: 925.847.1556
PLEASANTON, CA 94588 FAX: 925.847.1597

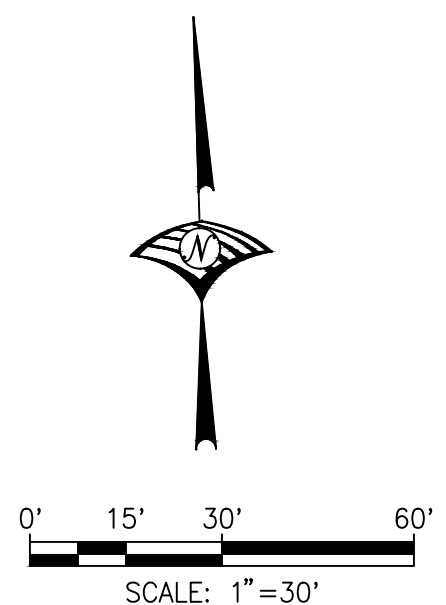
SUBMITTAL / REVISION		CITY SUBMITTAL	ADDRESS CITY COMMENTS	CITY SUBMITTAL	FINAL CITY SUBMITTAL
1	10/2021	1		1	
2	11/2021	2		2	
3	1/2022	3		3	
4	2/2022 & 3/14/22	4		4	

AMENDED TENTATIVE MAP
UNIVERSITY VILLAGES - PHASE 1B
EXISTING CONDITIONS & DEMOLITION
PLAN

SCALE: 1"=30'
DRAWN: CR
JOB No.:3089.015

SHEET
TM02
2 OF 12

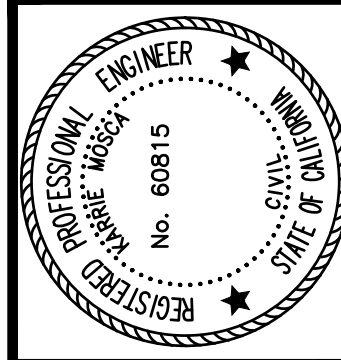
MARINA, CALIFORNIA



SCALE:	1"=30'
DRAWN:	CR
JOB No.:	3089.015

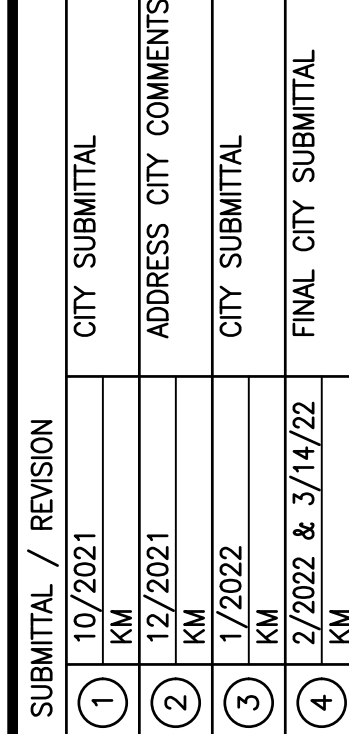
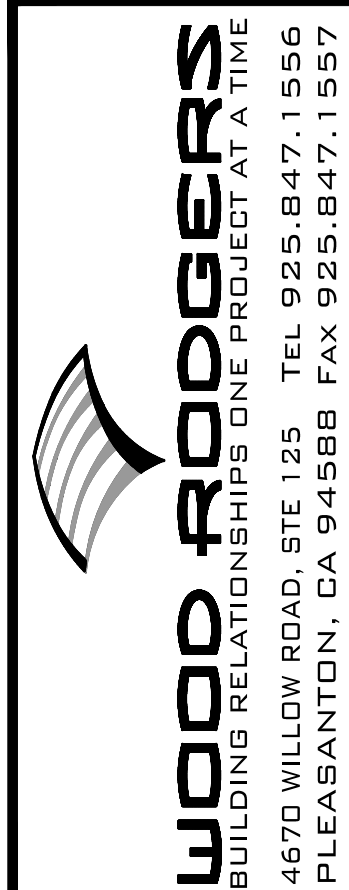
	MADINA CALLEONIA
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SUBMITTAL / REVISION	
1	CITY SUBMITTAL
2	ADDRESS CITY COMMENTS
3	CITY SUBMITTAL
4	FINAL CITY SUBMITTAL

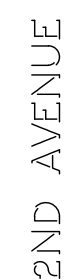


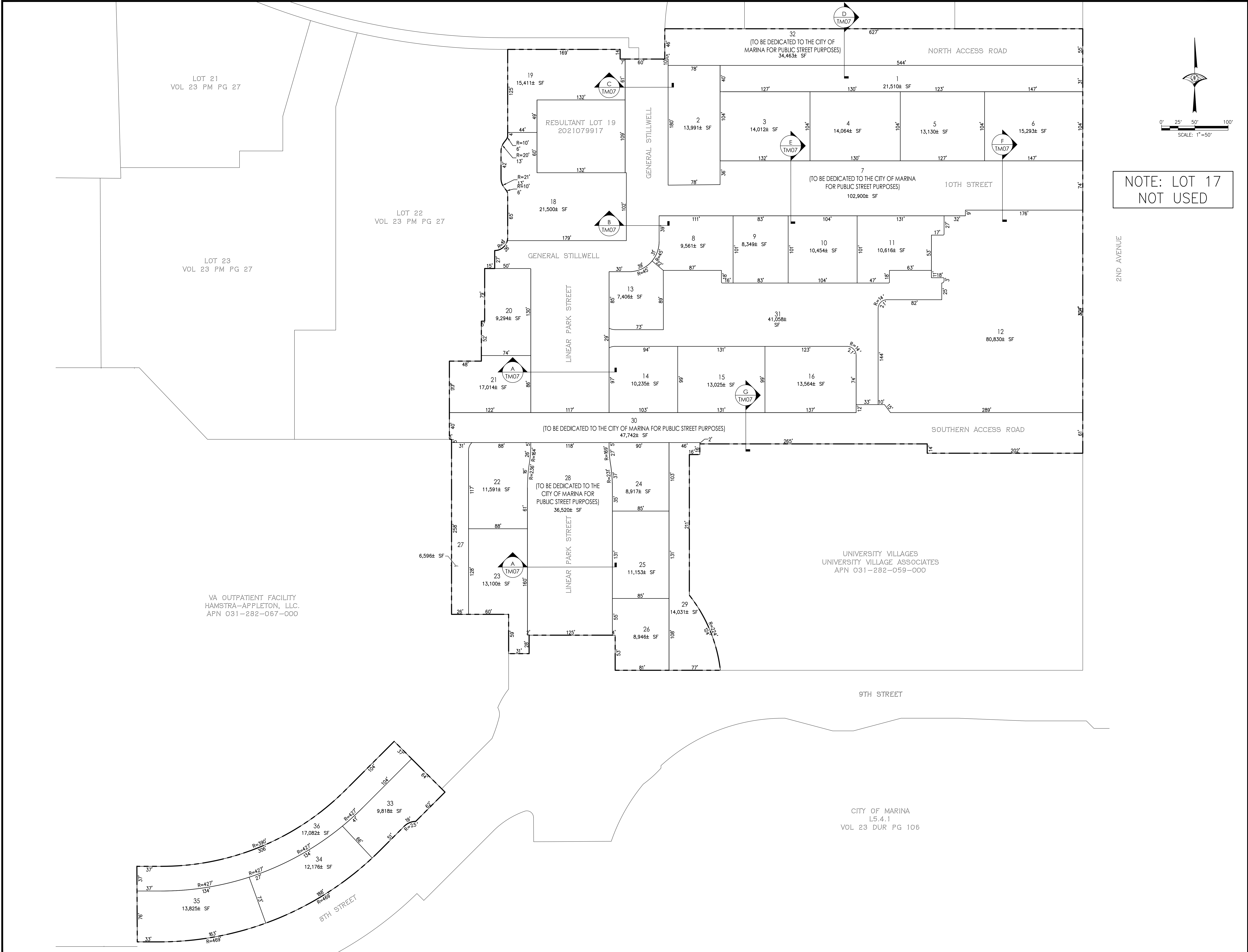
WOOD RODGERS
BUILDING RELATIONSHIPS ONE PROJECT AT A TIME

4670 WILLOW ROAD, STE. 125 TEL 925.847.1556
PLEASANTON, CA 94588 FAX 925.847.1557



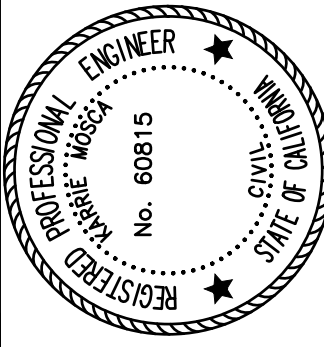
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JOB No.:3089.015
SHEET
TM04
4 OF 12







WOOD ROGERS
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PLEASANTON, CA 94588 FAX 925.847.1597



PROFESSIONAL ENGINEER
ROBERT J. HAMSTRA
No. 60815
STATE OF CALIFORNIA

SUBMITTAL / REVISION	
CITY SUBMITTAL	10/2021
ADDRESS CITY COMMENTS	11/2021
CITY SUBMITTAL	1/2022
FINAL CITY SUBMITTAL	2/2022 & 3/14/22

AMENDED TENTATIVE MAP
UNIVERSITY VILLAGES - PHASE 1B

LOTS & PARCELS

SCALE: 1"=50'

DRAWN: CR

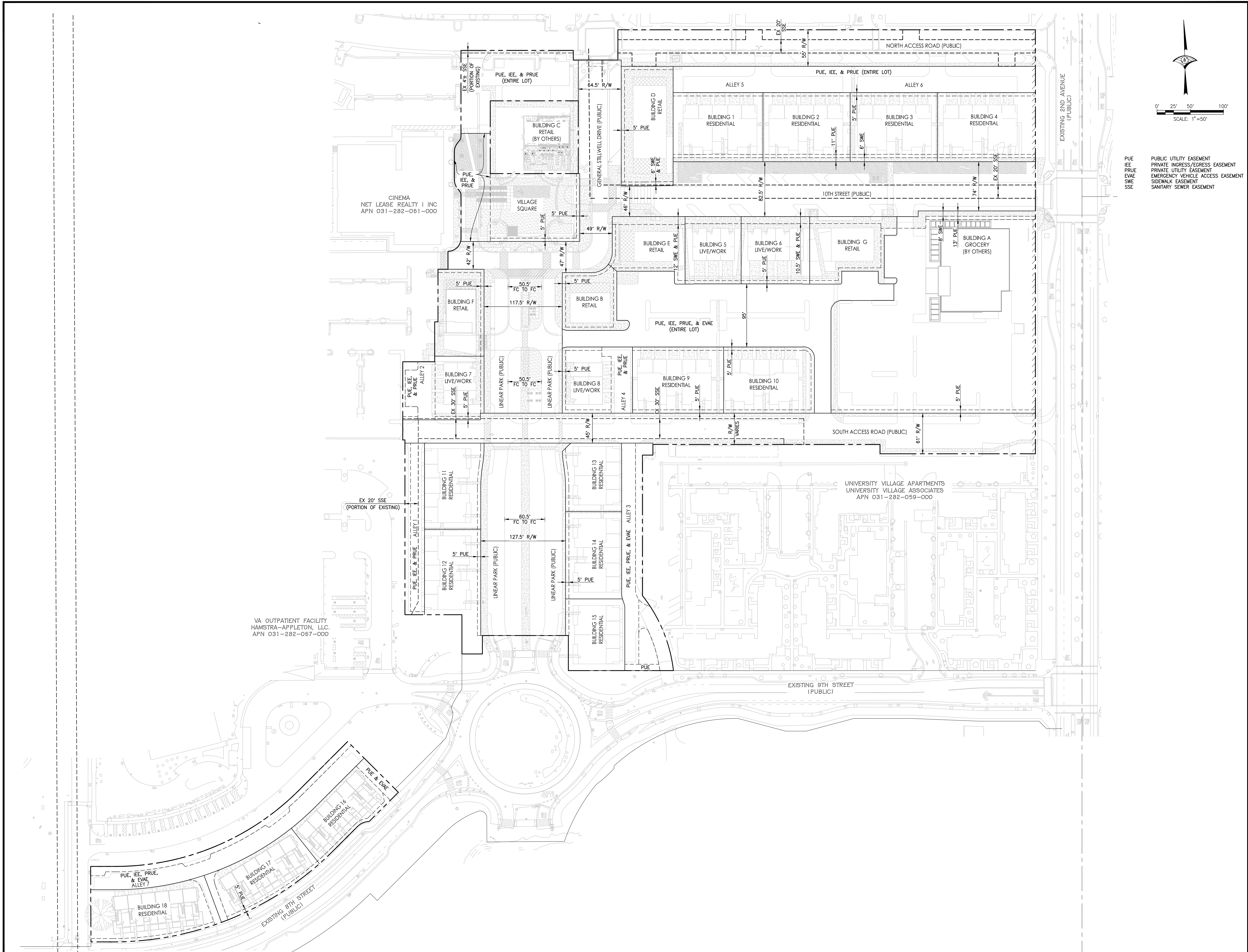
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SHEET
TM05

