

RESOLUTION NO. 2022-84

A RESOLUTION OF THE CITY OF MARINA APPROVING THE PHASE 4A
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, at the regular meeting of March 16, 2021, the City Council adopted Resolution 2021-19, approving the Phase 3B Final Map for the Sea Haven project, and;

WHEREAS, the developers have submitted the Phase 4A 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 4A 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 4A 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 4A final map and improvement plans are for 216 residential units in the Marina Heights Project. The Phase 4A final map and improvement plans include the specific neighborhood improvements such as parks and open space in the area of the 216 residential units including thirty below market rate 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 4A 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 7th day of June 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

ATTEST:

Bruce Delgado, Mayor

Anita Sharp, Deputy City Clerk

N: 2,138,950 E: 5,746,200

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.

THE REAL PROPERTY DESCRIBED BELOW IS DEDICATED IN FEE FOR PUBLIC PURPOSES:

- FOR ROAD AND UTILITY PURPOSES, THOSE PORTIONS OF LAND DESCRIBED HEREON, ANDESITE DRIVE, ARROYO DRIVE, CAHOON COURT, EL CAPITAN DRIVE, LAMONT WAY, MADERA WAY, MacARTHUR DRIVE, RUBICON COURT, SANTA LUCIA WAY AND SANTA YNEZ WAY WITHIN THE SUBDIVISION. THIS OFFER OF DEDICATION TO THE CITY OF MARINA IS IRREVOCABLE; SUBJECT TO THE RESERVATION OF THE RIGHT TO MAINTAIN LANDSCAPING, IRRIGATION AND STORM DRAIN WITHIN SAID STREETS.

THE REAL PROPERTY DESCRIBED BELOW IS DEDICATED AS AN EASEMENT FOR PUBLIC PURPOSES:

- FOR INGRESS AND EGRESS OF EMERGENCY VEHICLES (EMERGENCY VEHICLE ACCESS EASEMENT, OR EVAE), TO THE CITY OF MARINA, WITHIN THE SUBDIVISION, THE AREAS DESIGNATED HEREON AS PARCELS 4A1, 4A2, 4A3, 4A4, AND 4A6.
- FOR PEDESTRIAN ACCESS PURPOSES, PUBLIC TRAIL EASEMENTS (TE), TO THE CITY OF MARINA, WITHIN THE SUBDIVISION, OVER PORTIONS OF PARCELS G3 & G5 AND OVER PARCELS N38, N39, N41, N44 & N45 AND AREAS WHERE DESIGNATED WITHIN THE SUBDIVISION SHOWN ON THIS MAP.
- PUBLIC UTILITY EASEMENTS (PUE), OVER PARCELS 4A1, 4A2, 4A3, 4A4, 4A6, N38, N39, N41 & N45 AND AREAS WHERE DESIGNATED WITHIN THE SUBDIVISION SHOWN ON THIS MAP FOR THE CONSTRUCTION, MAINTENANCE, USE, REPLACEMENT, IMPROVEMENT, AND OPERATION OF, SANITARY SEWERS, AND WATER PIPELINES, GAS AND ELECTRICITY TRANSMISSION LINES, AND TELEPHONE LINES, AND ALL THE NECESSARY APPURTENANCES THERETO, TOGETHER WITH THE RIGHT OF INGRESS TO AND EGRESS FROM SAID EASEMENT.

WE ALSO HEREBY CREATE A STORM DRAIN EASEMENT (SDE) OVER, UNDER, AND ACROSS THE DESIGNATED AREAS AS SHOWN HEREON, WHICH WILL REMAIN PRIVATE AND WILL BE TRANSFERRED TO THE HOME OWNER'S ASSOCIATION AT A FUTURE DATE.

AREAS DESIGNATED "PROPOSED SANITARY SEWER EASEMENT" OR "SSE" WILL BE GRANTED BY SEPARATE INSTRUMENT TO THE MARINA COAST WATER DISTRICT AS A NON-EXCLUSIVE EASEMENT FOR SANITARY SEWER PURPOSES INCLUDING THE CONSTRUCTION, ACCESS, AND MAINTENANCE OF WORKS, IMPROVEMENTS, AND STRUCTURES, AND THE CLEARING OF OBSTRUCTIONS AND VEGETATION.

WE ALSO HEREBY RELINQUISH ANY AND ALL RIGHTS OF INGRESS AND EGRESS TO VEHICULAR TRAFFIC (ABUTTERS RIGHTS) ACROSS THE LINES AS SHOWN ON HEREON MAP AND DEPICTED AS [REDACTED]

WE ALSO HEREBY CREATE PARCELS B16, G3, G5, N38, N39, N41, N45, 4A1, 4A2, 4A3, 4A4, AND 4A6 WHICH WILL REMAIN PRIVATE AND WILL BE TRANSFERRED TO THE HOME OWNER'S ASSOCIATION AT A FUTURE DATE.

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

OWNER'S ACKNOWLEDGEMENT

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 TO THE TRUTHFULNESS, ACCURACY, OR VALIDITY OF THAT DOCUMENT.

STATE OF)
COUNTY OF)
ON ,
BEFORE ME, , NOTARY PUBLIC

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 PUBLIC'S NAME:
COUNTY OF BUSINESS:
COMMISSION EXPIRATION DATE:
COMMISSION NUMBER:

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COMMISSION EXPIRATION DATE:
COMMISSION NUMBER:

COUNTY RECORDER'S STATEMENT

FILED THIS DAY OF , 2022, AT : M. IN VOLUME OF
CITIES AND TOWNS, AT PAGE AT THE REQUEST OF OLD REPUBLIC TITLE COMPANY.

STEPHEN L. VAGNINI BY:
MONTEREY COUNTY CLERK-RECORDER
NAME: .DEPUTY

DOCUMENT NO.: FEE:\$

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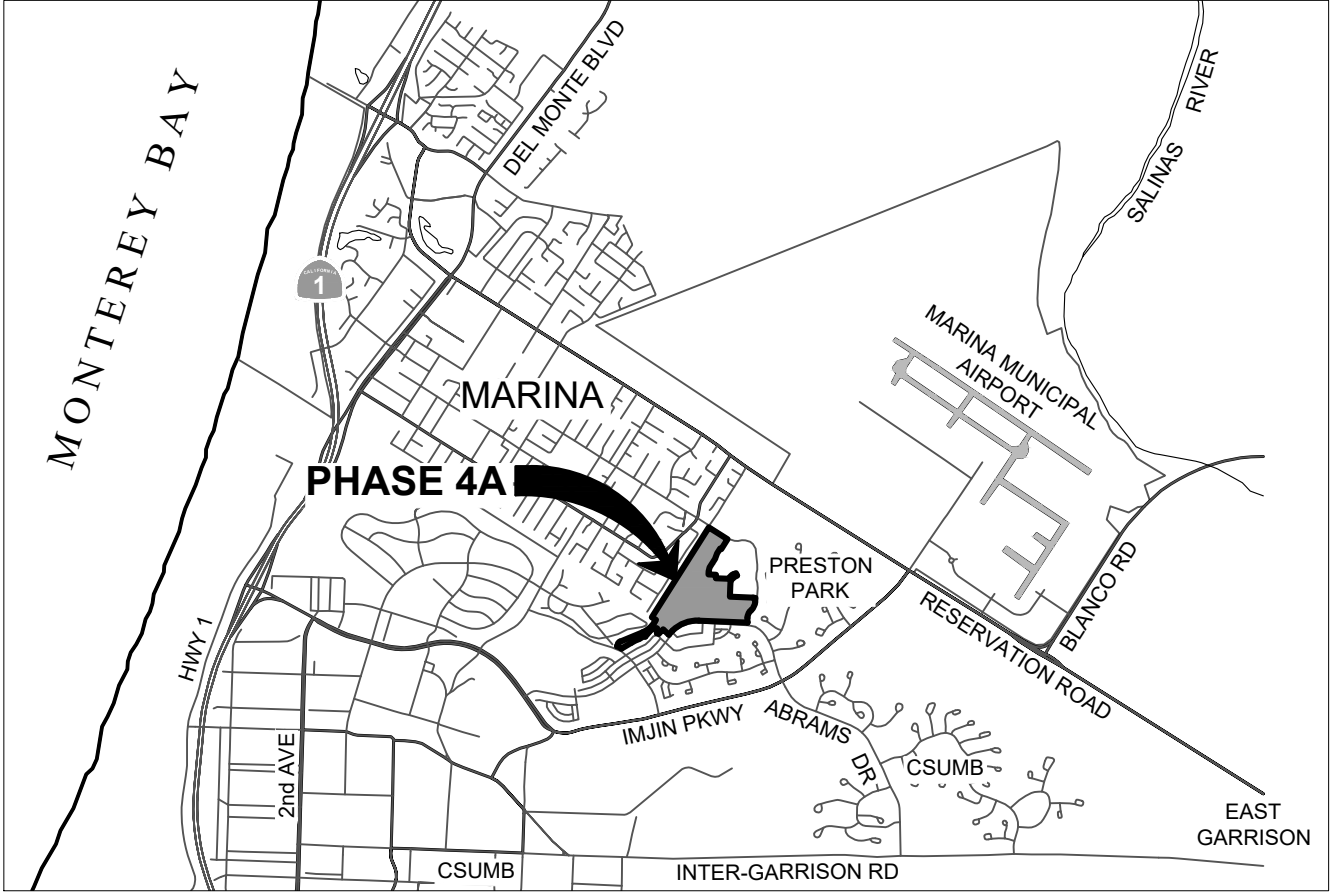
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WITNESS MY HAND, AND OFFICIAL SEAL.

SIGNATURE
NOTARY PUBLIC'S NAME:
COUNTY OF BUSINESS:
COMMISSION EXPIRATION DATE:
COMMISSION NUMBER:

VICINITY MAP

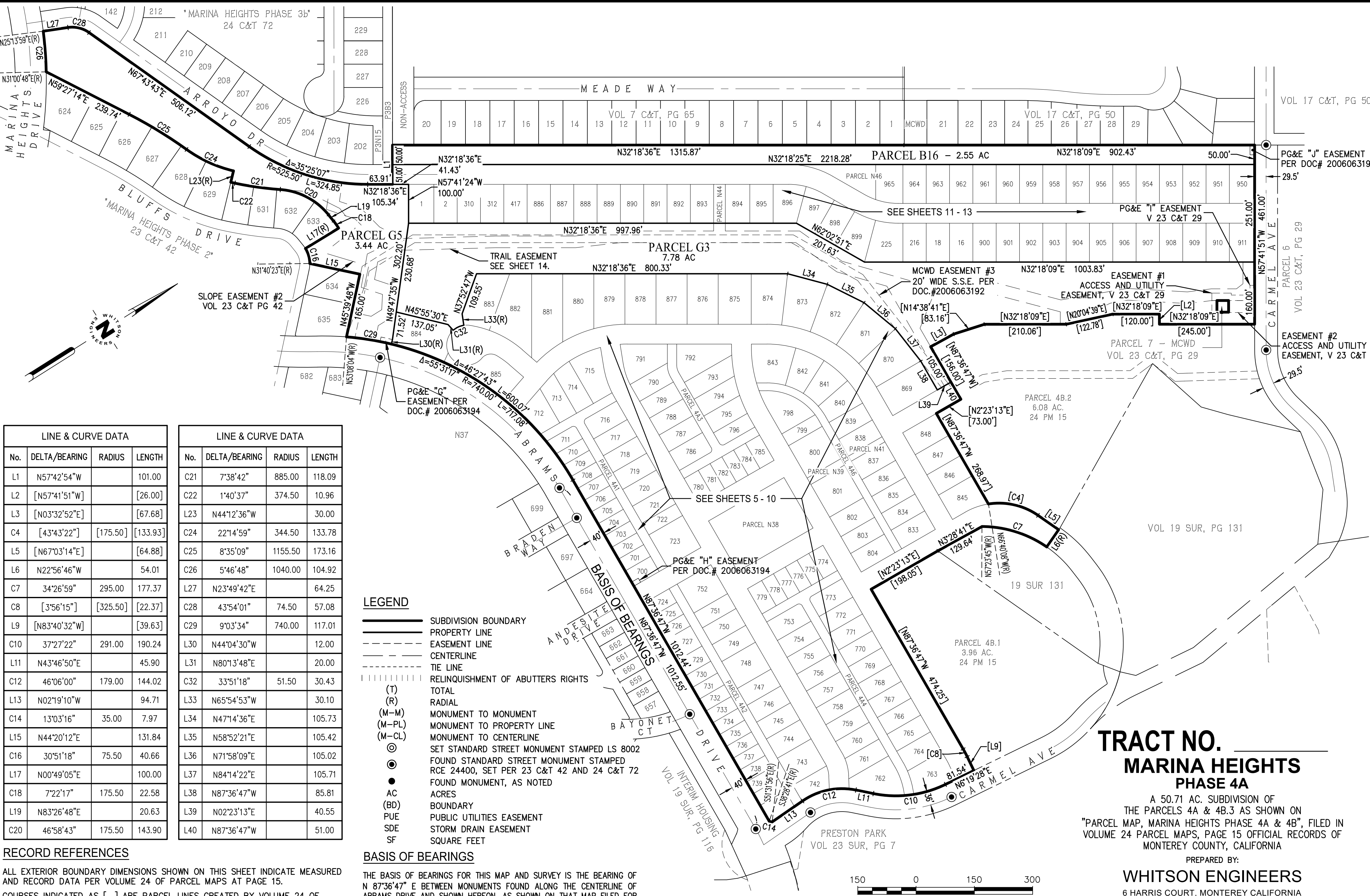
SCALE: 1" = 4000'



TRACT NO. MARINA HEIGHTS PHASE 4A

A 50.71 AC. SUBDIVISION OF THE PARCELS 4A & 4B.3 AS SHOWN ON "PARCEL MAP, MARINA HEIGHTS PHASE 4A & 4B", FILED IN VOLUME 24 PARCEL MAPS, PAGE 15 OFFICIAL RECORDS OF MONTEREY COUNTY, CALIFORNIA

PREPARED BY: WHITSON ENGINEERS
6 HARRIS COURT, MONTEREY CALIFORNIA



LINE & CURVE DATA			
No.	DELTA/BEARING	RADIUS	LENGTH
L1	N57°42'54"W		101.00
L2	[N57°41'51"W]		[26.00]
L3	[N03°32'52"E]		[67.68]
C4	[43°43'22"]	[175.50]	[133.93]
L5	[N67°03'14"E]		[64.88]
L6	N22°56'46"W		54.01
C7	34°26'59"	295.00	177.37
C8	[3°56'15"]	[325.50]	[22.37]
L9	[N83°40'32"W]		[39.63]
C10	37°27'22"	291.00	190.24
L11	N43°46'50"E		45.90
C12	46°06'00"	179.00	144.02
L13	N02°19'10"W		94.71
C14	13°03'16"	35.00	7.97
L15	N44°20'12"E		131.84
C16	30°51'18"	75.50	40.66
L17	N00°49'05"E		100.00
C18	7°22'17"	175.50	22.58
L19	N83°26'48"E		20.63
C20	46°58'43"	175.50	143.90

LINE & CURVE DATA			
No.	DELTA/BEARING	RADIUS	LENGTH
C21	7°38'42"	885.00	118.09
C22	1°40'37"	374.50	10.96
L23	N44°12'36"W		30.00
C24	22°14'59"	344.50	133.78
C25	8°35'09"	1155.50	173.16
C26	5°46'48"	1040.00	104.92
L27	N23°49'42"E		64.25
C28	43°54'01"	74.50	57.08
C29	9°03'34"	740.00	117.01
L30	N44°04'30"W		12.00
L31	N80°13'48"E		20.00
C32	33°51'18"	51.50	30.43
L33	N65°54'53"W		30.10
L34	N47°14'36"E		105.73
L35	N58°52'21"E		105.42
L36	N71°58'09"E		105.02
L37	N84°14'22"E		105.71
L38	N87°36'47"W		85.81
L39	N02°23'13"E		40.55
L40	N87°36'47"W		51.00

LEGEND

- SUBDIVISION BOUNDARY
- PROPERTY LINE
- EASEMENT LINE
- CENTERLINE
- TIE LINE
- RELINQUISHMENT OF ABUTTERS RIGHTS
- (T) TOTAL
- (R) RADIAL
- (M-M) MONUMENT TO MONUMENT
- (M-PL) MONUMENT TO PROPERTY LINE
- (M-CL) MONUMENT TO CENTERLINE
- SET STANDARD STREET MONUMENT STAMPED LS 8002
- FOUND STANDARD STREET MONUMENT STAMPED RCE 24400, SET PER 23 C&T 42 AND 24 C&T 72
- FOUND MONUMENT, AS NOTED
- ACRES
- BOUNDARY
- PUE PUBLIC UTILITIES EASEMENT
- SDE STORM DRAIN EASEMENT
- SF SQUARE FEET

BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS MAP AND SURVEY IS THE BEARING OF N 87°36'47" E BETWEEN MONUMENTS FOUND ALONG THE CENTERLINE OF ABRAMS DRIVE AND SHOWN HEREON, AS SHOWN ON THAT MAP FILED FOR RECORD IN VOLUME 23 OF CITIES AND TOWNS AT PAGE 42, MONTEREY COUNTY, CALIFORNIA.

RECORD REFERENCES

ALL EXTERIOR BOUNDARY DIMENSIONS SHOWN ON THIS SHEET INDICATE MEASURED AND RECORD DATA PER VOLUME 24 OF PARCEL MAPS AT PAGE 15. COURSES INDICATED AS [...] ARE PARCEL LINES CREATED BY VOLUME 24 OF PARCEL MAPS AT PAGE 15. ALL OTHER COURSES ARE ALSO MEASURED AND RECORD DATA PER VOLUME 24 OF CITIES AND TOWNS AT PAGE 72.

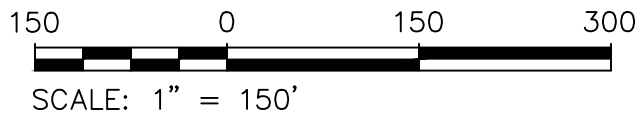
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PREPARED BY:

WHITSON ENGINEERS
6 HARRIS COURT, MONTEREY CALIFORNIA

JOB NO. 4007.01 MAY 19, 2022 SHEET 3 OF 14

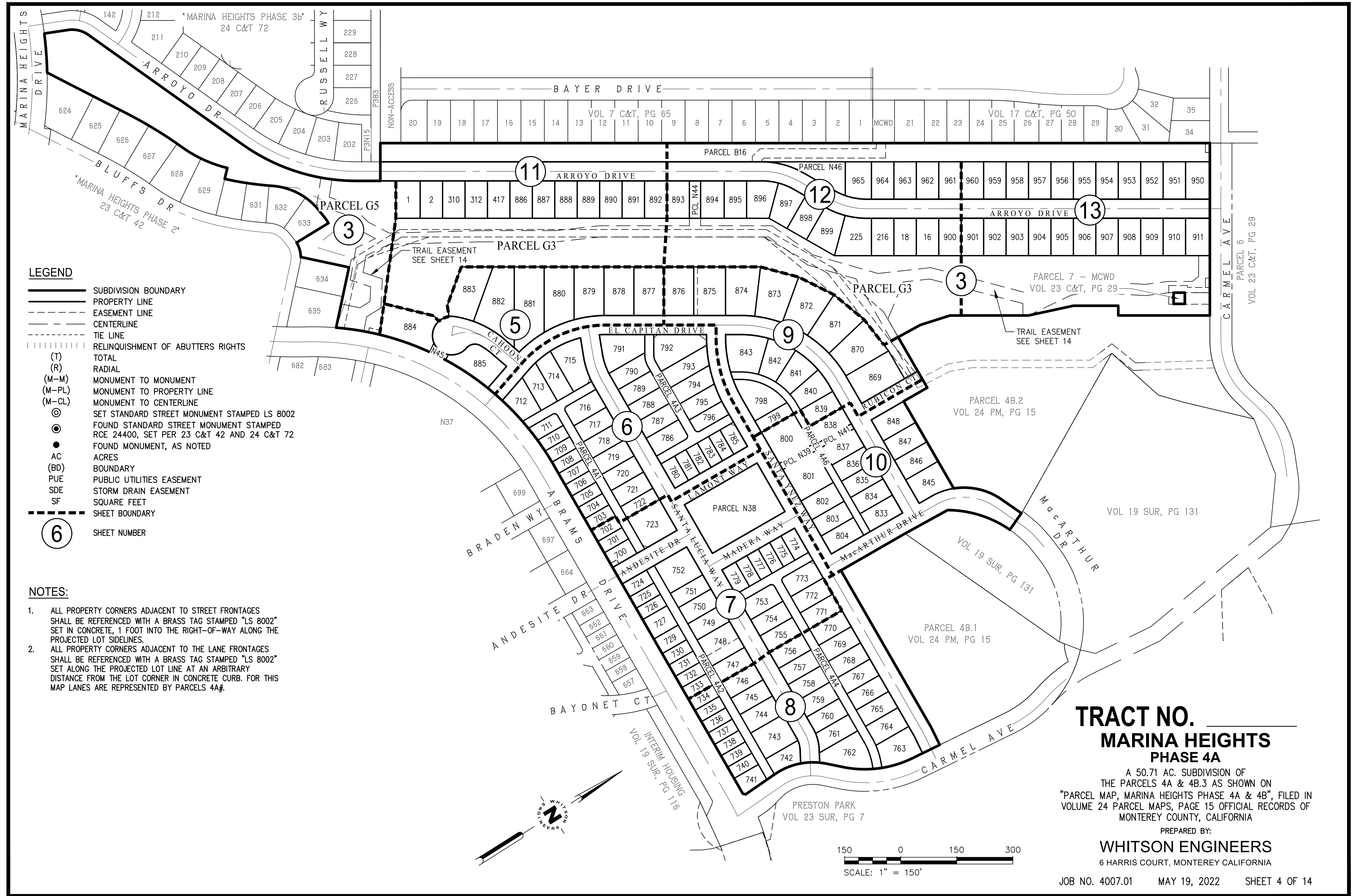


LEGEND

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- SF SQUARE FEET
- SHEET BOUNDARY
- 6 SHEET NUMBER

NOTES:

- ALL PROPERTY CORNERS ADJACENT TO STREET FRONTAGES SHALL BE REFERENCED WITH A BRASS TAG STAMPED "LS 8002" SET IN CONCRETE, 1 FOOT INTO THE RIGHT-OF-WAY ALONG THE PROJECTED LOT SIDELINES.
- ALL PROPERTY CORNERS ADJACENT TO THE LANE FRONTAGES SHALL BE REFERENCED WITH A BRASS TAG STAMPED "LS 8002" SET ALONG THE PROJECTED LOT LINE AT AN ARBITRARY DISTANCE FROM THE LOT CORNER IN CONCRETE CURB. FOR THIS MAP LANES ARE REPRESENTED BY PARCELS 4A#.



