

RESOLUTION NO. 2022-119

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MARINA APPROVING AN AMENDMENT TO THE UNIVERSITY VILLAGES (NOW THE DUNES ON MONTEREY BAY) TENTATIVE SUBDIVISION MAP (RESOLUTION NO. 2008-209), AND DETERMINING THAT THE AMENDMENT IS CONSISTENT WITH THE CERTIFIED EIR (SCH No. 2004091167) AND UNIVERSITY VILLAGES SPECIFIC PLAN

WHEREAS, at the regular meeting of May 31, 2005, City Council adopted Resolution No. 2005- 127, certifying the Environmental Impact Report for the University Villages Development Project, Resolution No. 2005-130, approving the University Villages Specific Plan, Resolution No. 2005-131, approving the University Villages 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). This Map and Subdivision Improvement Agreement were never executed and recorded with the Monterey County Recorder's office; 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, Marina Community Partners (MCP) proposed amendments to the previously approved Tentative Map for Phase 3 residential area of the Dunes on Monterey Bay; and

WHEREAS, the modifications proposed and the circumstances under which the modifications would be carried out do not require substantial changes to the previous EIR due to the involvement of new significant environmental impacts or a substantial increase in the severity of previously identified significant effects. In addition, there is no new information of substantial importance that would require a subsequent EIR, Supplemental EIR or Negative Declaration/Mitigated Negative Declaration in accordance with Section 15162(a)(3) of the California Environmental Quality Act and "The Rules to Implement the California Environmental Quality Act of 1970".

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

1. Determine the Tentative Subdivision Map amendment as proposed is consistent with the certified EIR (SCH No. 2004091167) and adopted University Villages Specific Plan;
2. Approve an amendment to the Tentative Subdivision Map originally approved in 2005 (Resolution 2005-131), amending residential lots, open space and roadways in Phase 2 West, and creating 255 residential lots, open space and roadways in Phase 3 Residential; and

PASSED AND ADOPTED by the City Council of the City of Marina at a regular meeting held on the 6th day of October 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 Delgado, Mayor

ATTEST:

Anita Sharp, Deputy City Clerk

**UNIVERSITY VILLAGES
AMENDED TENTATIVE SUBDIVISION MAP
CONDITIONS OF APPROVAL**

General Conditions

1. 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.
2. The University Villages Specific Plan proposes numerous areas that will be held in common ownership amongst all property owners. The Specific Plan proposes both a Lighting and Landscaping District (LLD) and a Homeowners Association (HOA) 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 an LLD. Said CFD shall be established prior to the City being obligated to accept any easement or right-of-way and prior to the City's acceptance of public infrastructure improvements.
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 CFD required by Condition herein.
4. The developer shall pay all required Development Impact Fees in accordance with the approved 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.
6. 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 with the approved EIR Mitigation Monitoring Program for dust control.
7. Prior to issuance of a Grading Permit, offsite grading and/or encroachment permits shall be obtained from any affected agencies or parties.
8. Prior to approval of a Final Map the Applicant shall comply with the requirements of Government Code section 66473.7.

Geologic Report

9. 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.
10. 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.

Improvement Plans

11. 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 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, streetlights, 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.
12. New streetlights 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 Applicant 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.
13. The design of Improvement Plans specific to existing and proposed tree locations shall be coordinated with the landscape architect and engineer.

Engineering/Public Works

14. The Applicant shall dedicate land as necessary to construct any public improvements.
15. All retaining walls holding a surcharge shall be submitted and reviewed through a Building Permit.

16. All homes fronting 1st Avenue shall relinquish abutters rights due to excessive grades preventing driveway access to 1st Avenue.
17. 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.
18. The Developer shall improve and dedicate to the City the linear park along the future General Stillwell Avenue (to be renamed), consistent with the concept set forth in the Specific Plan.
19. Grading along the linear park shall not exceed a cross-slope of 5% to allow the trail system and amenities to be constructed without constraints.
20. All public and/or private walkways shall be designed, installed and maintained in compliance with ADA standards.