5 OF 12

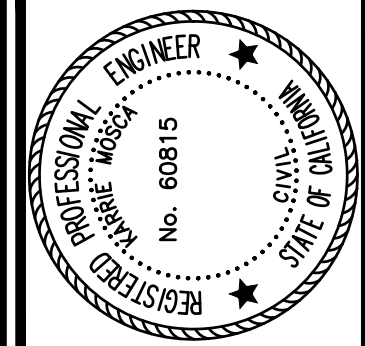
MARINA, CALIFORNIA

3/14/2022 11:37 AM Rebecca Pratt
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PUE PUBLIC UTILITY EASEMENT
IEE PRIVATE INGRESS/EGRESS EASEMENT
PRUE PRIVATE UTILITY EASEMENT
EVAE EMERGENCY VEHICLE ACCESS EASEMENT
SWE SIDEWALK EASEMENT
SSE SANITARY SEWER EASEMENT

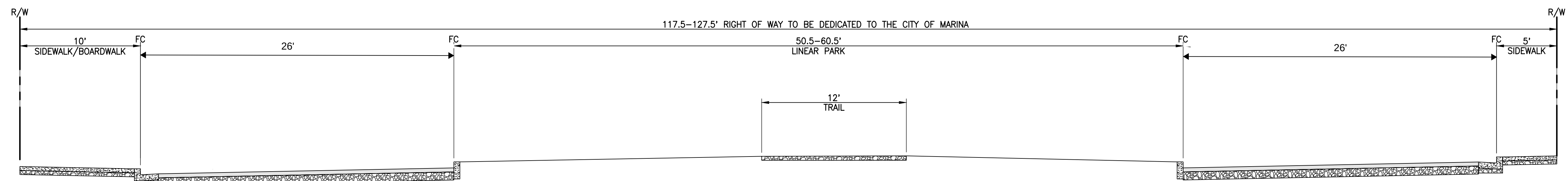
WOOD ROGERS
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SUBMITTAL / REVISION	
1	CITY SUBMITTAL
2	ADDRESS CITY COMMENTS
3	CITY SUBMITTAL
4	FINAL CITY SUBMITTAL

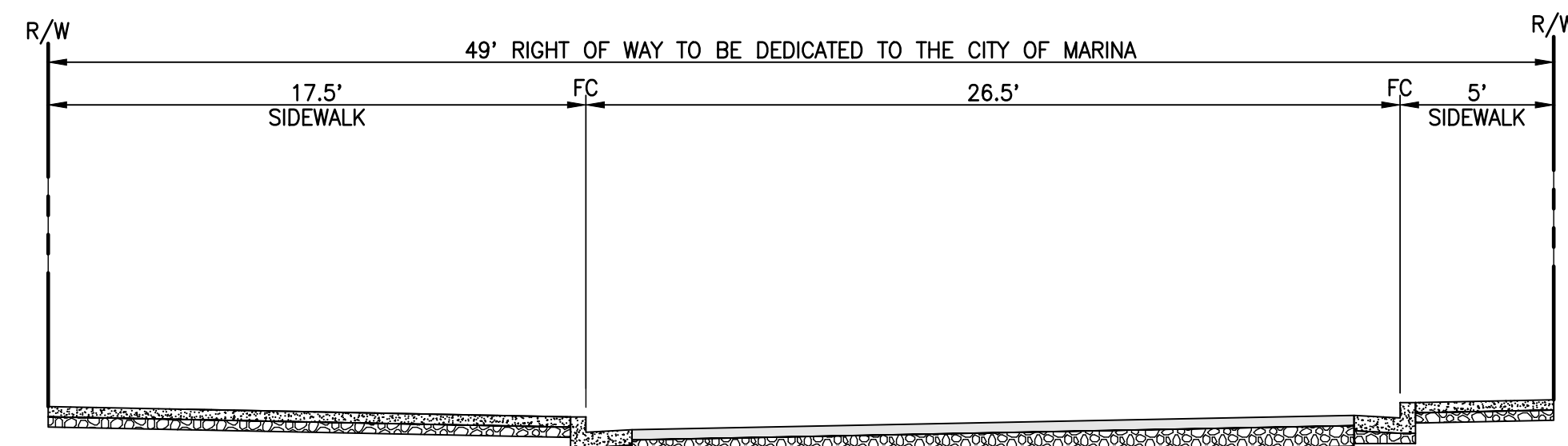
AMENDED TENTATIVE MAP
UNIVERSITY VILLAGES - PHASE 1B
PROPOSED PUBLIC RIGHT OF WAY
& EASEMENTS

SCALE:
DRAWN: CR
JOB No.:3089.015
SHEET
TM06
6 OF 12



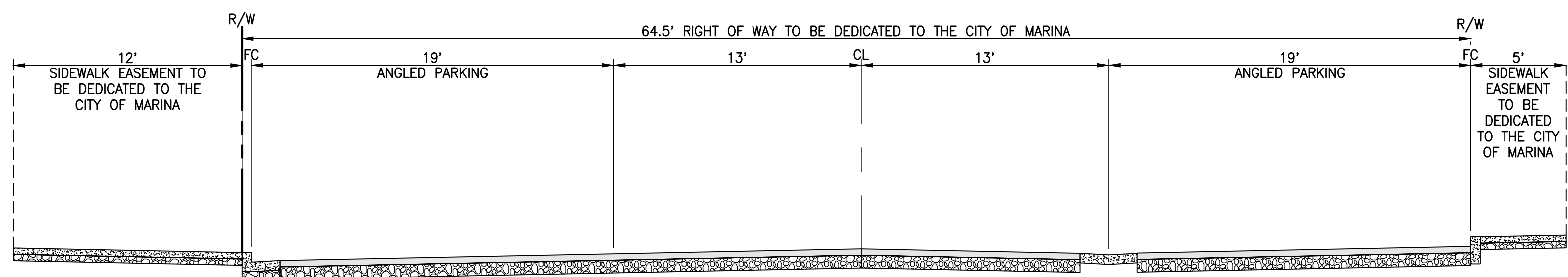
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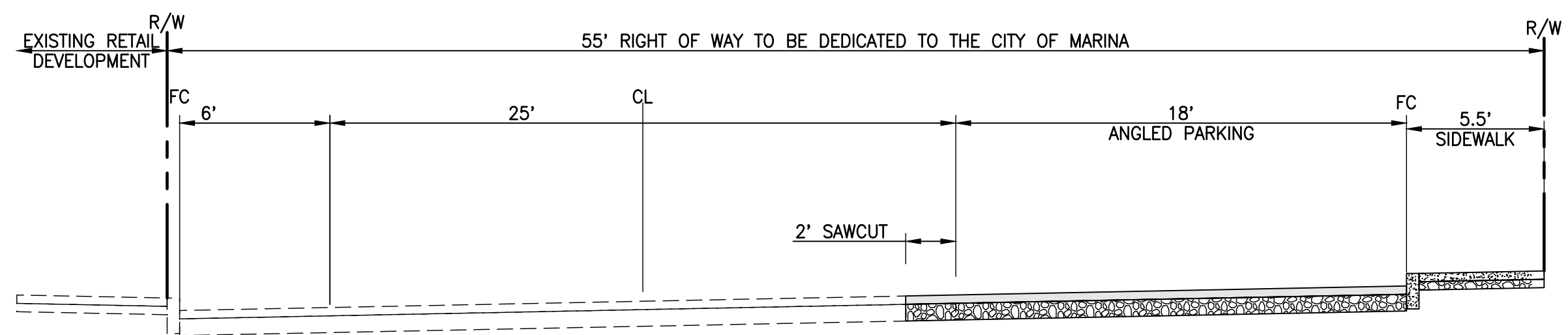
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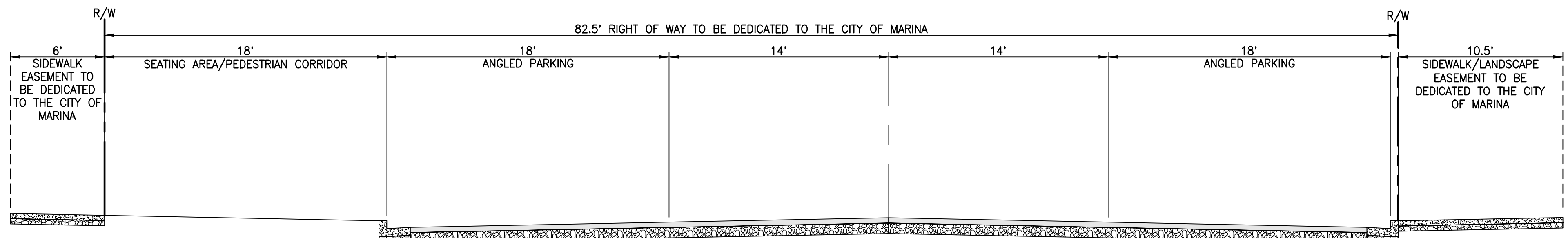
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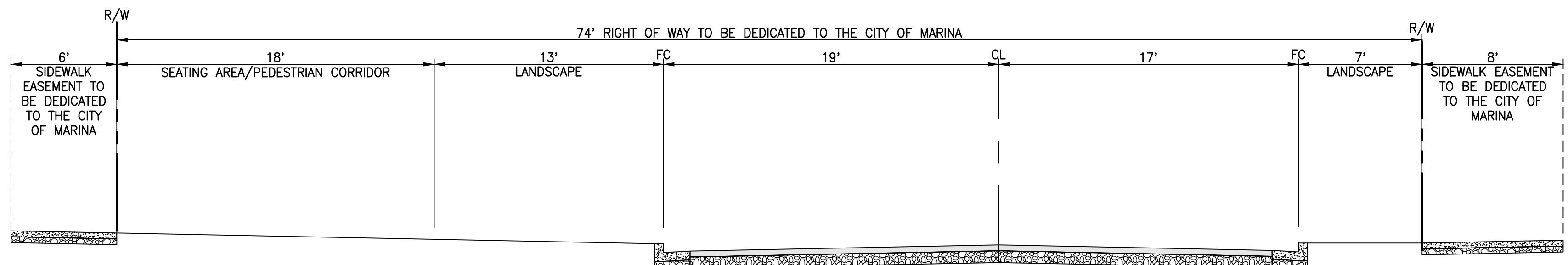
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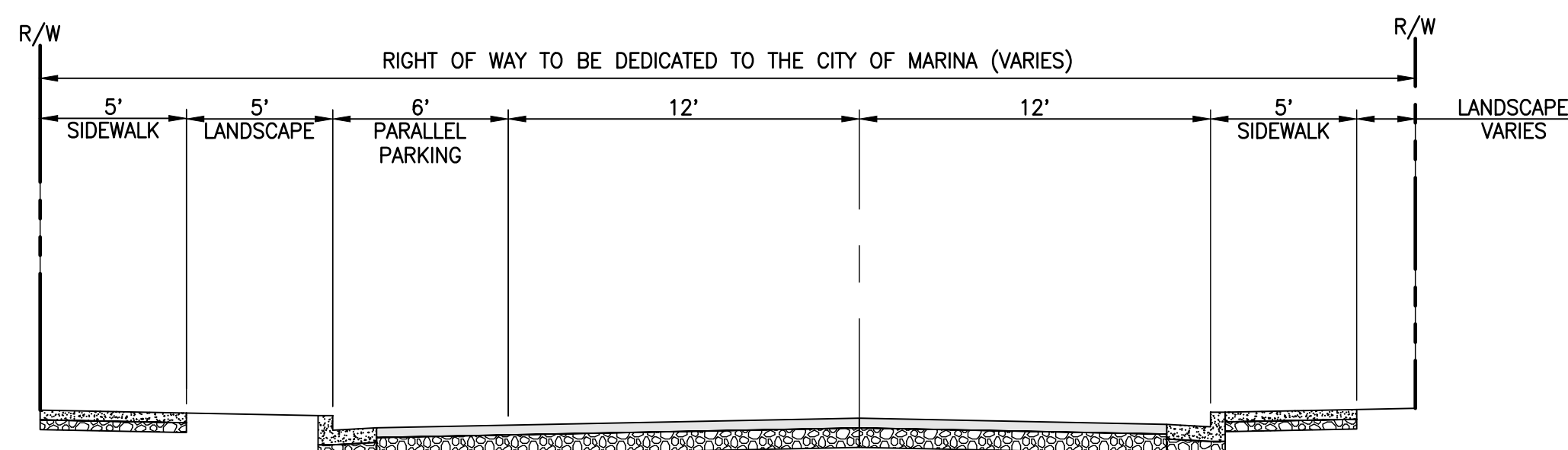
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NTS