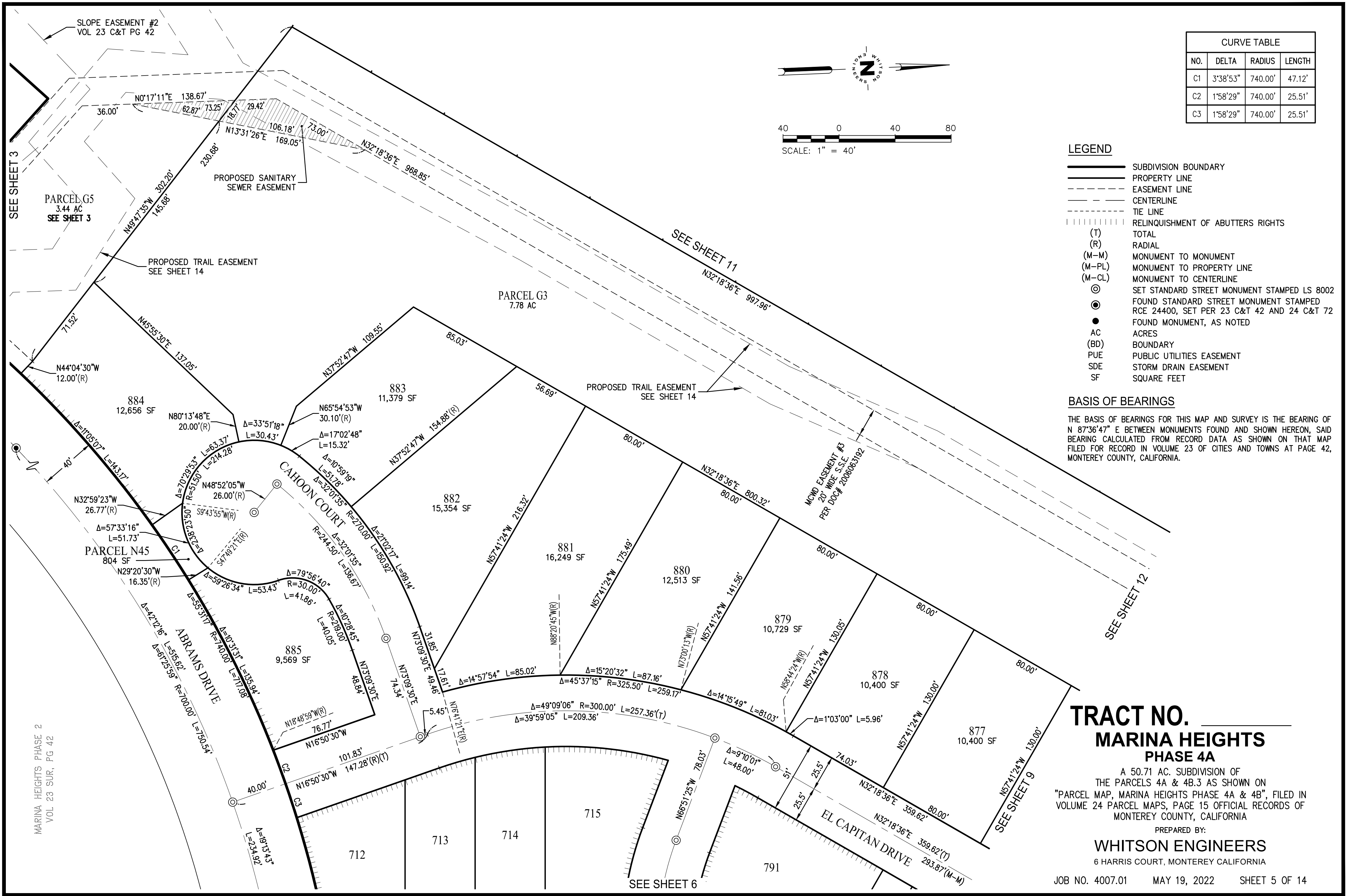
TRACT NO.
MARINA HEIGHTS
PHASE 4A

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"PARCEL MAP, MARINA HEIGHTS PHASE 4A & 4B", FILED IN
VOLUME 24 PARCEL MAPS, PAGE 15 OFFICIAL RECORDS OF
MONTEREY COUNTY, CALIFORNIA

PREPARED BY:

WHITSON ENGINEERS
6 HARRIS COURT, MONTEREY CALIFORNIA

JOB NO. 4007.01 MAY 19, 2022 SHEET 4 OF 14



CURVE TABLE			
NO.	DELTA	RADIUS	LENGTH
C1	3°38'53"	740.00'	47.12'
C2	1°58'29"	740.00'	25.51'
C3	1°58'29"	740.00'	25.51'

LEGEND

- SUBDIVISION BOUNDARY
- PROPERTY LINE
- EASEMENT LINE
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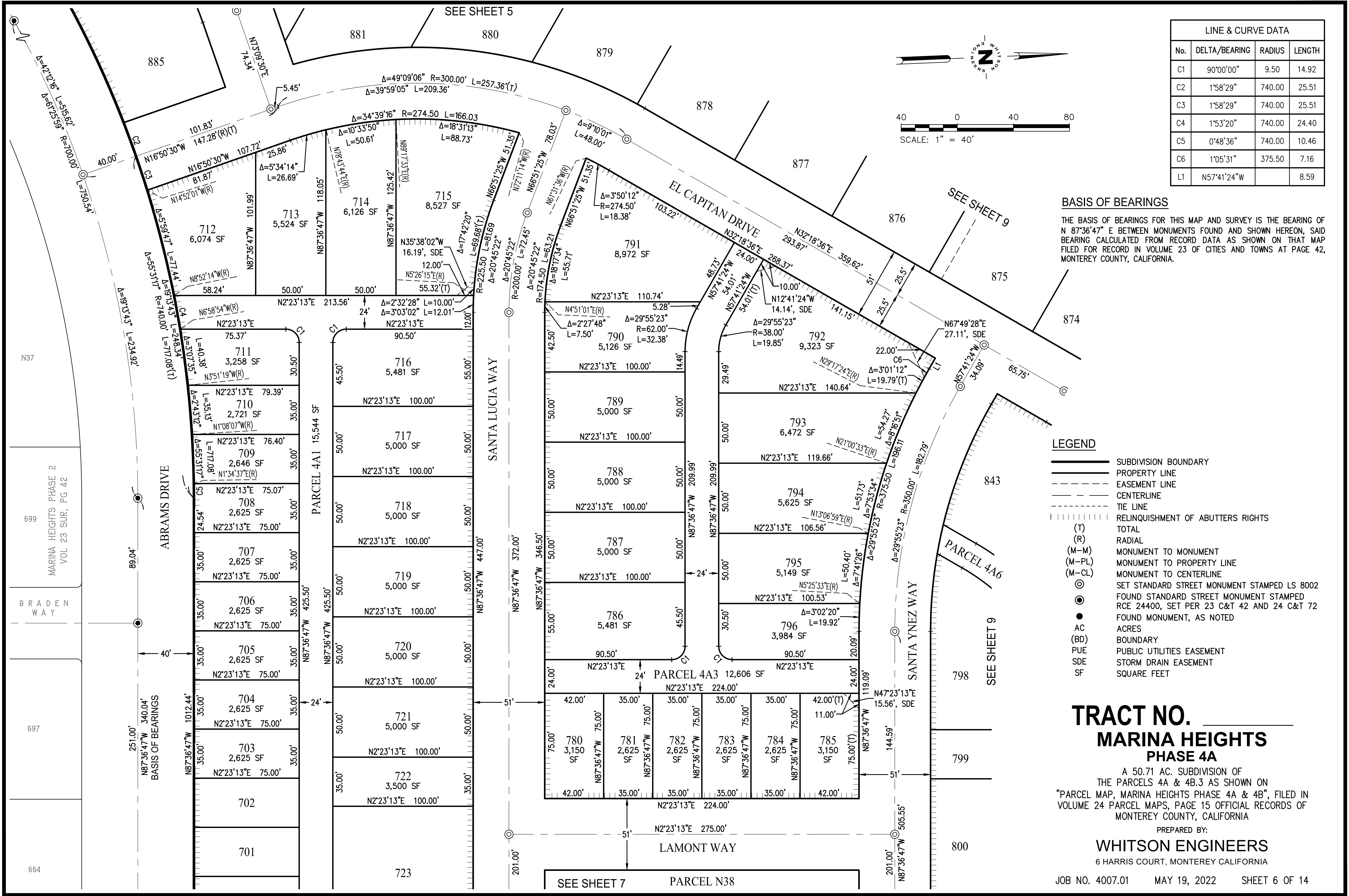
BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS MAP AND SURVEY IS THE BEARING OF N 87°36'47" E BETWEEN MONUMENTS FOUND AND SHOWN HEREON, SAID BEARING CALCULATED FROM RECORD DATA AS SHOWN ON THAT MAP FILED FOR RECORD IN VOLUME 23 OF CITIES AND TOWNS AT PAGE 42, MONTEREY COUNTY, CALIFORNIA.

TRACT NO. MARINA HEIGHTS PHASE 4A

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PREPARED BY: WHITSON ENGINEERS 6 HARRIS COURT, MONTEREY CALIFORNIA



LINE & CURVE DATA			
No.	DELTA/BEARING	RADIUS	LENGTH
C1	90°00'00"	9.50	14.92
C2	1°58'29"	740.00	25.51
C3	1°58'29"	740.00	25.51
C4	1°53'20"	740.00	24.40
C5	0°48'36"	740.00	10.46
C6	1°05'31"	375.50	7.16
L1	N57°41'24"W		8.59