SECTION F - 10TH STREET - BUILDING A AND G ENTRY TO 2ND AVE

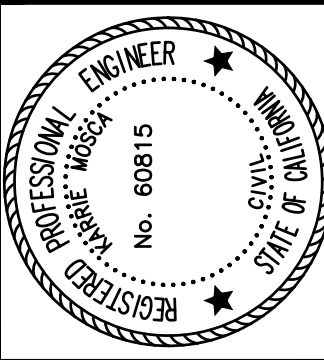
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SECTION G - SOUTHERN ACCESS ROAD

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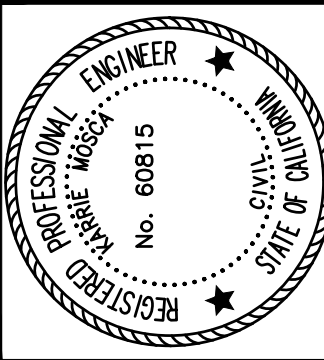
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PLEASANTON, CA 94588 FAX: 925.847.1597



SUBMITTAL / REVISION	CITY SUBMITTAL	ADDRESS CITY COMMENTS	CITY SUBMITTAL	FINAL CITY SUBMITTAL
1	10/2021		2	1/2022
2	12/2021		3	2/2022 & 3/14/22
3			4	

AMENDED TENTATIVE MAP
UNIVERSITY VILLAGES - PHASE 1B
STREET SECTIONS (PROPOSED PUBLIC RIGHT OF WAY)

SCALE: N/A
DRAWN: CR
JOB No.:3089.015
SHEET
TM07
7 OF 12



SUBMITTAL / REVISION	
1	10/2021 KM
2	12/2021 KM
3	1/2022 KM
4	2/2022 & 3/14/22
CITY SUBMITTAL	
ADDRESS CITY COMMENTS	
CITY SUBMITTAL	
FINAL CITY SUBMITTAL	

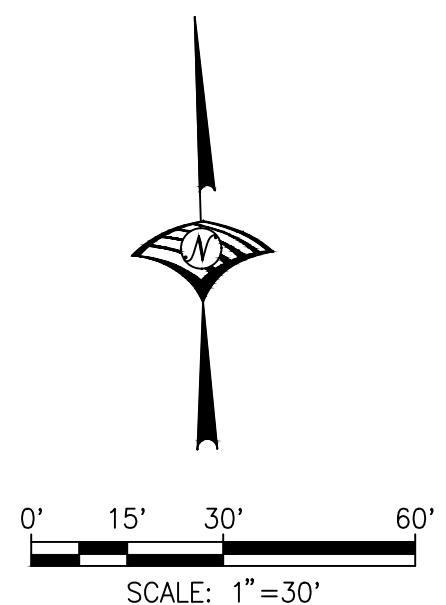
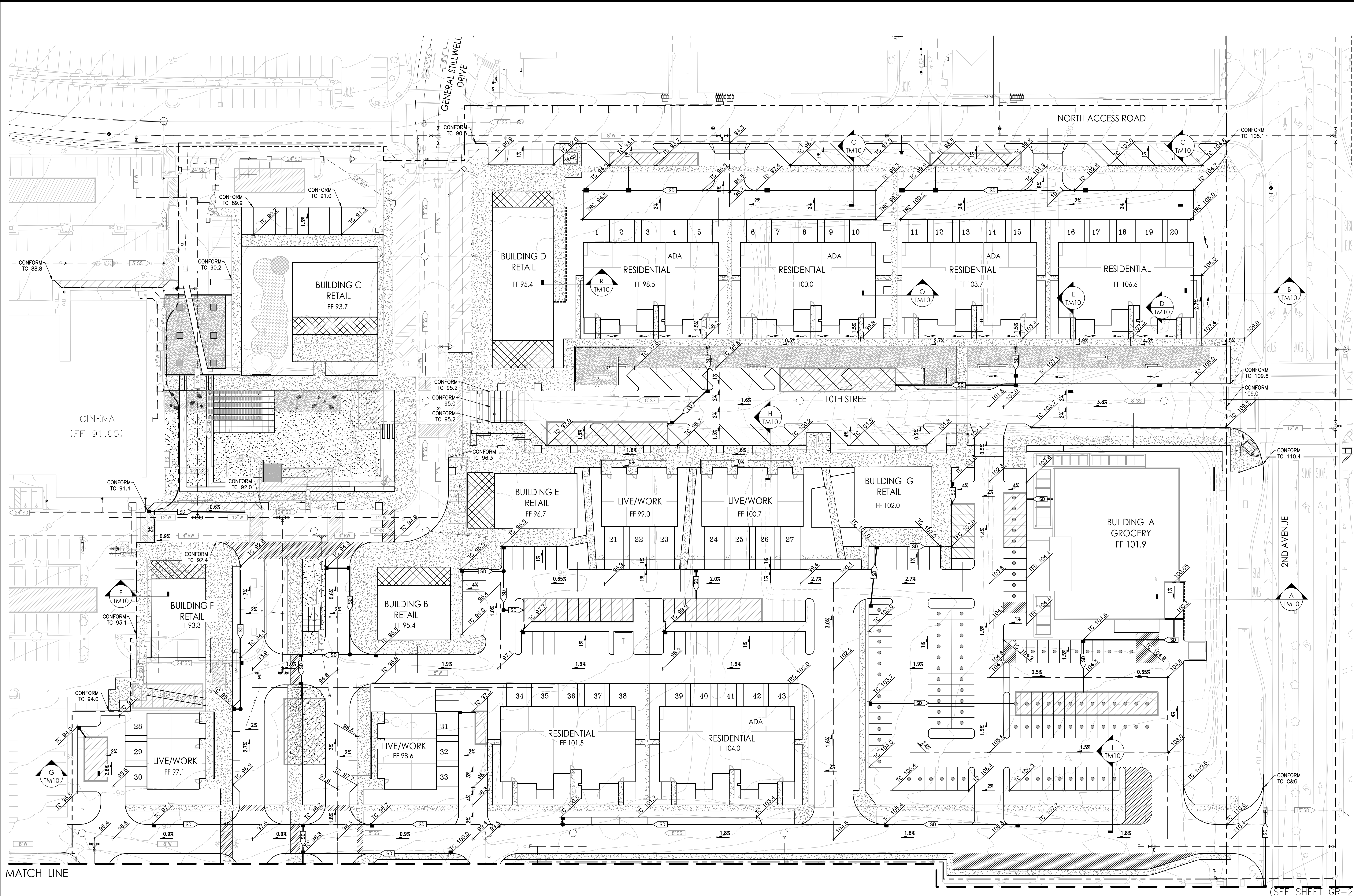
	MADRID	CALIFORNIA
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AMENDED TENTATIVE MAP
UNIVERSITY VILLAGES - PHASE 1B

GRADING AND DRAINAGE PLAN

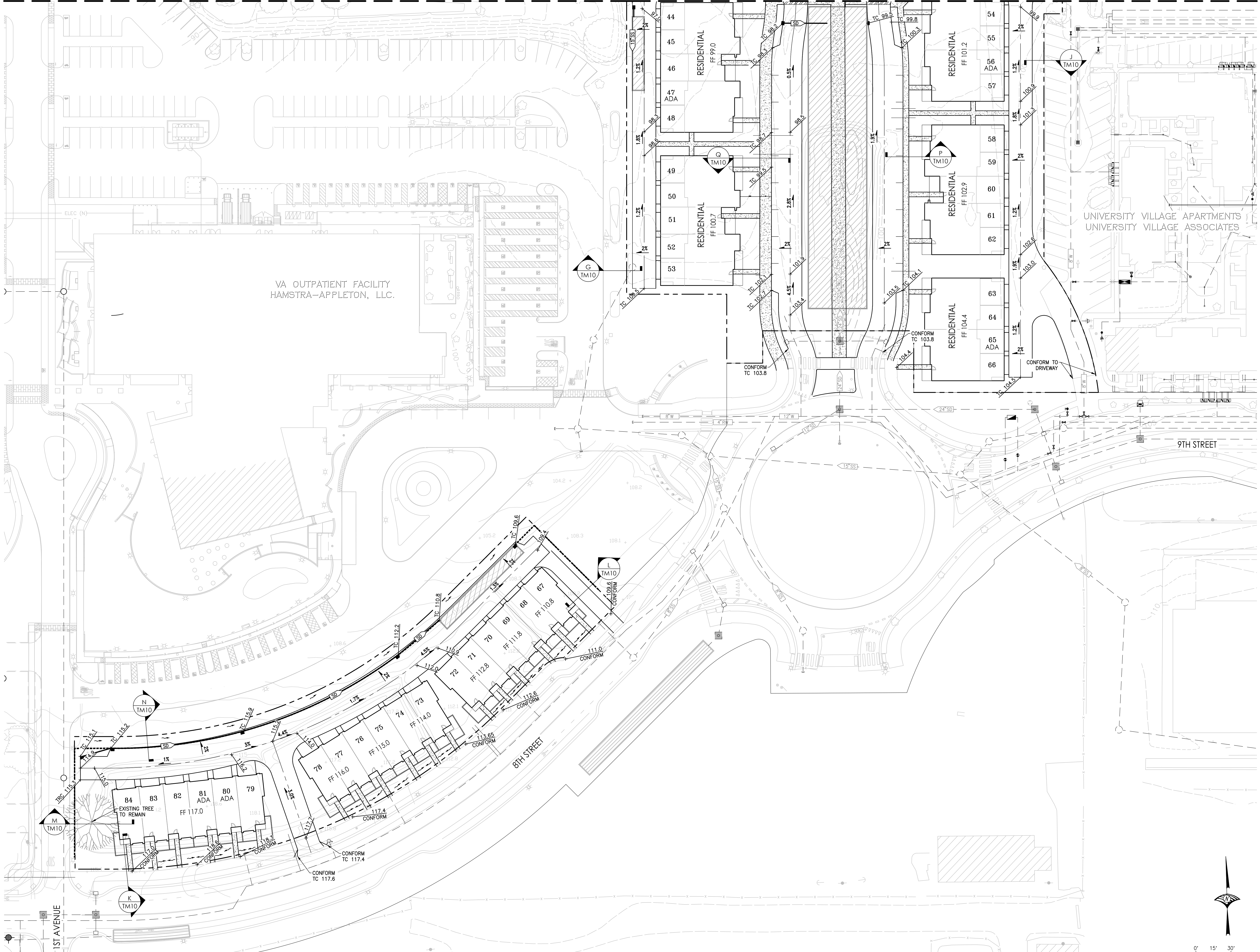
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JOB No.:	3089.015

SHEET
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8 OF 12

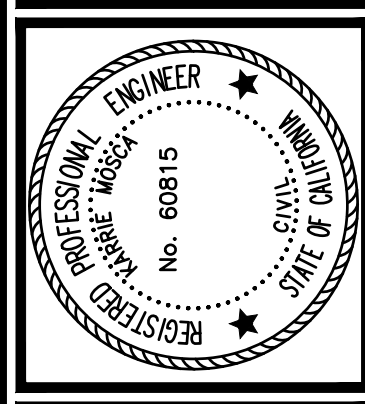


MATCH LINE

(SEE SHEET TM08)



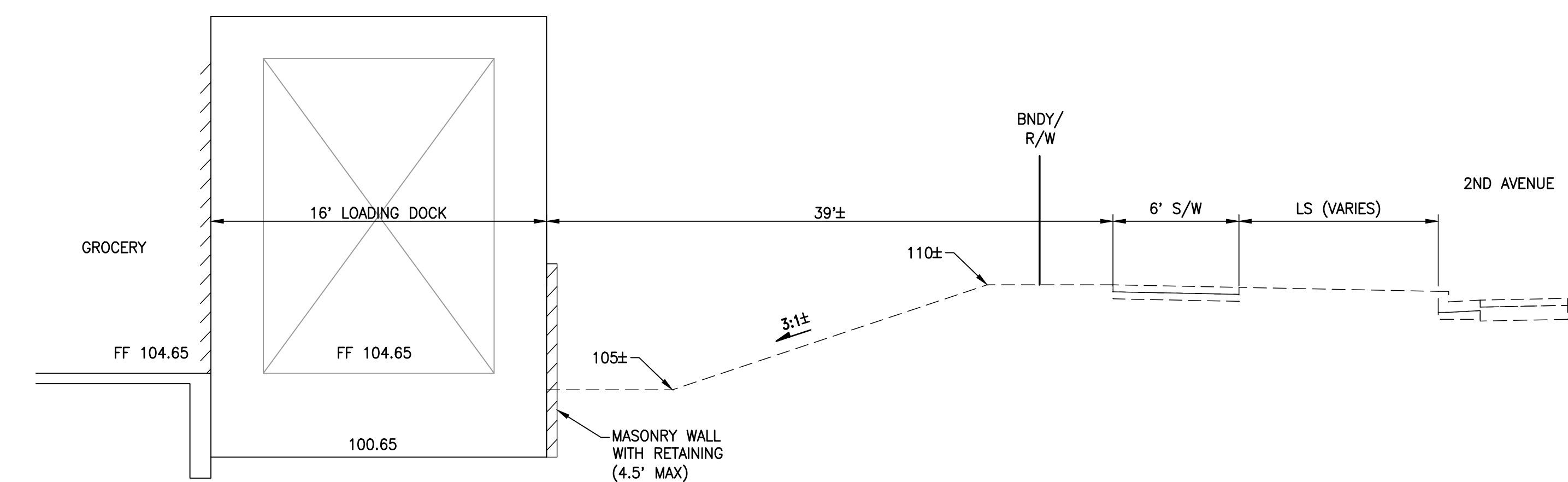
WOOD ROGERS
BUILDING RELATIONSHIPS ONE PROJECT AT A TIME
4570 WILLOW ROAD, STE 135 TEL 925.847.1556
PLEASANTON, CA 94588 FAX 925.847.1597



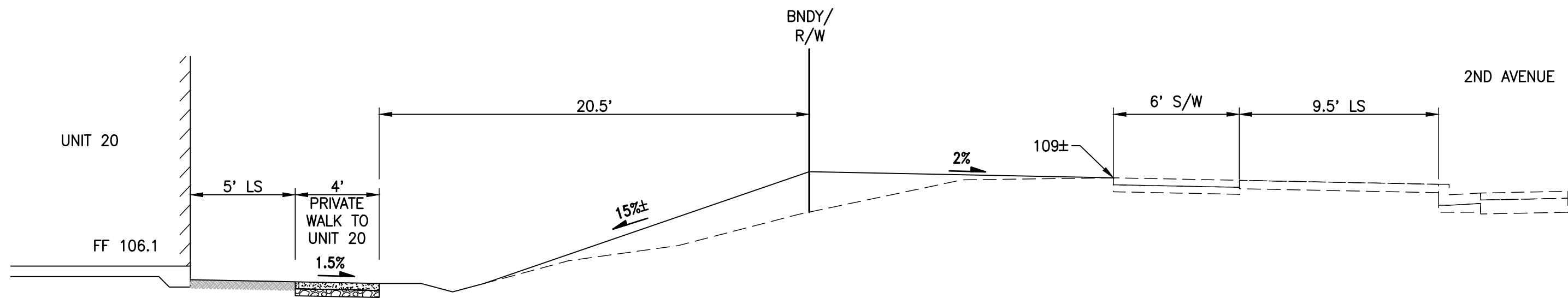
SUBMITTAL / REVISION	CITY SUBMITTAL	ADDRESS CITY COMMENTS
1 10/2021	1	
2 11/2021	2	
3 1/2022	3	
4 2/2022 & 3/14/22	4	

AMENDED TENTATIVE MAP
UNIVERSITY VILLAGES - PHASE 1B
GRADING AND DRAINAGE PLAN

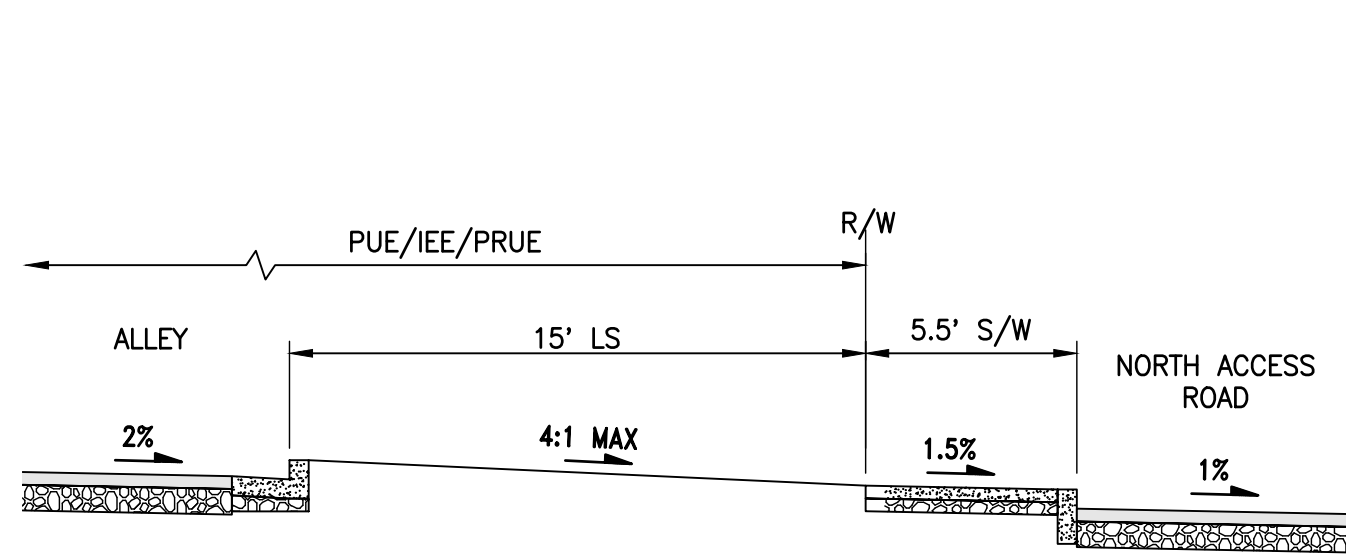
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JOB No.:3089.015
SHEET
TM09
9 OF 12