BASIS OF BEARINGS

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LEGEND

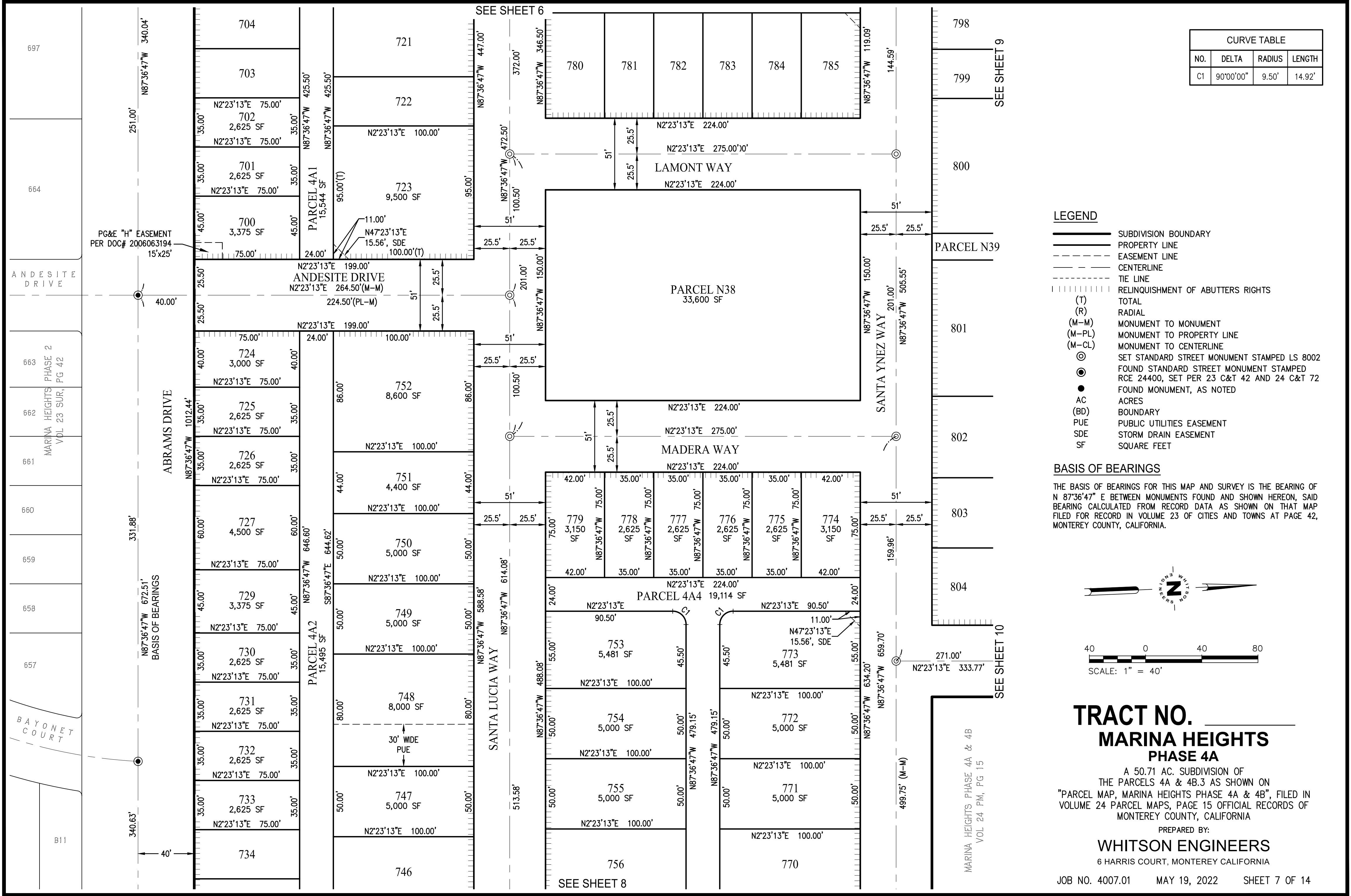
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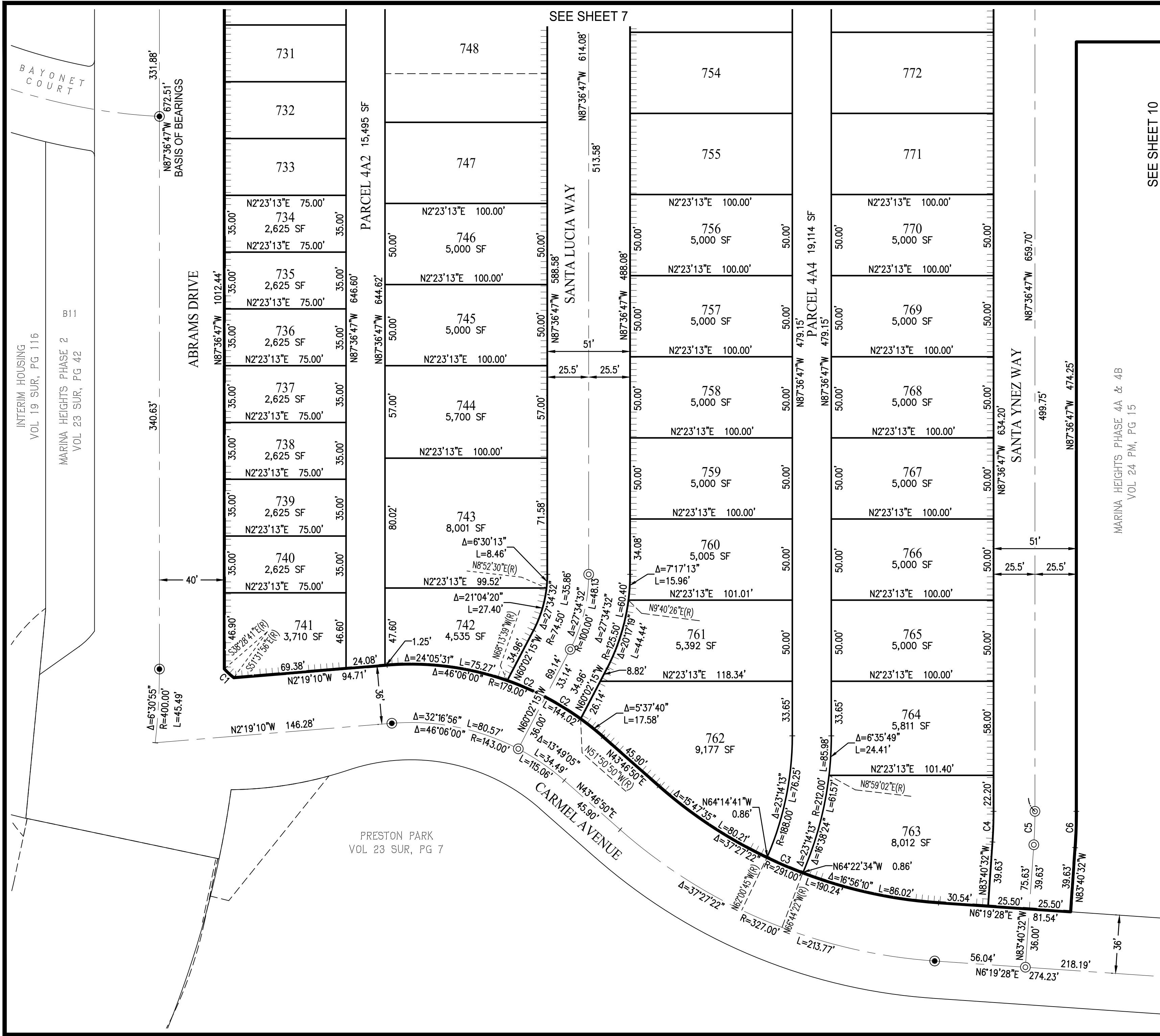
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PREPARED BY:

WHITSON ENGINEERS
6 HARRIS COURT, MONTEREY CALIFORNIA





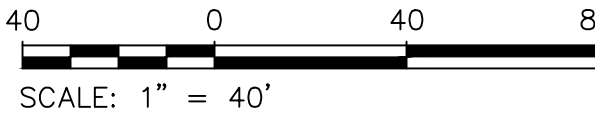
CURVE TABLE			
NO.	DELTA	RADIUS	LENGTH
C1	13°03'16"	35.00'	7.97'
C2	8°11'24"	179.00'	25.587'
C3	4°43'38"	291.00'	24.01'
C4	3°56'15"	274.50'	18.86'
C5	3°56'15"	300.00'	20.62'
C6	3°56'15"	325.50'	22.37'

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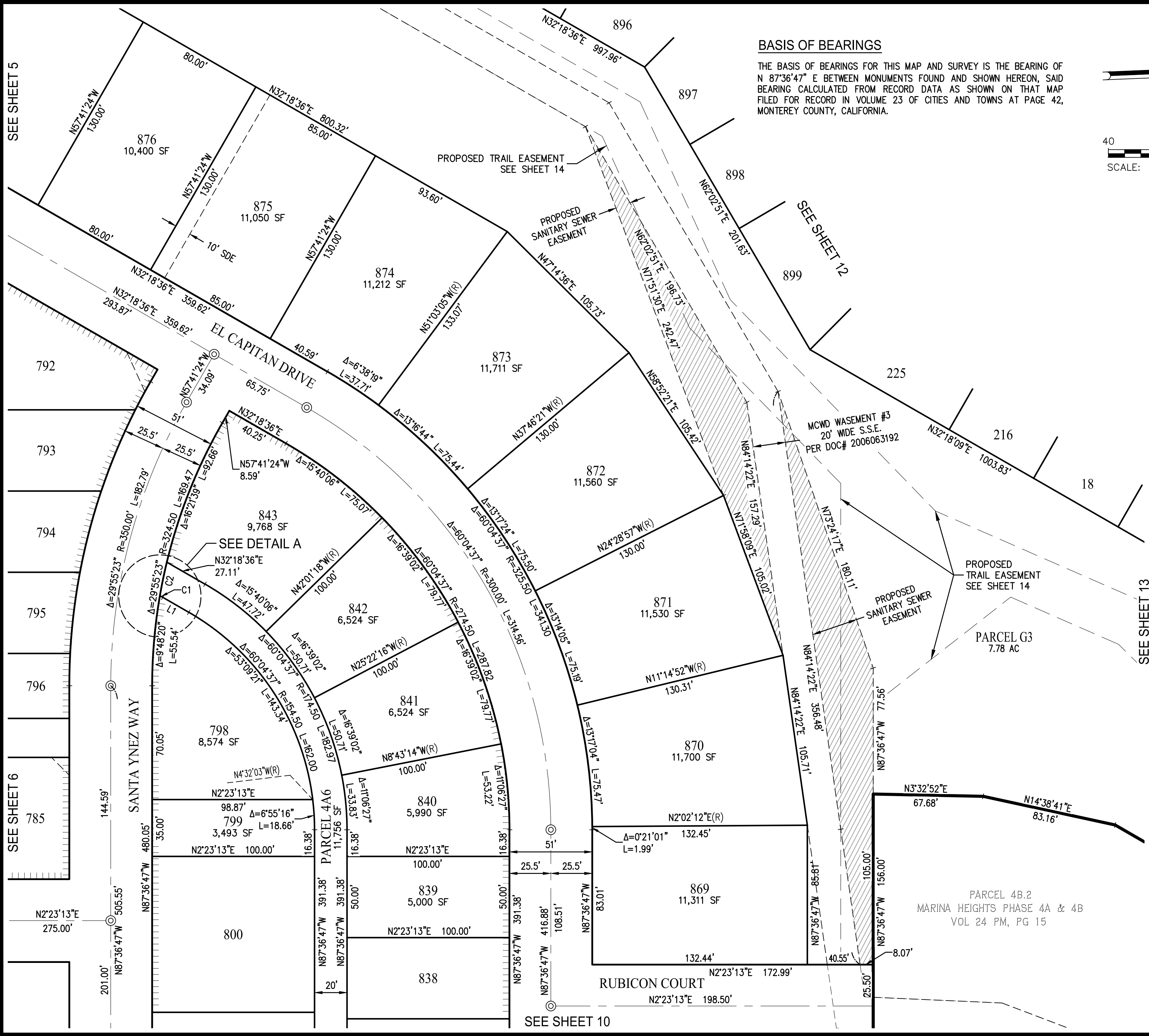
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TRACT NO. MARINA HEIGHTS PHASE 4A

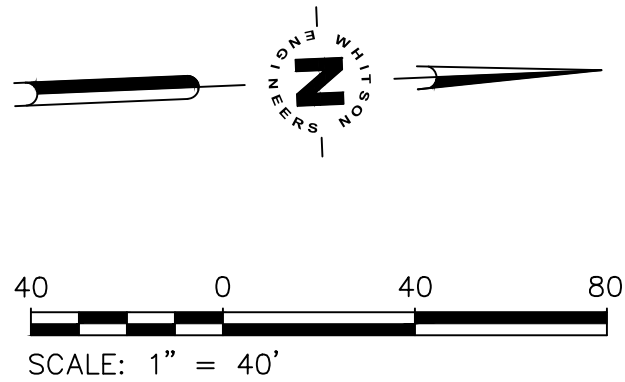
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PREPARED BY: WHITSON ENGINEERS 6 HARRIS COURT, MONTEREY CALIFORNIA