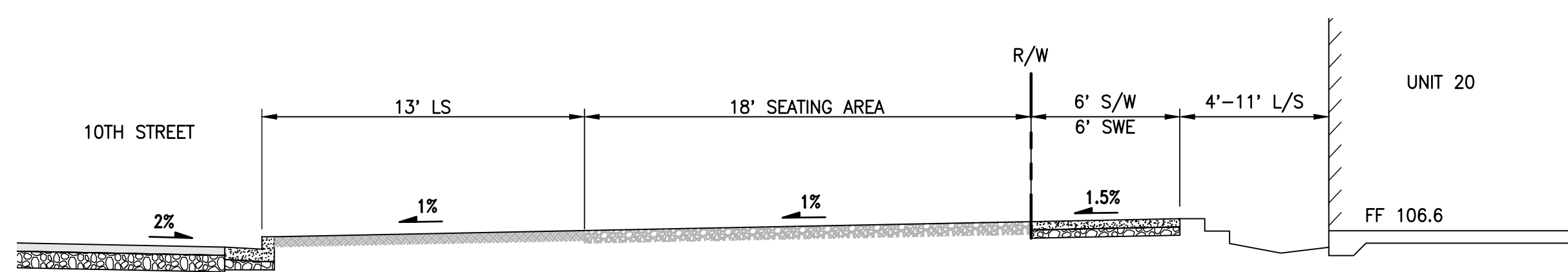
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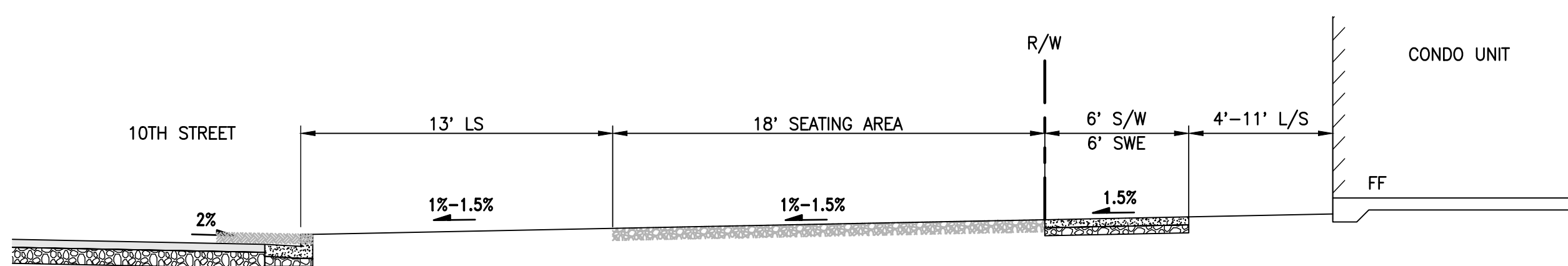
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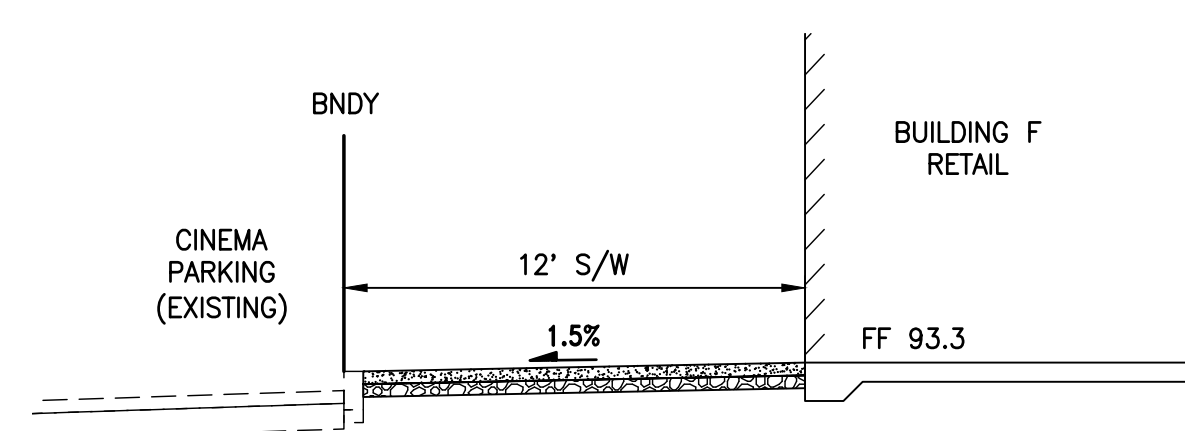
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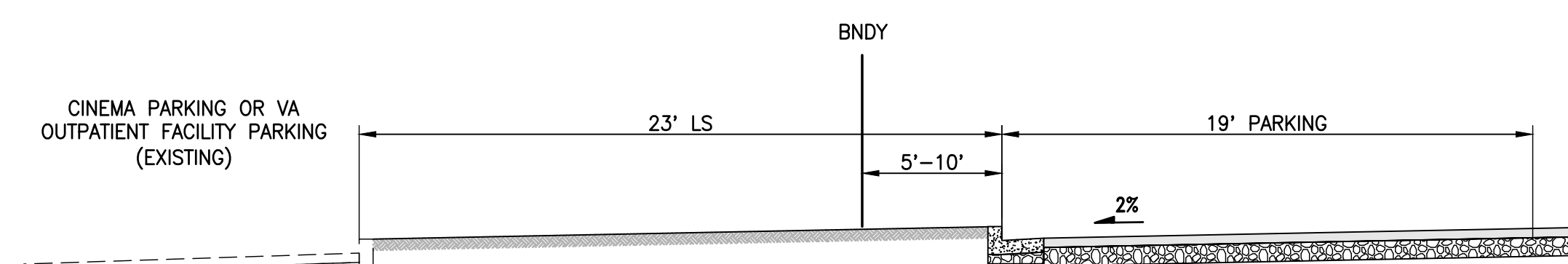
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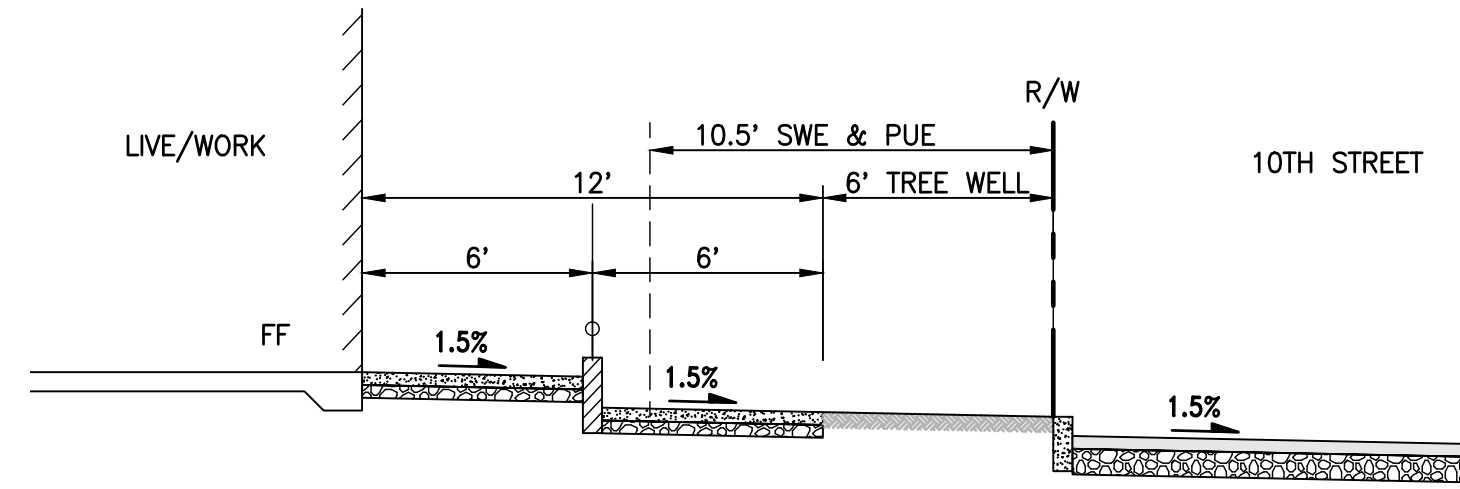
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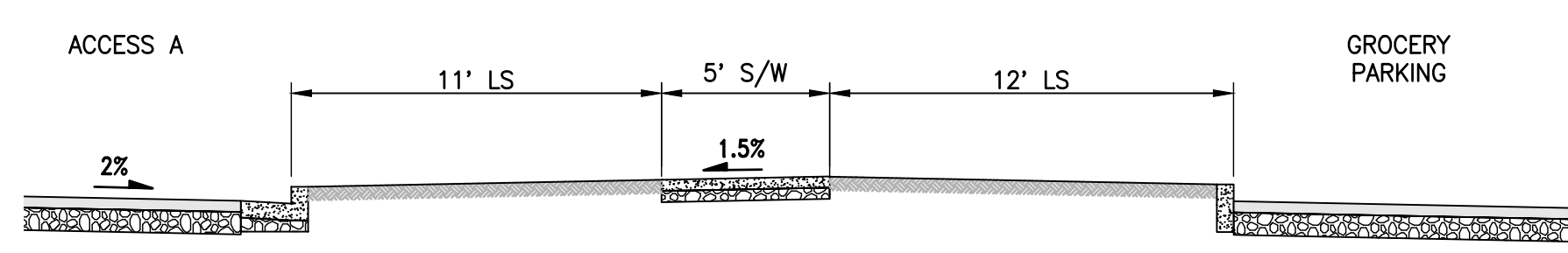
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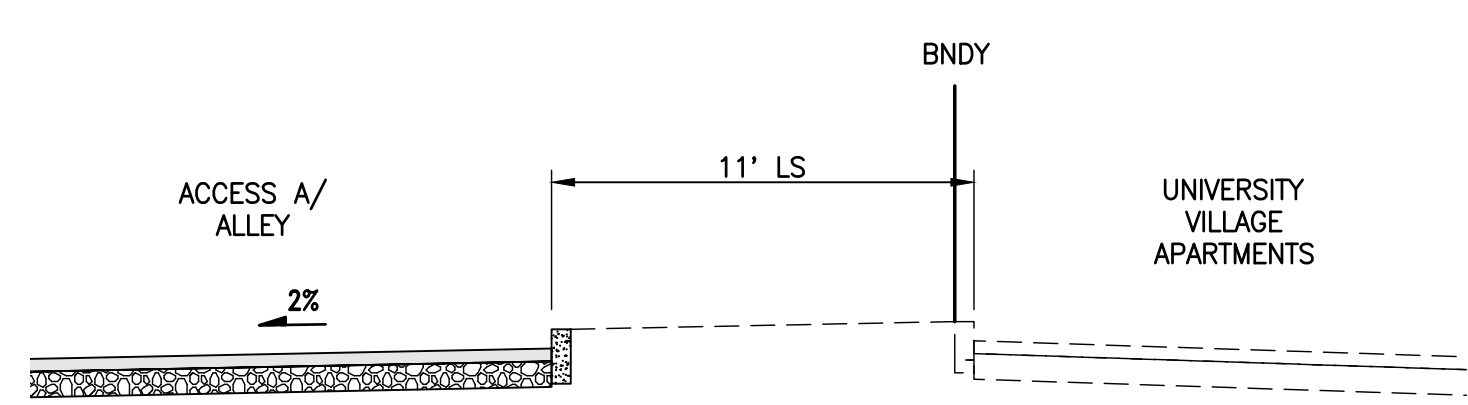
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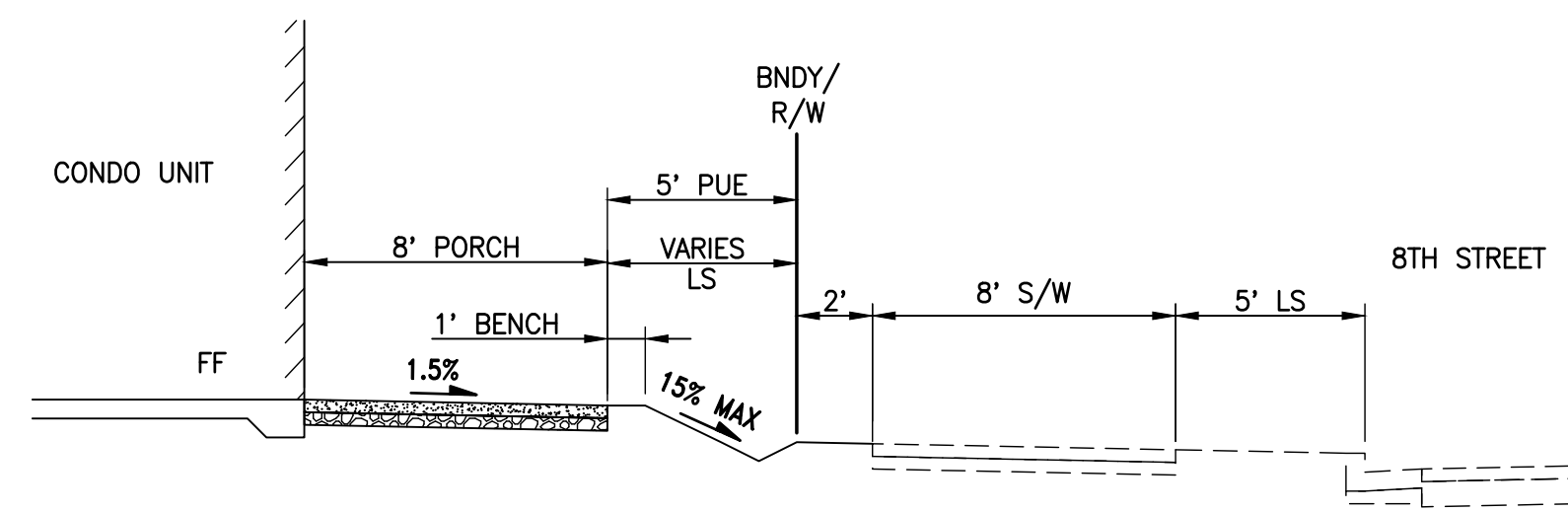
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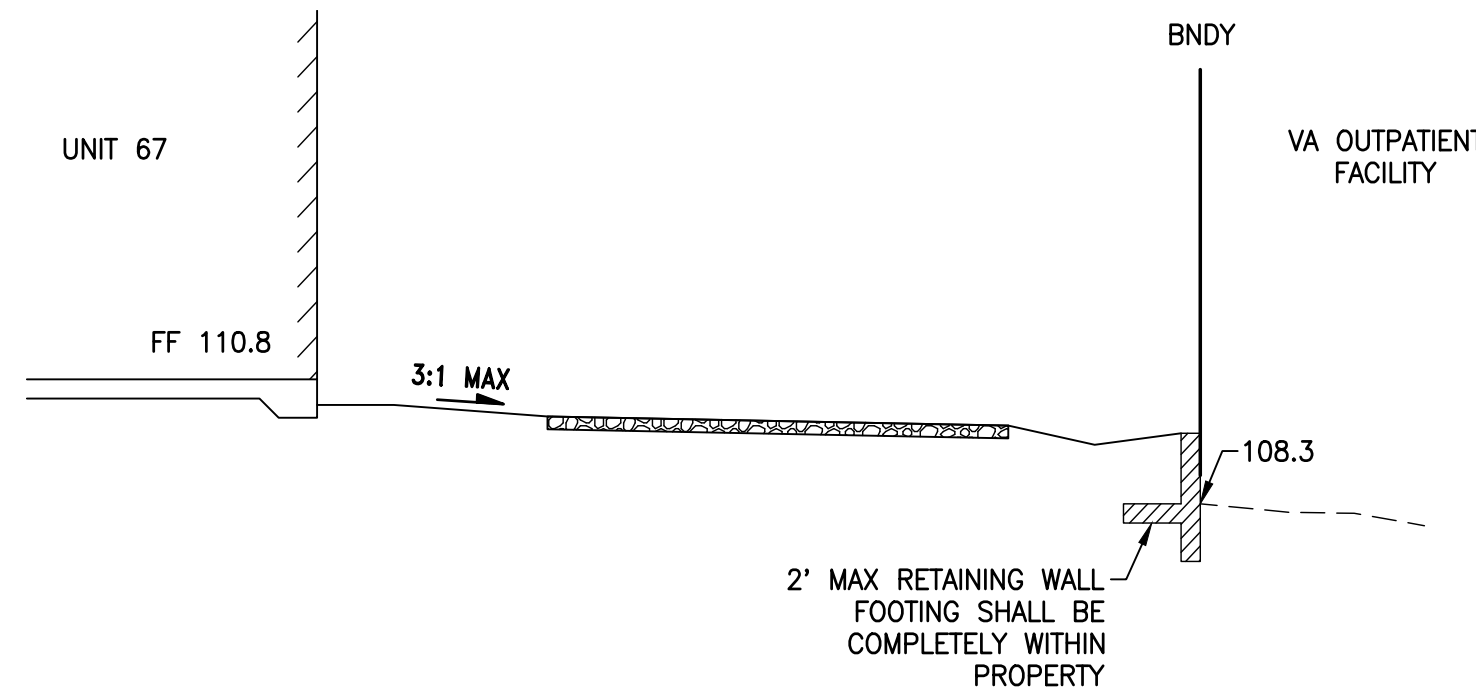
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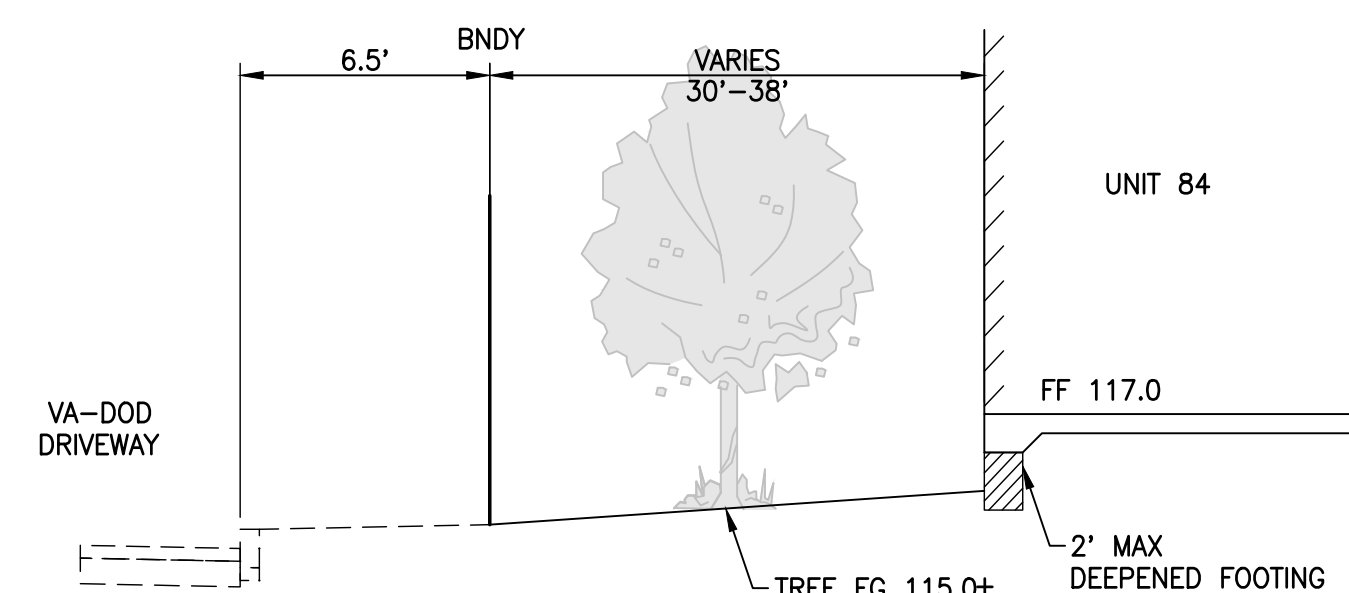
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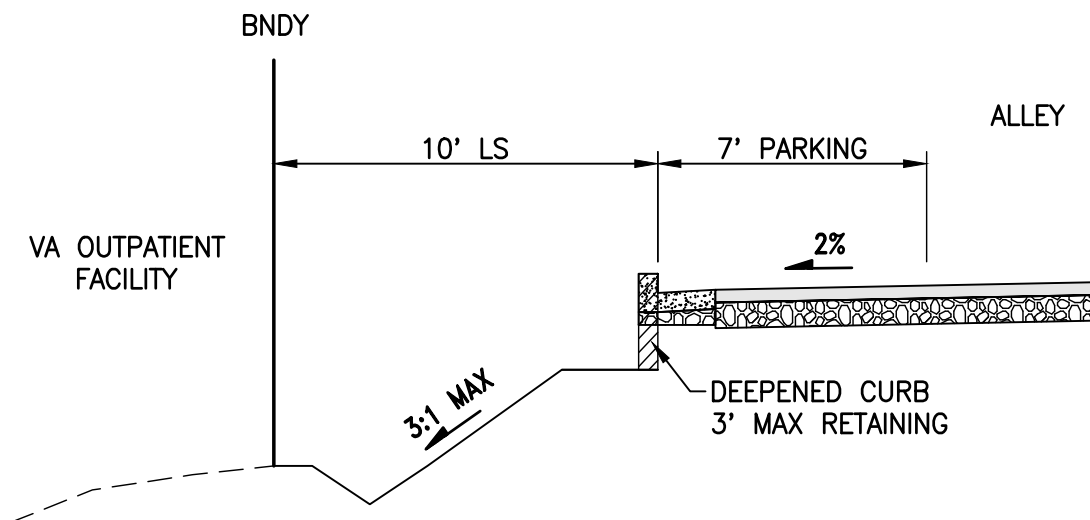
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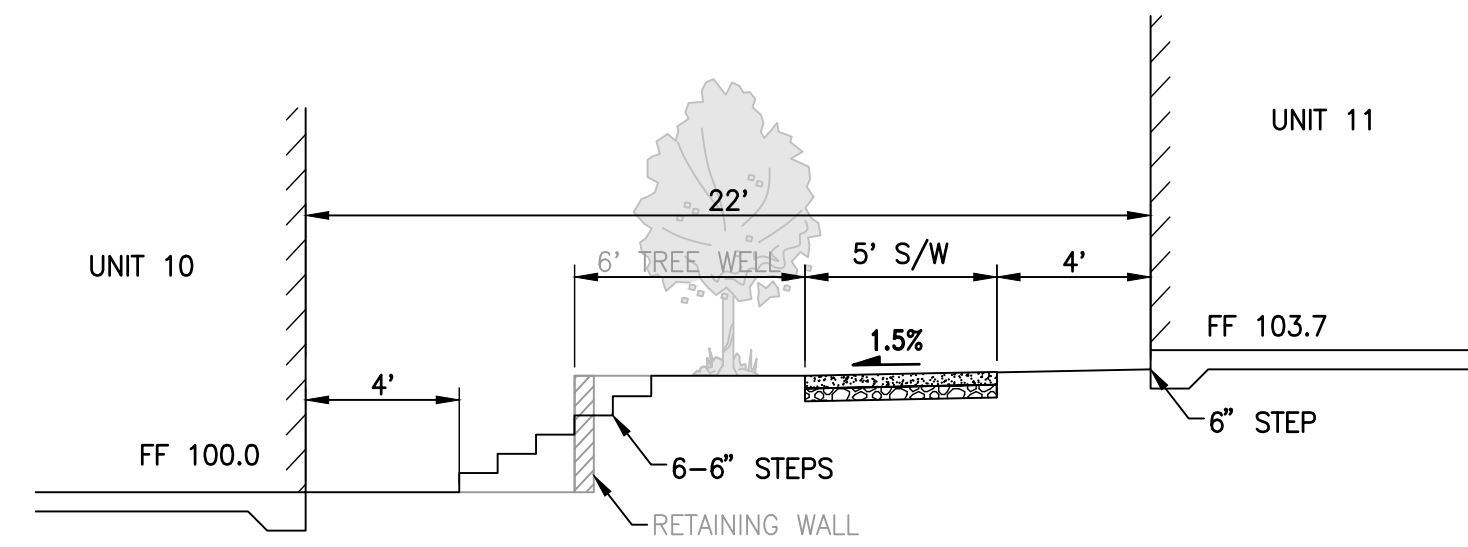
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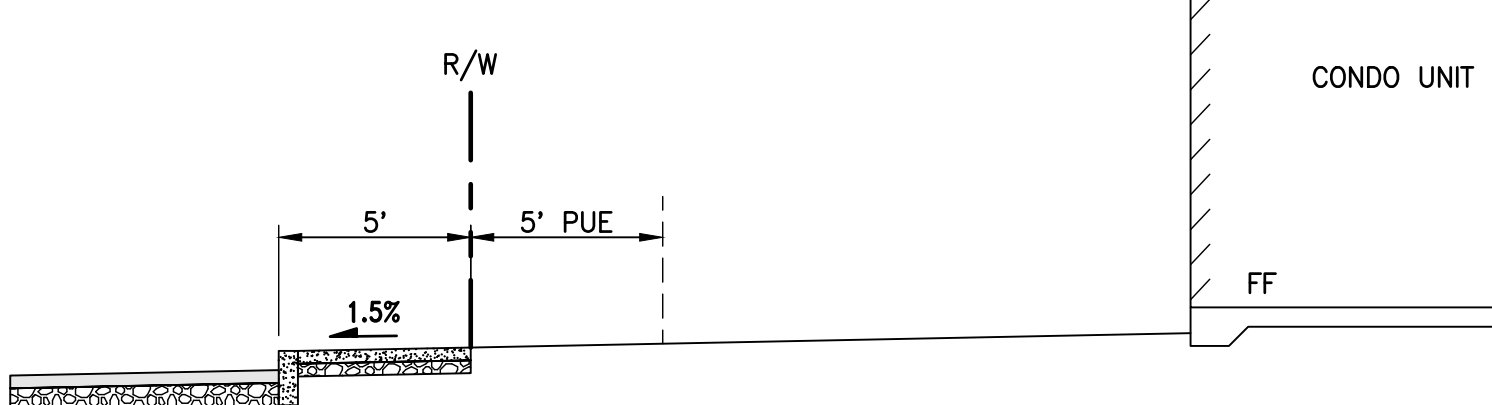
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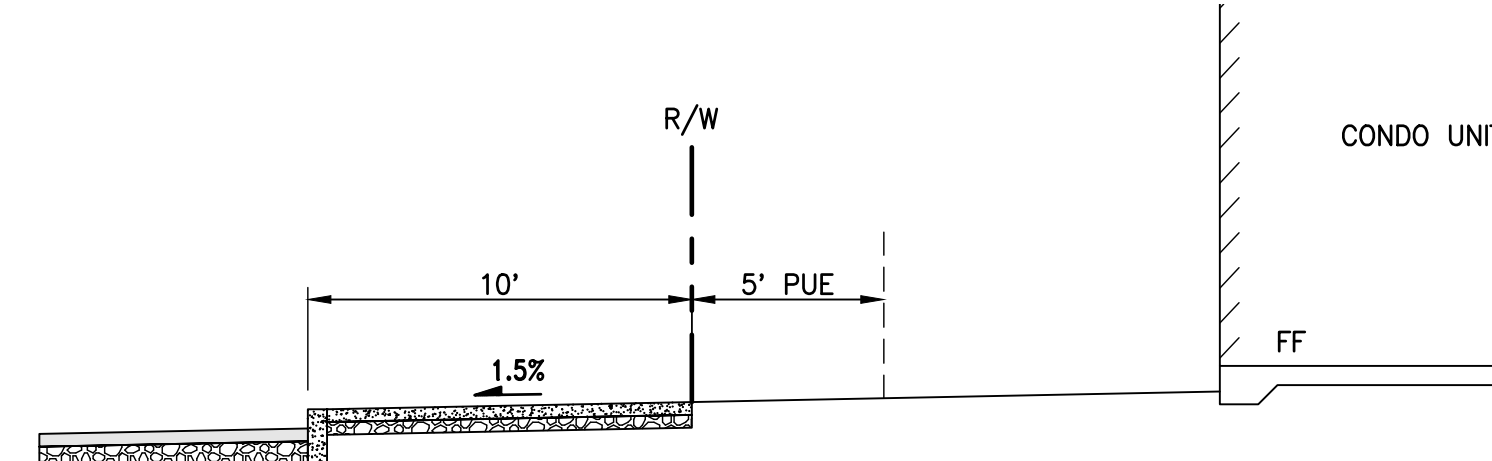
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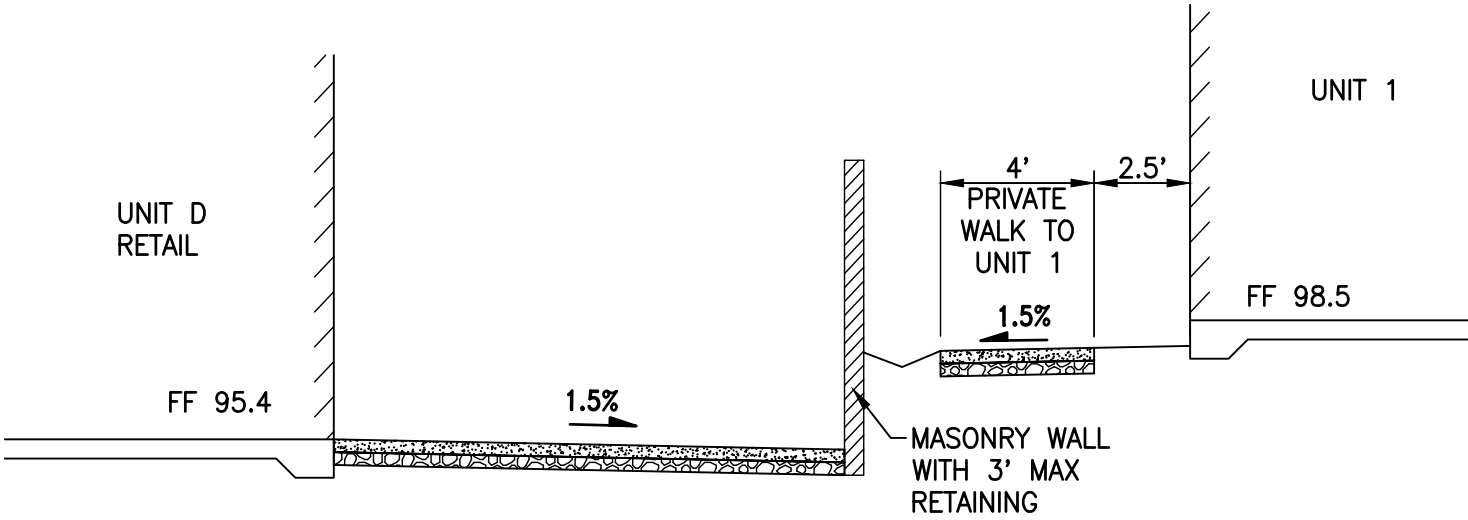
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SECTION P
NTS