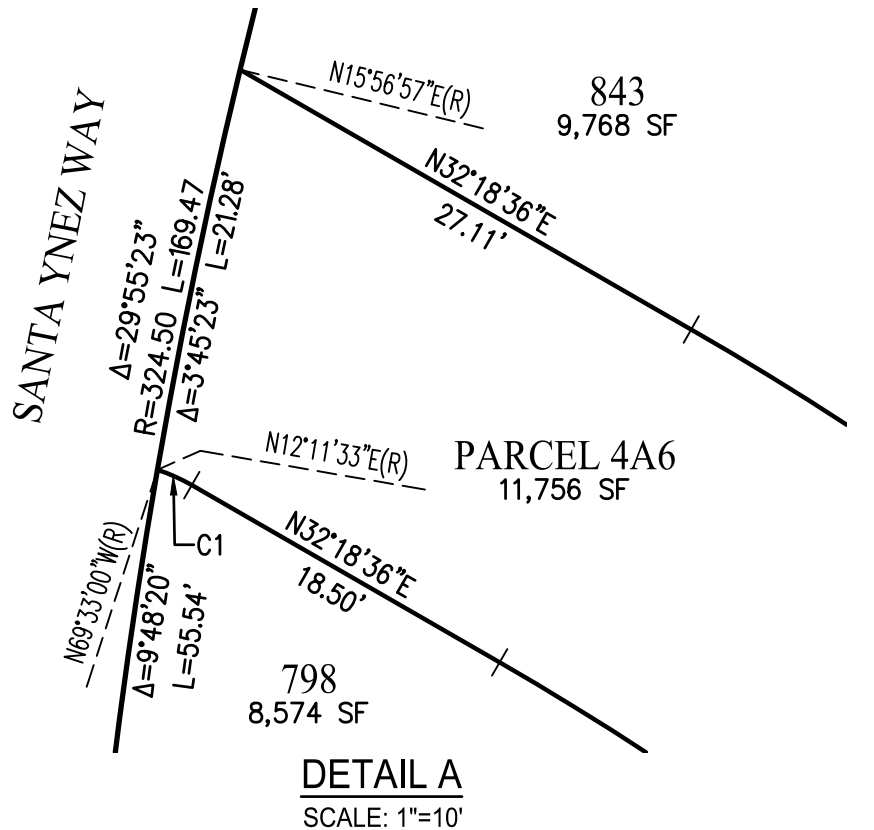


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LINE & CURVE DATA			
No.	DELTA/BEARING	RADIUS	LENGTH
C1	11°51'36"	9.50	1.97
C2	3°45'23"	324.50	21.28
L1	N32°18'36"E		18.50



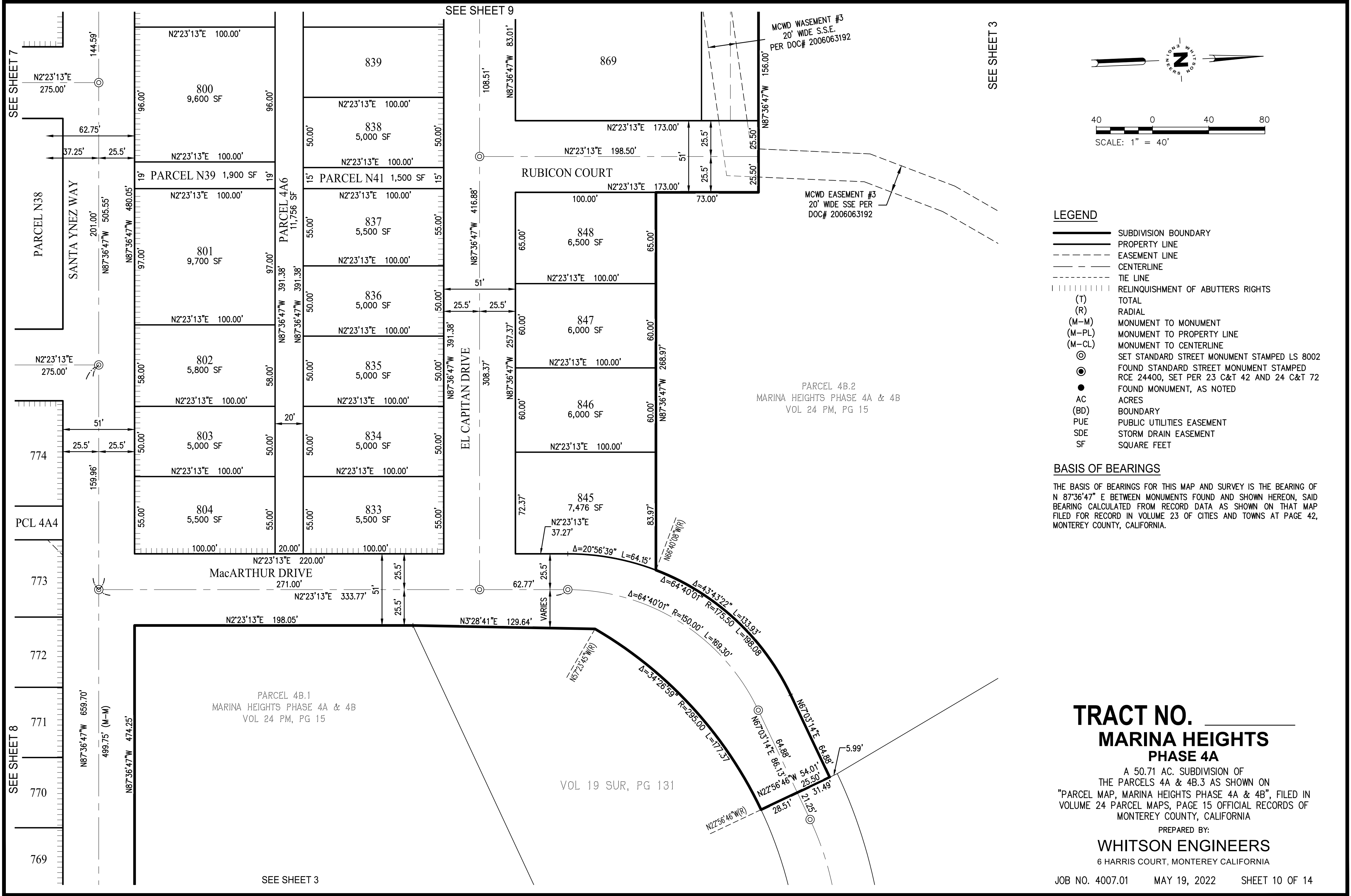
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6 HARRIS COURT, MONTEREY CALIFORNIA