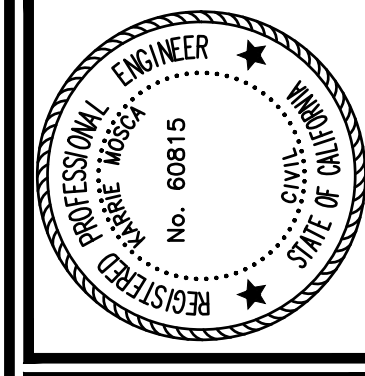


SECTION Q
NTS



SECTION R
NTS

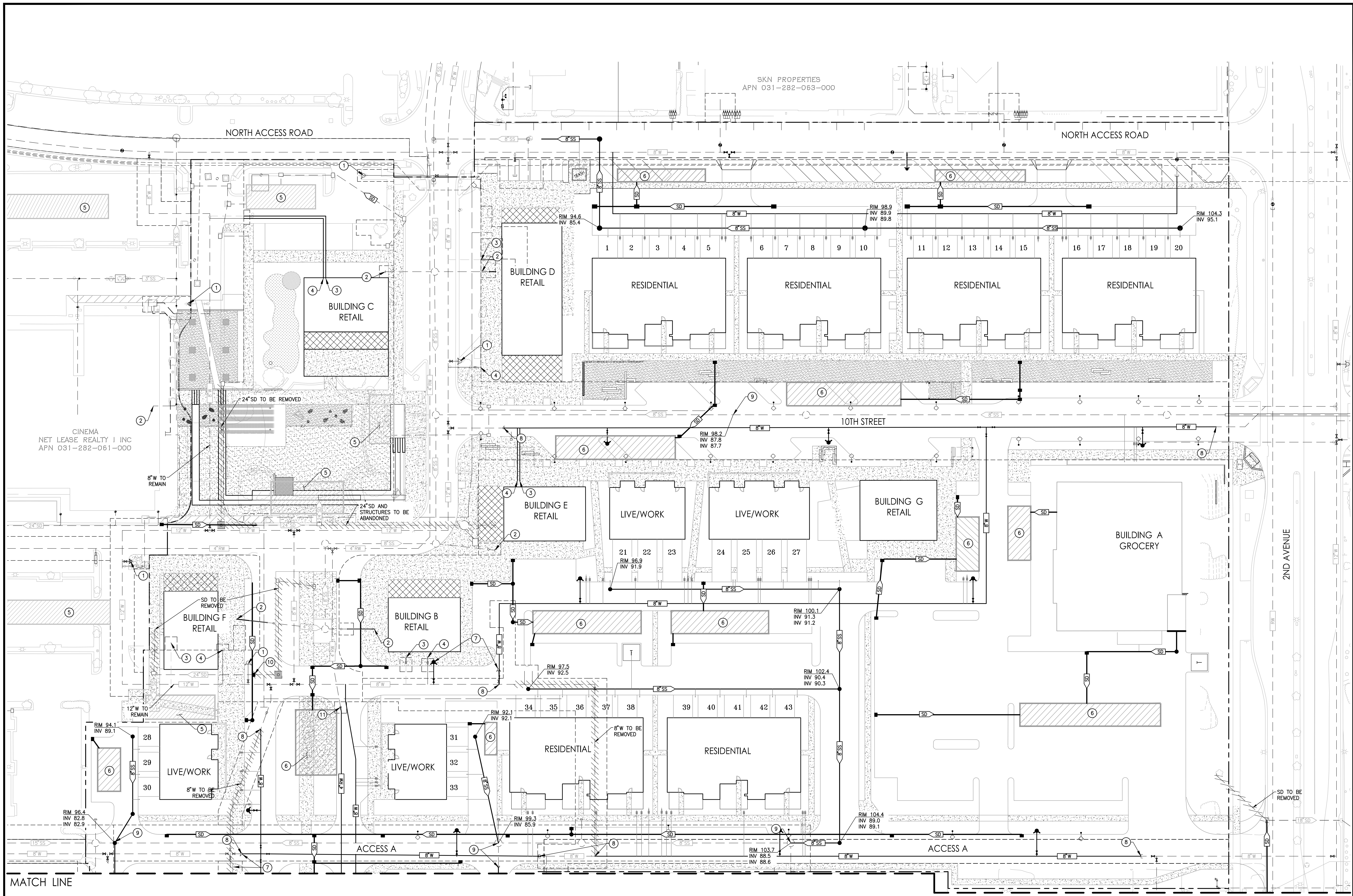
WOOD RODGERS
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4570 WILLOW ROAD, STE 105 TEL: 925.847.1550
PLEASANTON, CA 94588 FAX: 925.847.1557



SUBMITAL / REVISION	CITY SUBMITAL	ADDRESS CITY COMMENTS	CITY SUBMITAL	FINAL CITY SUBMITAL
1	10/2021			
2	12/2021			
3	1/2022			
4	2/2022 & 3/14/22			

AMENDED TENTATIVE MAP
UNIVERSITY VILLAGES - PHASE 1B
GRADING SECTIONS
MARINA, CALIFORNIA

SCALE: N/A
DRAWN: CR
JOB No.:3089.015
SHEET
TM10
10 OF 12



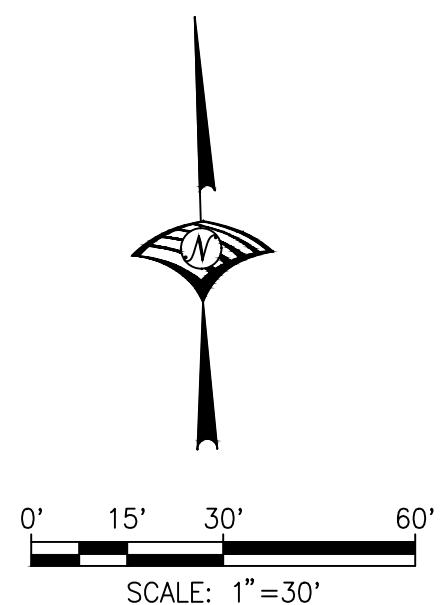
MATCH LINE

(SEE SHEET U-2)

CONSTRUCTION NOTES

- | | |
|---|--------------------------------|
| ① EXISTING HYDRANT TO REMAIN | ⑦ FIRE HYDRANT TO BE RELOCATED |
| ② EXISTING SEWER SERVICE TO BE EXTENDED | ⑧ CONNECT TO EX WATER |
| ③ EXISTING WATER SERVICE TO BE EXTENDED | ⑨ CONNECT TO EX SANITARY SEWER |
| ④ EXISTING FIRE SERVICE TO BE EXTENDED | ⑩ CONNECT TO EX STORM DRAIN |
| ⑤ EXISTING INFILTRATION BLANKET | ⑪ CONNECT TO EX RECYCLED WATER |
| ⑥ PROPOSED INFILTRATION BLANKET | |

NOTE: ALL PROPOSED STORM DRAIN PIPES ARE TO BE PERFORMED



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 PLEASANTON, CA 94588 FAX: 925.847.1597

REGISTERED PROFESSIONAL ENGINEER
 CIVIL
 No. 60815
 State of California

SUBMITTAL / REVISION		CITY SUBMITTAL	ADDRESS CITY COMMENTS	CITY SUBMITTAL	FINAL CITY SUBMITTAL
①	10/2021	KN		KN	
②	10/2021	KN		KN	
③	1/2022	KN		KN	
④	2/2022 & 3/14/22	KN		KN	

AMENDED TENTATIVE MAP
UNIVERSITY VILLAGES - PHASE 1B

UTILITY PLAN

SCALE: 1"=30'

DRAWN: CR

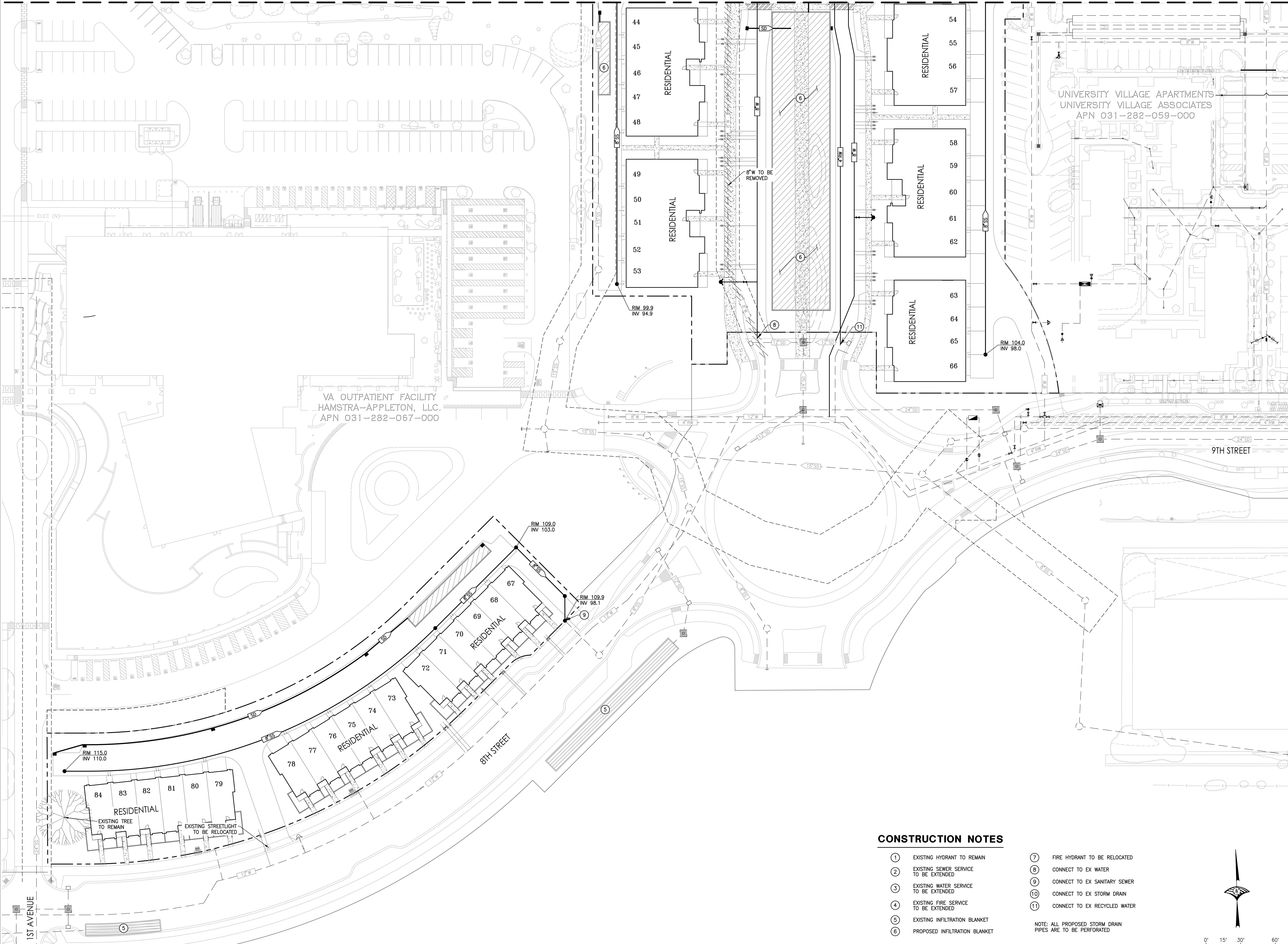
JOB No.:3089.015

SHEET

TM11

11 OF 12

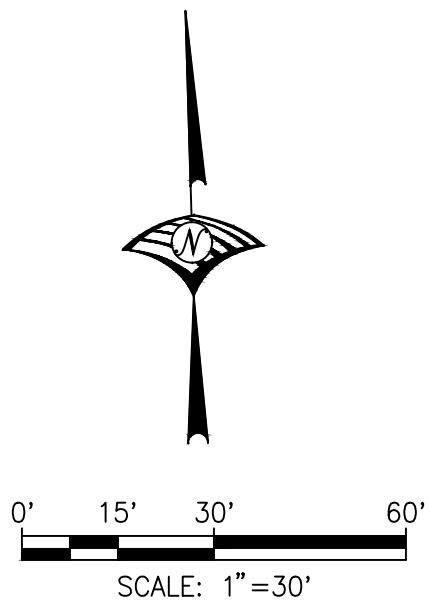
(SEE SHEET TM11)



CONSTRUCTION NOTES

- | | | | |
|---|---------------------------------------|---|------------------------------|
| ① | EXISTING HYDRANT TO REMAIN | ⑦ | FIRE HYDRANT TO BE RELOCATED |
| ② | EXISTING SEWER SERVICE TO BE EXTENDED | ⑧ | CONNECT TO EX WATER |
| ③ | EXISTING WATER SERVICE TO BE EXTENDED | ⑨ | CONNECT TO EX SANITARY SEWER |
| ④ | EXISTING FIRE SERVICE TO BE EXTENDED | ⑩ | CONNECT TO EX STORM DRAIN |
| ⑤ | EXISTING INFILTRATION BLANKET | ⑪ | CONNECT TO EX RECYCLED WATER |
| ⑥ | PROPOSED INFILTRATION BLANKET | | |
- NOTE: ALL PROPOSED STORM DRAIN PIPES ARE TO BE PERFORATED

NOTE: ALL PROPOSED STORM DRAIN
PIPES ARE TO BE PERFORATED



AMENDED TENTATIVE MAP
UNIVERSITY VILLAGES - PHASE 1B

UTILITY PLAN

SCALE:	1"=30'
DRAWN:	CR
JOB No.:	3089.015

SHEET
TM12
12 OF 12


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SUBMITTAL / REVISION	
1	CITY SUBMITTAL
2	10/2021
3	12/2021
4	1/2022
5	2/2022 & 3/14/22
6	FINAL CITY SUBMITTAL

MARINA, CALIFORNIA

0' CR 15

May 3, 2022

Item No. **9a**

Honorable Mayor and Members
of the Marina City Council

City Council Meeting
of May 3, 2022

**THE CITY COUNCIL CONSIDER ADOPTING RESOLUTION NO. 2022-,
APPROVING THE DUNES ON MONTEREY BAY PHASE 1B TENTATIVE MAP
AMENDMENT, SUBJECT TO FINDINGS AND CONDITIONS OF APPROVAL;
AND FIND THAT THE PROJECT IS EXEMPT FROM CALIFORNIA
ENVIRONMENTAL QUALITY ACT (CEQA).**

RECOMMENDATION: That the City Council consider

1. Adopting Resolution No. 2022-, approving the Dunes on Monterey Bay Phase 1B Tentative Map Amendment, subject to Findings and Conditions of Approval; and
2. Find that the project is exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15183 of the State CEQA Guidelines (Projects Consistent with a Community Plan).

SUMMARY:

At the regular meeting of December 17, 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, MCP is responsible for the construction of approximately 27,285 sq. ft of commercial pads, which the parcels are included in this amended Tentative Map.

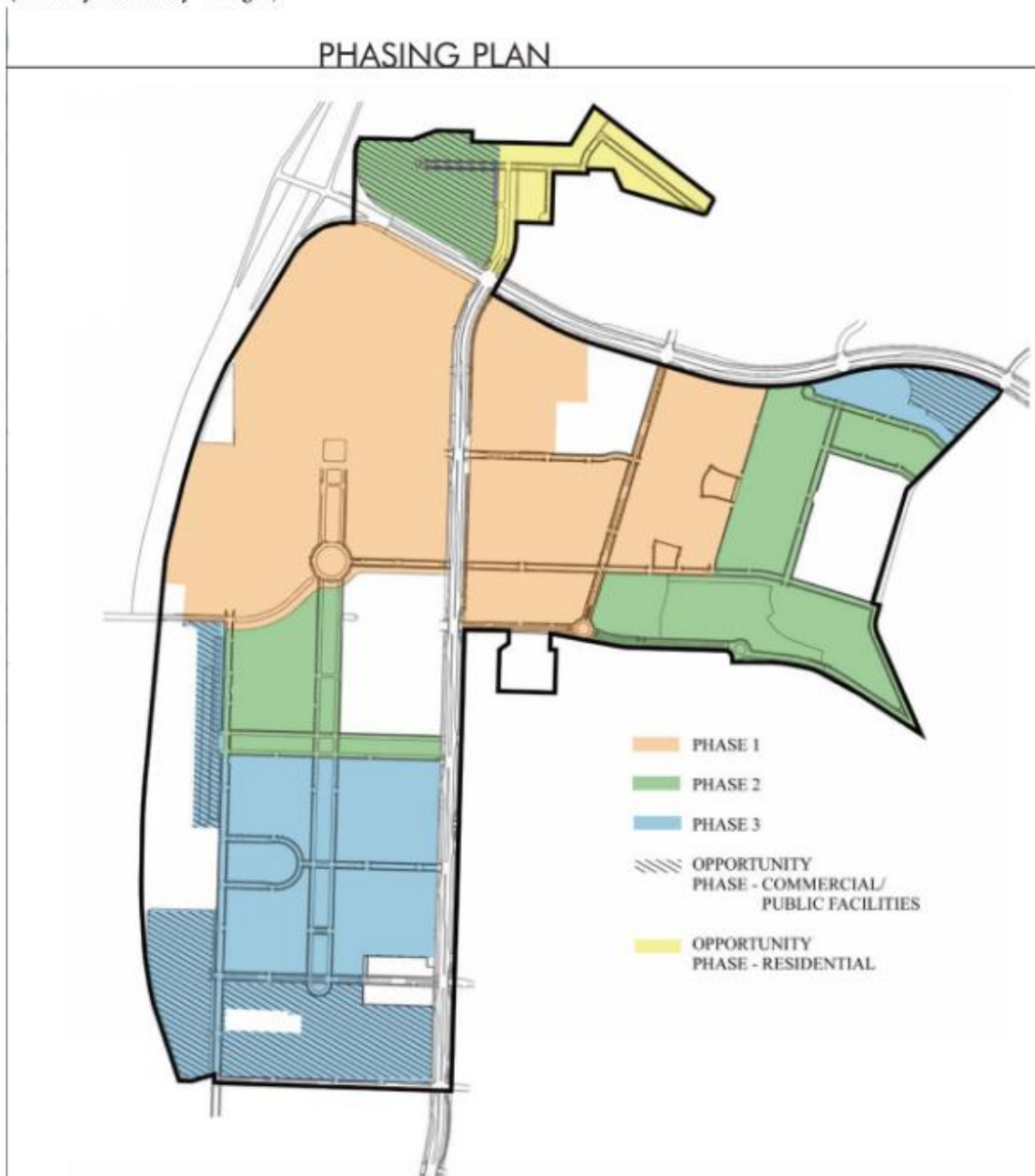
As a large master-planned development project builds out over a period of 10 – 15 years, it is often necessary to make minor modifications to the plans to ensure that utilities and roads are placed in the best possible locations, avoiding current easements and infrastructure conflicts, and accommodating the various tenants as they are selected. Marina Community Partners (MCP) proposes amendments to the previously approved Tentative Map for Phase 2 area of the Dunes on Monterey Bay (formerly University Villages) to meet the current economic and site development portion of the project.

At the regular meeting of April 14, 2022, the Planning Commission adopted a resolution recommending approval of the project to the City Council and finding the project exempt from the California Environmental Quality Act (CEQA) per Section 15183 of the CEQA Guidelines, which states that projects consistent with an applicable Community Plan are exempt from processing under CEQA.

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, 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.

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



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 the Planning Commission on October 9, 2008, the Planning Commission reviewed and recommended that City Council open a public hearing and certify and Addendum to the Environmental Impact Report (EIR SCH No. 2004091167) originally approved by Council on May 31, 2005, approve an amended tentative map (Resolution No. 2008-27), and approve a revised site plan for the Dunes Phase 1B, subject to conditions.

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.

PROPOSED TENTATIVE MAP AMENDMENTS

Marina Community Partners and Shea Properties have completed the regional retail center consisting of 9 buildings including REI, Target, Michael's, Bed Bath & Beyond, Kohl's, Old Navy and Best Buy, and is completing the leasing of the remaining two spaces in that area, as well as preparing to build the additional economic development portions of the project, including the retail Promenade, an office building, and two hotels.

The previously approved Amended Tentative Map 2008 detailed individual lots in the overall 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.

Marina Community Partners (MCP) proposes amendments to the previously approved Tentative Map for Phase 2 area of the Dunes on Monterey Bay (formerly University Villages) to meet the current economic and site development portion of the project. The request changes from the approved amended 2008 Tentative Map are as follows:

1. Remainder Parcel – Individual Lot Lines and Right of Way for the Linear Park Street have been incorporated into the overall site plan
2. Remainder Parcel – Parcels have been added to create individual lot for residential buildings
3. Property Lines – The property lines shown in the amended Tentative Map have been refined to adjust to the current design site plan for the commercial, retail, live-work and residential units
4. Parcels – Parcels have been adjusted and added for private streets, open space area to assist with the amended Commercial Association, which will be annexed into the existing CAM.
5. Grading – The project grading concept has not substantially changed. The current grading has been refined to fit the current layout of the new site plan
6. Street Sections – Street sections have been adjusted to reflect existing road conditions built on the site. All sections are consistent with the Specific Plan.
7. Right of Way entry to the town square from the south is realigned and narrowed to promote a more friendly pedestrian access between all the retail centers for the project.

The project does not propose amendments to the adopted Specific Plan or Marina's General Plan. The amendments proposed impact the Tentative Map only.

FINDINGS

It is recommended that the City Council make the following specific Findings that determine that the proposed Tentative Map Amendments are consistent with the adopted 2005 Tentative Map, the amended 2008 Tentative Map, the University Villages Specific Plan, and the Environmental Impact Report (EIR) certified for the project:

1. This amended map proposes no changes to the adopted Specific Plan for the project and is consistent with the City of Marina General Plan and adopted University Villages Specific Plan in that this proposal to the project lay-out would provide a more efficient use of lands designated for both retails, commercial and residential mixed-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, retail, commercial, office uses, 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 Act 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 prior project modifications, which will or would require major revisions of EIR No. 2004091167, due to the involvement of new significant environmental effects or a substantial increase in the severity of significant effects previously identified in the EIR above. Rather, the proposed modification concerns a change in, and construction related to, the approved uses within a specific area of The Dunes on Monterey Bay, which specific area is approved for retail, commercial and residential mixed use.

FISCAL IMPACT:

No fiscal impact to the City of Marina as the applicant (MCP) is paying for all third party reviews for the permits related to the Dunes Development.

COMMUNITY INPUT

On April 14, 2022, the Planning Commission conducted a public hearing on the proposed tentative map amendments. A few comments were received, but they were mainly regarding topics and issues outside of the scope of the tentative map amendments. At the conclusion of the public hearing the Planning Commission recommended approval of the map to the City Council.

ENVIRONMENTAL REVIEW:

The proposed tentative map amendments are considered a project under the California Environmental Quality Act (CEQA). The City of Marina Planning Division determined the project is consistent with the Environmental Impact Report (SCH No.2004091167) certified for the University Villages Specific Plan and no substantial changes in the Project from that analyzed in the 2005 EIR and no new significant environmental effects or increase in the severity of the previously identified significant effects. No new information of substantial importance has been identified.

Therefore, the prior adopted EIR is sufficient to support the proposed action. Additionally, pursuant to Section 15183 of the State CEQA Guidelines, projects deemed consistent with an applicable Community Plan are exempt from further review under CEQA. Therefore, Staff recommends that the City Council find that the project is consistent with the University Villages Specific Plan (UVSP) and the EIR (SCH No. 2004091167) certified for the UVSP, and thus requires no further review under CEQA, pursuant to Section 15183 of the CEQA Guidelines.

CONCLUSION:

Staff recommends that the City Council:

1. Find the Project exempt from the California Environmental Act (CEQA) pursuant to State CEQA Guidelines Section 15183; and
2. Adopt a Resolution approving the Phase 1B Tentative Map Amendment, subject to finds and conditions of approval.

Respectfully submitted,

Guido F. Persicone, AICP
Community Development Director
City of Marina

REVIEWED/CONCUR:

Layne Long
City Manager
City of Marina