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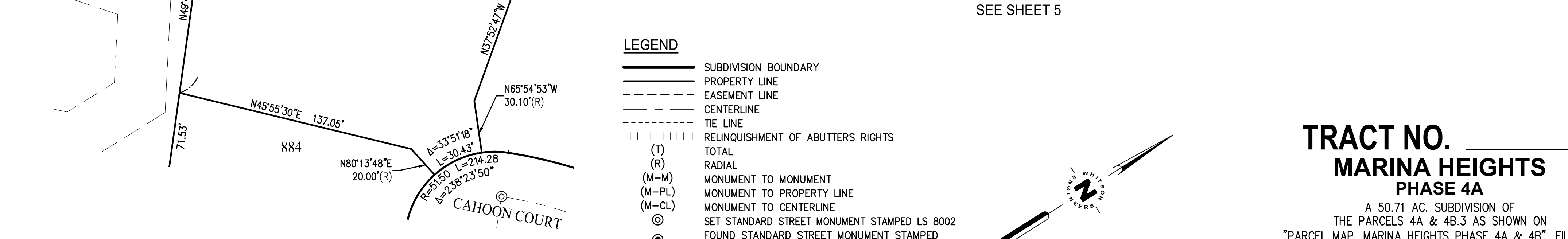
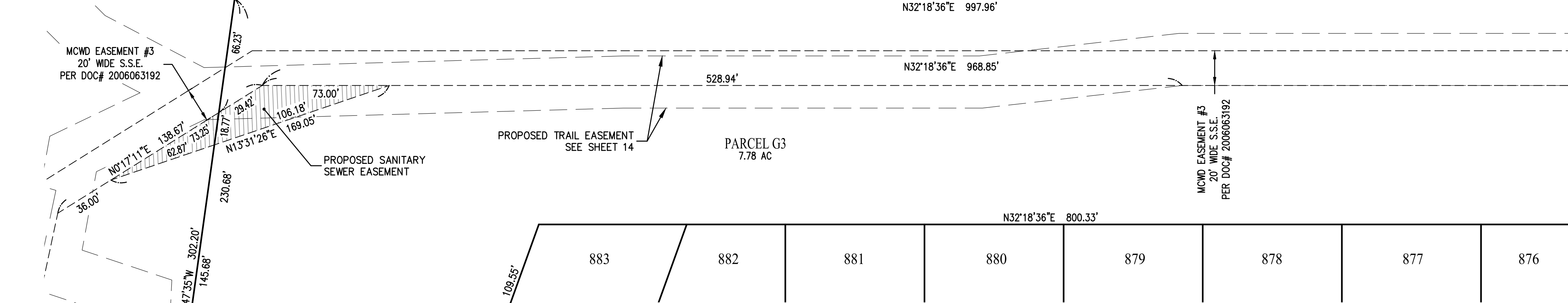
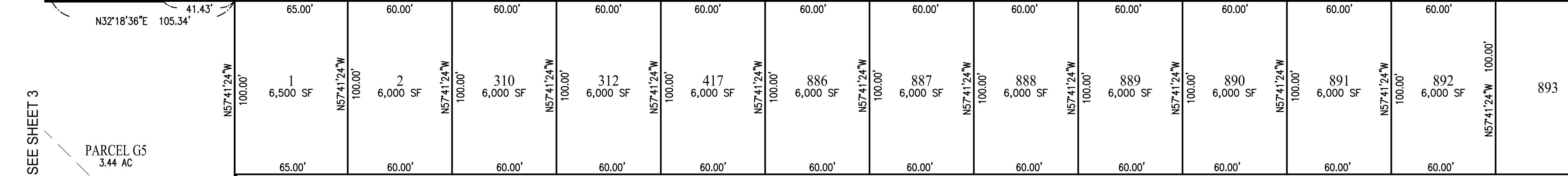
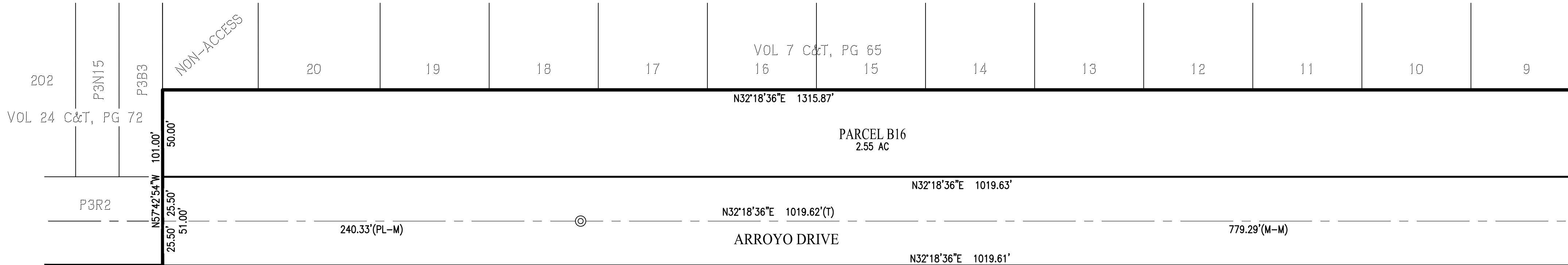
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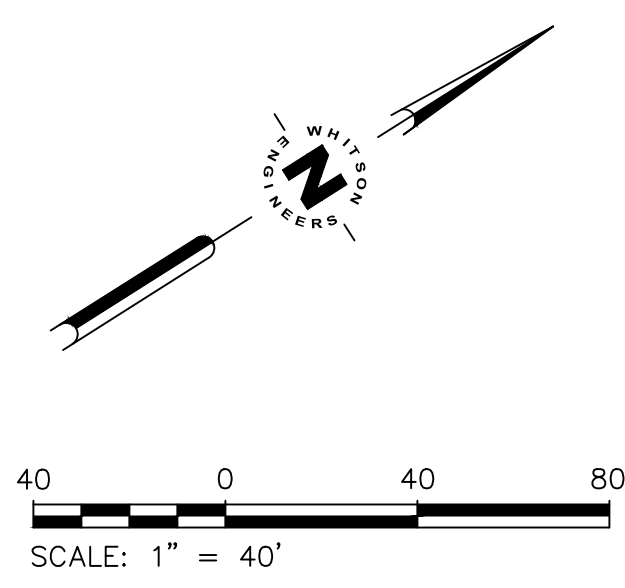
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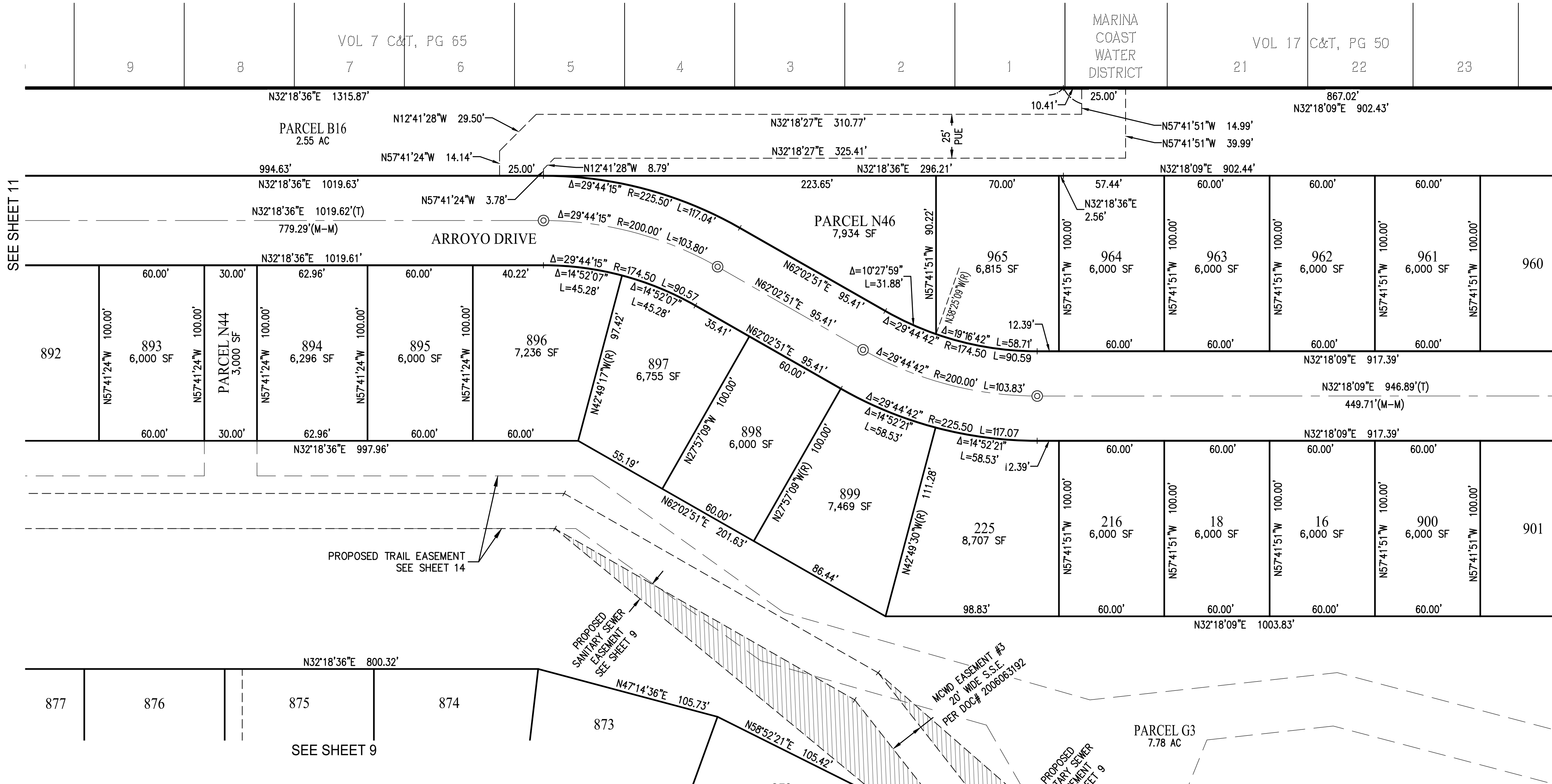
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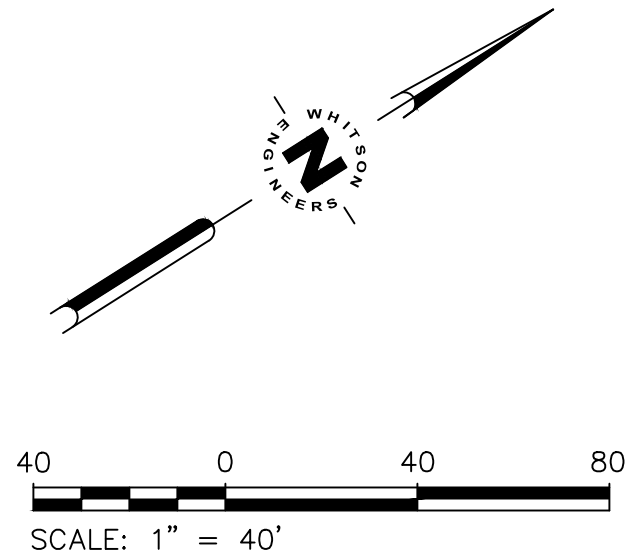
JOB NO. 4007.01 MAY 19, 2022 SHEET 11 OF 14



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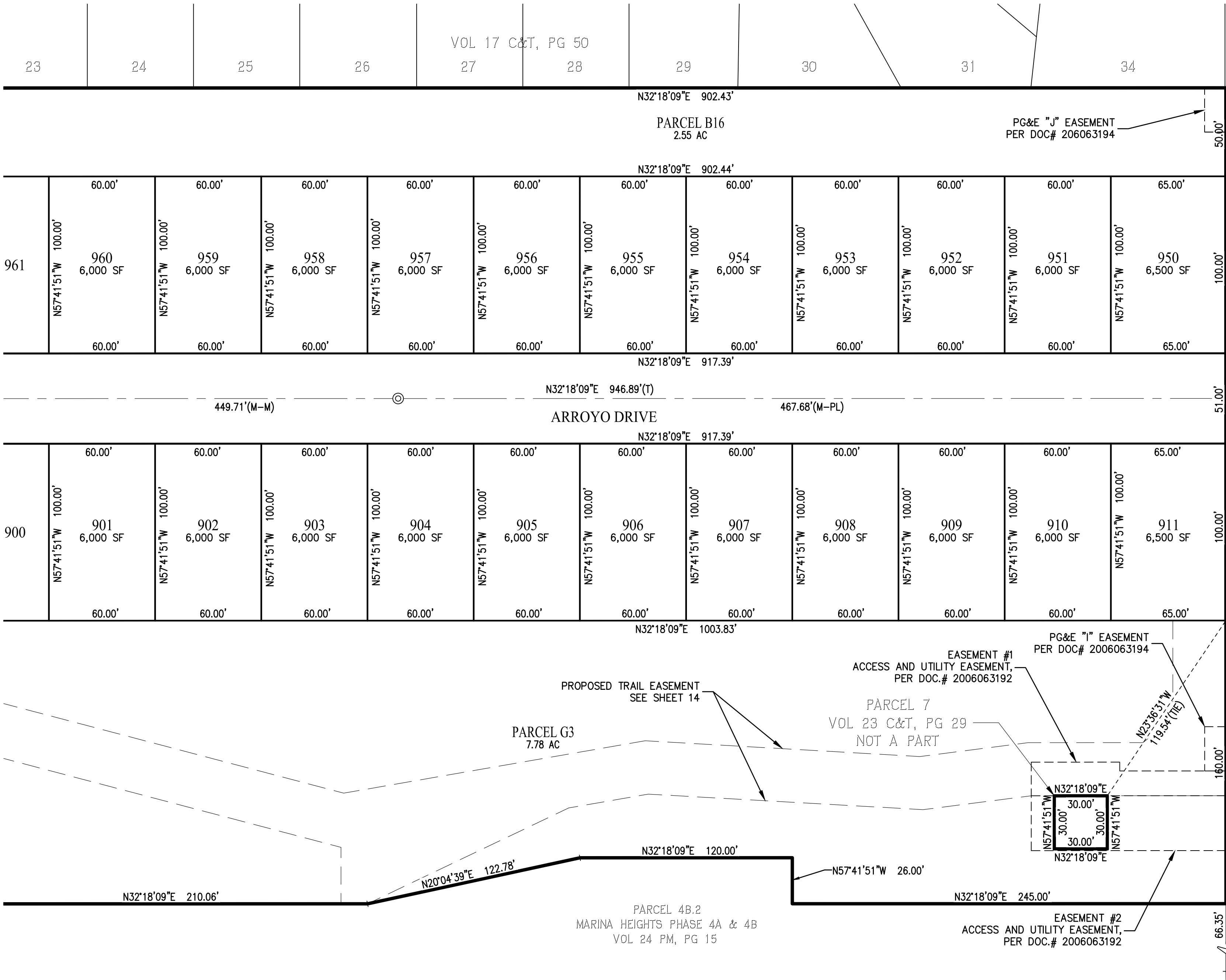
PREPARED BY:

WHITSON ENGINEERS

6 HARRIS COURT, MONTEREY CALIFORNIA

JOB NO. 4007.01 MAY 19, 2022 SHEET 12 OF 14

SEE SHEET 12

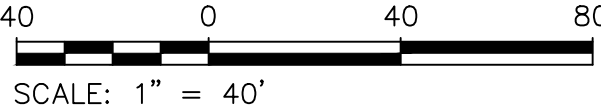


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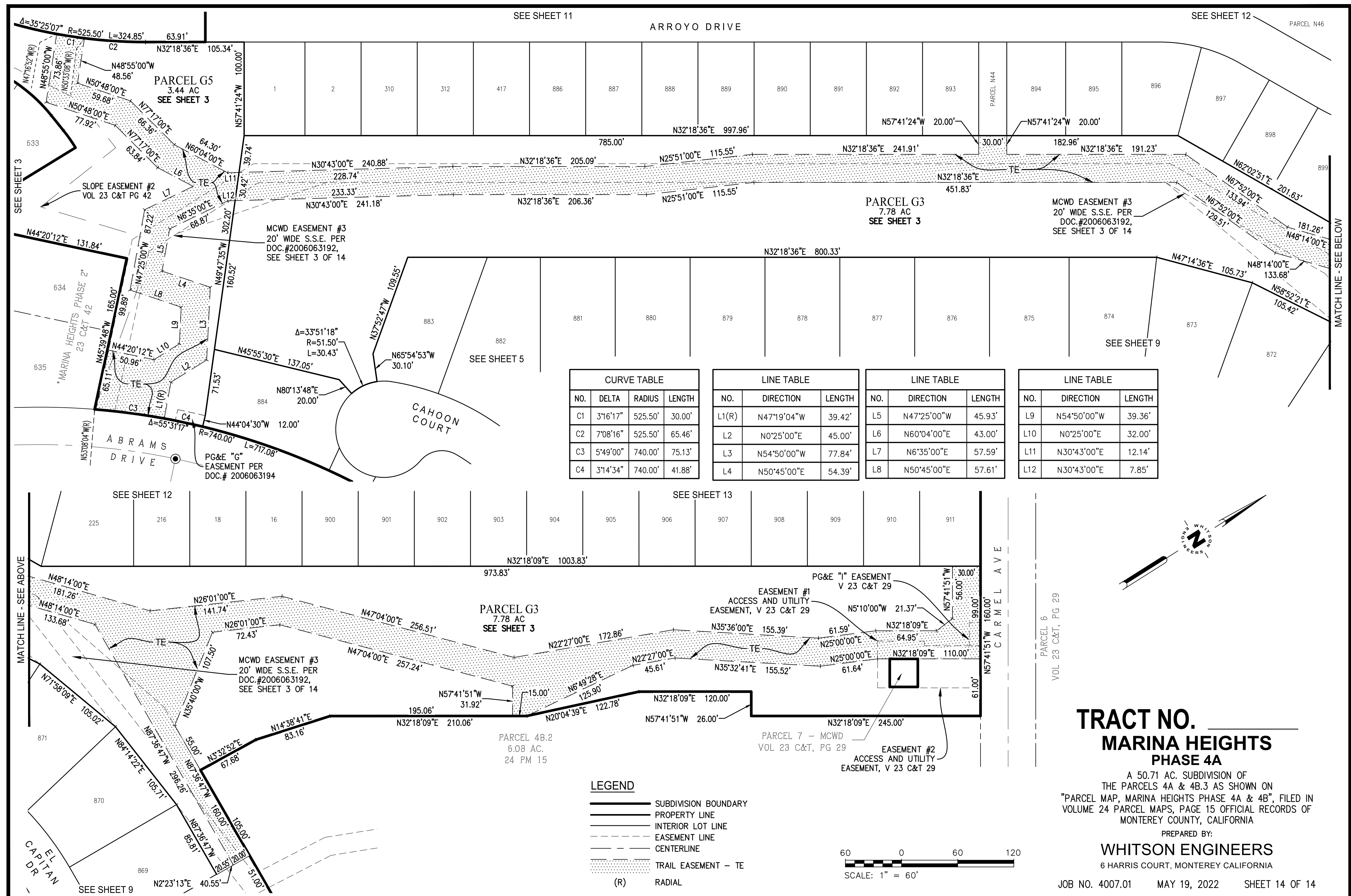


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6 HARRIS COURT, MONTEREY CALIFORNIA



TRACT NO. _____
MARINA HEIGHTS
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PREPARED BY:

WHITSON ENGINEERS
6 HARRIS COURT, MONTEREY CALIFORNIA

JOB NO. 4007.01

MAY 19, 2022

SHEET 14 OF 14

PROJECT TEAM

APPLICANT/DEVELOPER
MARINA DEVELOPERS, INC.
3180 IMJIN ROAD
SUITE 151
MARINA, CA 93933

DAN GARSON
(805) 310-2498

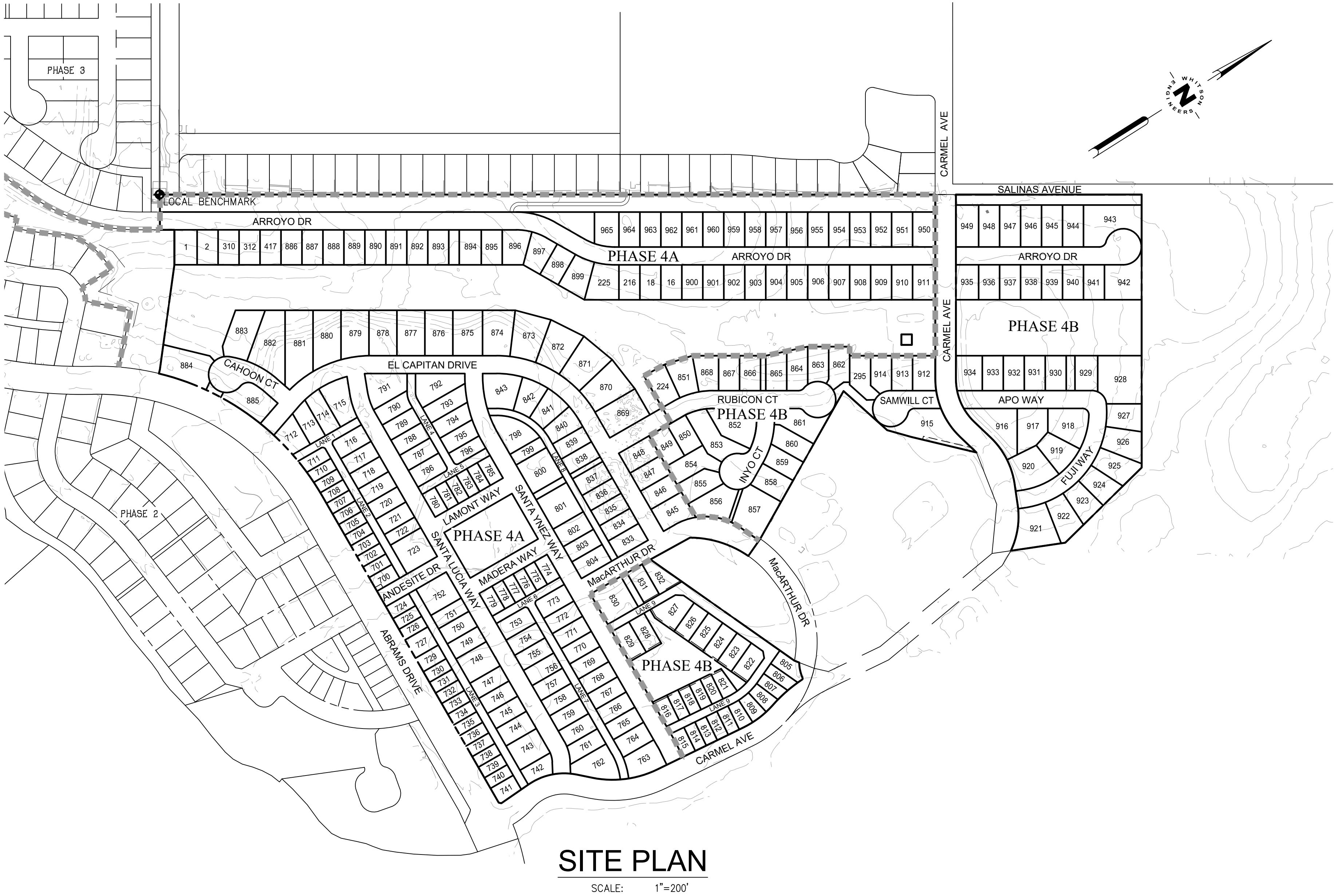
CIVIL ENGINEER
WHITSON ENGINEERS
6 HARRIS COURT
MONTEREY, CA 93940

ANDREW HUNTER, RCE 67730
(831) 649-5225

GEOTECHNICAL ENGINEER
QUANTUM GEOTECHNICAL INC.
6288 SAN IGNACIO AVENUE
SUITE D
SAN JOSE, CA 95119

SIMON MAKDESSI, PE, GE 2548
(408) 629-3822

SEA HAVEN
PHASE 4
MARINA, CALIFORNIA
IMPROVEMENT PLANS

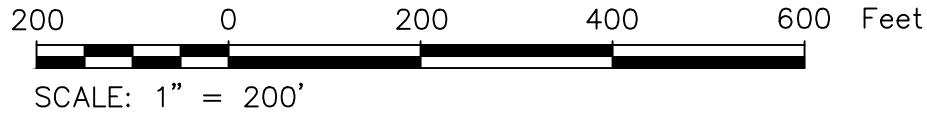


SITE PLAN

SCALE: 1"=200'

BENCHMARK NOTES

- SURVEY CONTROL IS BASED ON PROPAGATION OF AN EXISTING CONTROL NETWORK PREVIOUSLY ESTABLISHED BY CENTRAL COAST SURVEYORS FOR PREVIOUS PROJECT PHASES OF THE SEA HAVEN (MARINA HEIGHTS) DEVELOPMENT. HORIZONTAL CONTROL UTILIZES A GROUND-BASED COORDINATE SYSTEM APPROXIMATELY BASED UPON THE CALIFORNIA COORDINATE SYSTEM, NAD 83 ZONE IV. AN AVERAGE COMBINED SCALE FACTOR OF 1.0000616448 WAS USED IN CONVERTING GRID TO GROUND DISTANCES. BEARINGS ARE GRID BEARINGS PER THE CALIFORNIA COORDINATE SYSTEM, NAD83 ZONE IV.
- ELEVATIONS ARE RELATIVE TO THE PREVIOUSLY ESTABLISHED PROJECT DATUM, HOLDING A PROVIDED LOCAL BENCHMARK ELEVATION OF 157.70' FOR A REBAR WITH PLASTIC CAP STAMPED "CCS" FOUND IN THE SOUTHEAST QUADRANT OF THE INTERSECTION OF ABRAMS DRIVE AND DENALI DRIVE. THE PROJECT DATUM WAS FOUND TO BE CONSISTENT WITH THE NATIONAL GEODETIC VERTICAL DATUM OF 1929, (NGVD29) BASED ON SUBSEQUENT SURVEY TIES TO THE BENCHMARK DESIGNATED "L 813 RESET" (PID: GU2130) AS PUBLISHED BY THE NATIONAL GEODETIC SURVEY, HAVING A PUBLISHED (SUPERSEDED) NGVD29 ELEVATION OF 143.20'.
- AN ELEVATION OF 175.36' FOR A BRASS DISC STAMPED "FOMR AP-45" AT AN ANGLE POINT IN THE BOUNDARY OF THE FORMER FORT ORD MILITARY RESERVATION, SHOWN HEREON, IS THE LOCAL SITE BENCHMARK.



****CAUTION - EXISTING GAS LINES!!**

CONTRACTOR TO EXERCISE EXTREME CAUTION WHEN POT-HOLING AND WORKING NEAR EXISTING GAS LINES!!

LOCATION OF EXISTING UTILITIES IS APPROXIMATE AND SHOULD BE VERIFIED PRIOR TO THE START OF CONSTRUCTION.

A LINE MECHANIC MUST BE PRESENT DURING ANY EXCAVATIONS NEAR THE GAS LINE. THIS INSPECTION CAN BE COORDINATED THROUGH UNDERGROUND SERVICE ALERT (USA) BY CALLING 811.

ANY EXCAVATIONS ABOVE OR AROUND THE GAS TRANSMISSION FACILITIES MUST BE PERFORMED WHILE A PG&E INSPECTOR IS PRESENT.

MINIMALLY INVASIVE CONSTRUCTION TECHNIQUES MUST BE UTILIZED TO MINIMIZE DAMAGE TO THE LINE.

APPROVED FOR CONSTRUCTION

[Signature]

BRIAN McMINN, P.E. 64143 (EXP 12-31-22)
CITY ENGINEER

5/20/22

DATE



MARINA COAST WATER DISTRICT

11 RESERVATION ROAD
MARINA, CA 93933
(831) 384-6131

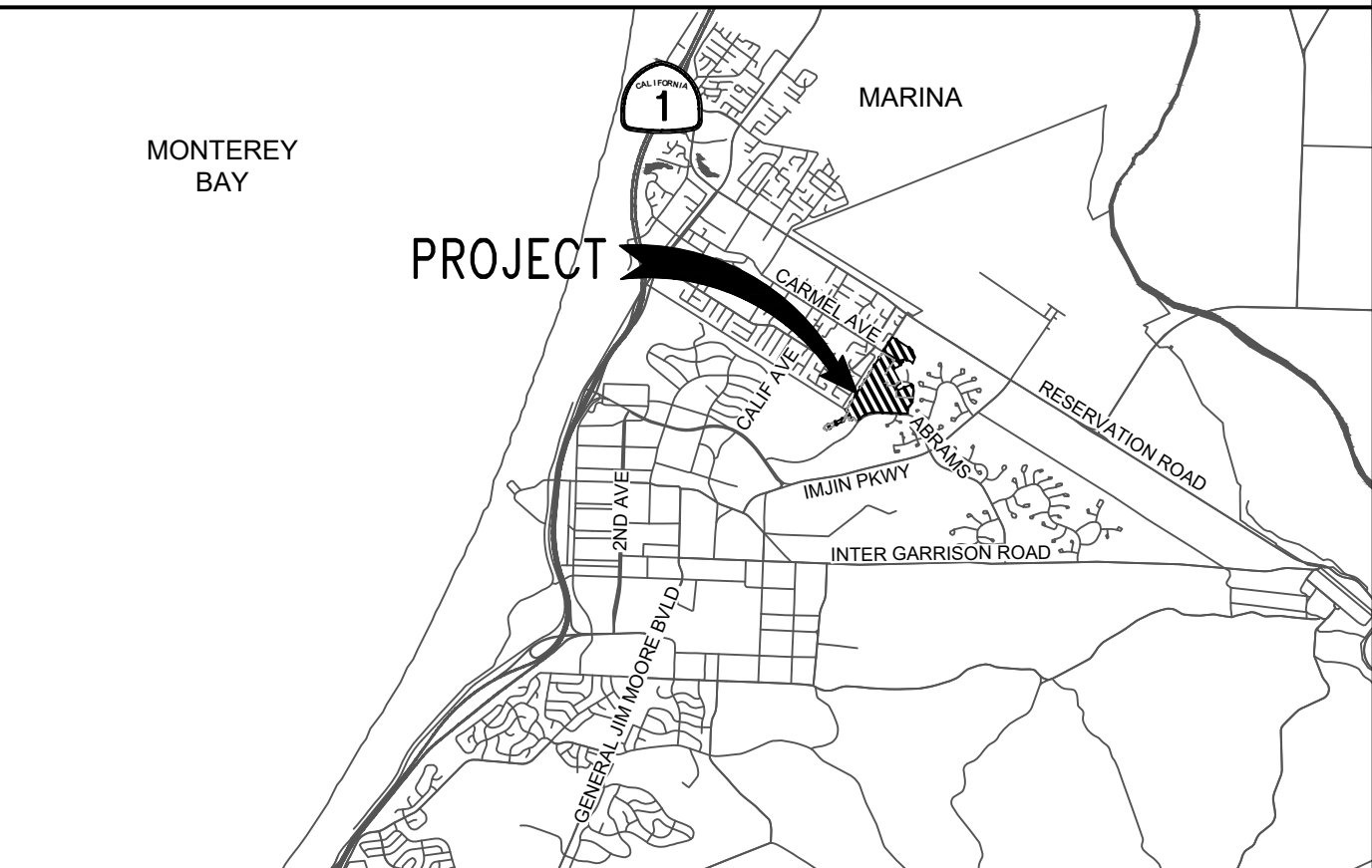
APPROVED FOR CONSTRUCTION:

ANDY STERBENZ, P.E., INTERIM DISTRICT ENGINEER

4/13/22

DATE

LOCATION MAP



NOT TO SCALE

NORTH

LEGEND

DESCRIPTION	PROPOSED	EXISTING
SUBDIVISION BOUNDARY	---	---
LOT LINE	---	---
RIGHT-OF-WAY	---	---
CENTER LINE	---	---
EASEMENT LINE	---	---
SUB-PHASE BOUNDARY	---	---
HINGE LINE/TOP SLOPE	---	---
TOE SLOPE	---	---
SAWCUT LIMIT	---	---
GUTTER FLOWLINE	---	---
EARTH DITCH	---	---
CONCRETE V-DITCH	---	---
CURB AND GUTTER	---	---
SIDEWALK	---	---
DRIVEWAY CURB CUT	---	---
CURB RAMP	---	---
DOMESTIC WATER MAIN	---	---
SANITARY SEWER	---	---
STORM DRAIN	---	---
STORM MANHOLE	---	---
STANDARD CURB INLET	---	---
STORM DRAIN FIELD INLET	---	---
STORM DRAIN OUTFALL PROTECTION	---	---

ABBREVIATIONS

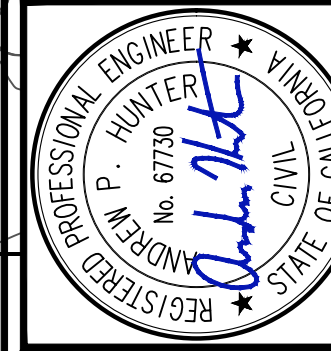
AB	AGGREGATE BASE
AC	ASPHALT CONCRETE
B	BUBBLER
BC	BEGINNING OF CURVE
BEG	BEGIN
BFP	BACK FLOW PREVENTER
BO	BLOW OFF VALVE
BOW, BW	BACK OF WALK
BVCE	BEGIN VERTICAL CURVE ELEVATION
BVCS	BEGIN VERTICAL CURVE STATION
BWV	BACK WATER VALVE
CB	COMMERCIAL
CATV	CABLE TELEVISION
CB	CATCH BASIN
CG&S	CURB, GUTTER & SIDEWALK
CL	CENTERLINE
CO	CLEAN OUT
CONC	CONCRETE
CR	CROWN
DI	DROP INLET/DITCH INLET
DW	DRIVEWAY LIP
DW	DRIVEWAY
EC	END OF CURVE
EM	EASEMENT
EP	EDGE OF PAVEMENT
ER	END OF RETURN
EVCE	END VERTICAL CURVE ELEVATION
EVCS	END VERTICAL CURVE STATION
EX, EXIST, (E)	EXISTING
(F)	FUTURE
FC	FACE OF CURB
FES	FLARED END SECTION
FF	FINISH FLOOR
FG	FINISH GRADE
PH	FIRE HYDRANT
FL	FLOW LINE
FS	FINISHED SURFACE
FUT	FUTURE
GB	GRADE BREAK
OFF	GARAGE FINISH FLOOR
GL	GARAGE LIP
GP	GARAGE PAD
GND	GROUND
GR	GRATE
HGL	HYDRAULIC GRADE LINE
HL	HINGE LINE
HP	HIGH POINT
IEUE	INGRESS, EGRESS & UTILITY EASEMENT
INTX	INTERSECTION
K	DISTANCE IN FEET REQUIRED TO ACHIEVE A 1% CHANGE IN GRADE
IM	IRRIGATION METER
INV	INVERT
IS	IRRIGATION SLEEVE
LL	LENGTH
LP	LOT LINE
LS	LOW POINT
LT	LANDSCAPE
MAX	LEFT
MID	MAXIMUM
MIN	MIDDLE
NE	MINIMUM
NW	NORTHEAST
OB	NORTHWEST
OH	OVERBUILD
PR, (P)	OVERHEAD ELECTRIC
P	PROPOSED
PCC	PAD
PFF	PORTLAND CEMENT CONCRETE
PIP	PORCH FINISH FLOOR
PL	PROTECT IN PLACE
PL	PROPERTY LINE
PRO	POINT OF REVERSE CURVE
PT	POINT OF TANGENT
PUE	PUBLIC UTILITY EASEMENT
PVC	POLYVINYL CHLORIDE
PVI	POINT OF VERTICAL INTERSECTION
RCP	REINFORCED CONCRETE PIPE
RET	RETAINING
RT	RIGHT
R/W	RIGHT OF WAY
SC	SAW CUT
SDMH	STORM DRAIN MANHOLE
SE	SOUTHEAST
SO	SIDE OPENING
SS	SANITARY SEWER
SSMH	SANITARY SEWER MANHOLE
STA	STATION
STD	STANDARD
SW	SOUTHWEST
S/W	SIDEWALK
TB	TOP OF BANK
TBC	TOP OF BAND CURB
TC	TOP OF CURB
TI	TRAFFIC INDEX
TRC	TOP OF ROLLED CURB
TW	TOP OF WALL
TYP	TYPICAL
UG	UNDERGROUND GAS
UT	UNDERGROUND TELEPHONE
W	WATER
WOSS	WATER QUALITY SAMPLING STATION
WV	WATER VALVE
XJT	EXISTING JOINT TRENCH

INDEX OF SHEETS

SHEET	DESCRIPTION
1	TITLE, LEGEND AND VICINITY MAP
2	IMPROVEMENT PLAN NOTES
3-4	SHEET INDEX STREETS & LANES
5	MCWD STANDARD NOTES AND STRUCTURE SCHEDULES
6-8	UTILITY DETAILS
9-11	IMPROVEMENT PLAN DETAILS & STREET SECTIONS
12-14	STORMWATER CHAMBER DETAILS
15-17	MCWD STANDARD WATER DETAILS
18	STORM DRAIN SYSTEM MAP
19	SANITARY SEWER SYSTEM MAP
20	WATER SYSTEM MAP
21-46	PLAN & PROFILE-STREETS
47-59	PLAN & PROFILE-LANES
60	MCWD ACCESS ROAD PLAN & PROFILE
61	ARROYO SANITARY SEWER PLAN & PROFILE
62	STORM DRAIN PLAN & PROFILE
63-66	CURB RETURN PROFILES
67-68	KNUCKLE AND CUL-DE-SAC PROFILES
69-70	STORM DRAIN CROSSINGS
71-74	SIGNING AND STRIPING PLAN
75-77	LANE TRANSITION DETAILS

WDID No.: **3 27C31735**
RISK LEVEL: **2**

Civil Engineering
Land Surveying
6 Harris Court
Monterey, California
831.649.5225
whitsonengineers.com



SUBMITTAL / REVISION	APPROVED PLANS
3	2/18/2022 APH

MARINA, CALIFORNIA

SEA HAVEN - PHASE 4
IMPROVEMENT PLANS
TITLE, LEGEND AND VICINITY MAP

SCALE: AS SHOWN

DRAWN: APH

JOB No.: 4007.04

SHEET

1
OF 76

April 25, 2022

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

Honorable Mayor and Members
of the Marina City Council

City Council Meeting
of June 21, 2022

RECOMMENDATION TO CONSIDER ADOPTING RESOLUTION NO. 2022-, APPROVING THE PHASE 4A 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. 2022-, approving the Phase 4A 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.

At the regular meeting of March 16, 2021, the City Council adopted Resolution 2021-19, approving the Phase 3B Final Map for the Sea Haven project.

ANALYSIS:

The developers have submitted the Phase 4A 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 4A 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 4A 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 4A final map and improvement plans are for 216 residential units in the Marina Heights Project. The Phase 4A final map and improvement plans include the specific neighborhood improvements such as parks and open space that support 216 residential units including five below market rate unit sites. Each site will have six units for a total of thirty below market rate units for this phase.

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