Storm Water

21. 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 the LLD/ CFD to be formed by the Applicant.
22. 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.
23. Stormwater retention systems shall be constructed/installed to allow proposed improvements (e.g., Trees, Play Structures, Public Amenities) to be constructed on top of such systems.

Sanitary Sewer

24. 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.
25. 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.

Dry Utilities (Electric, Cable, and Telephone)

26. 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.

Public Safety

27. 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.
28. Prior to issuance of a Grading Permit, the applicant shall gain approval from the Fire Chief for the appropriate fire access and fire hydrant(s).
29. 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.
30. 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.
31. Driveway entrances, emergency access improvements and parking lot radius within the development shall be designed to the satisfaction of the Marina Fire Department.

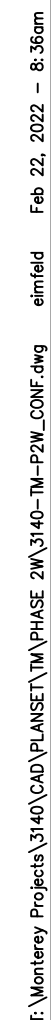
Building

32. 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.

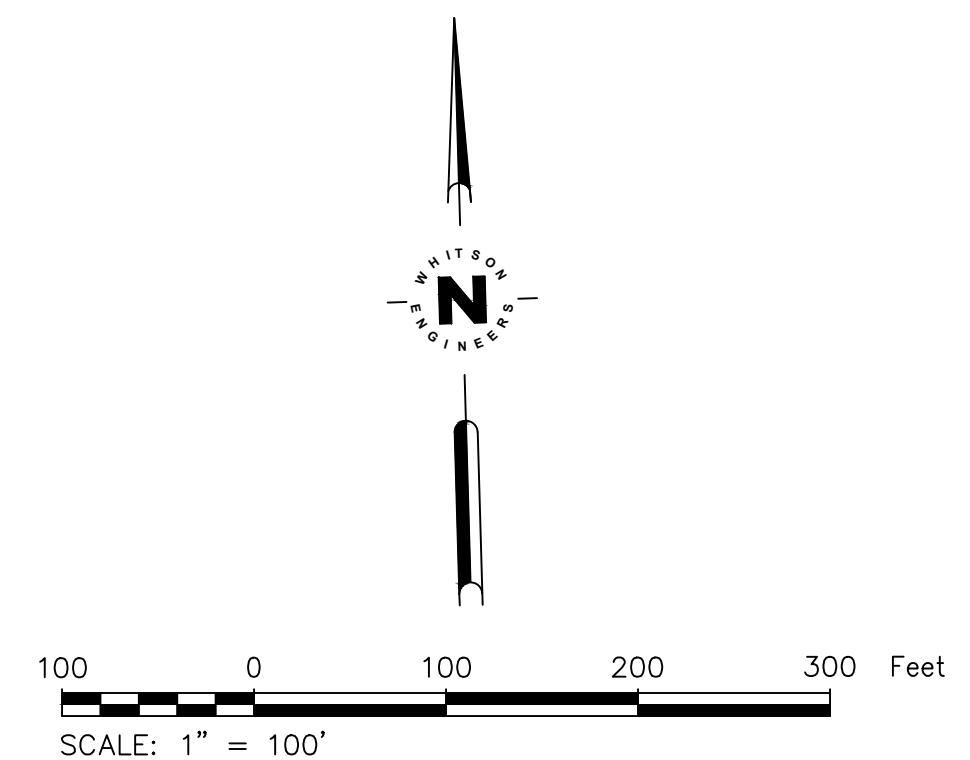
City Attorney

33. 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.

34. Any tree removal within the revised Tentative Map area shall be subject to conditions of approval established by the Planning Commission's approval of a Tree Removal Permit on September 8, 2022



TYPE	LOTS	QUANTITY
DUET (37'x65')	LOTS 564 - 583	20
SMALL LOT STANDARD (50'x80')	LOTS 552 - 557, 584 - 592, 602 - 610	24
LARGE LOT (55'x90')	LOTS 558 - 563, 593 - 601, 611 - 619	24
TOTAL SINGLE FAMILY LOTS		68



PROJECT DESCRIPTION

UNIVERSITY VILLAGES SPECIFIC PLAN IS A 337.8 ACRE RESIDENTIAL AND MIXED-USE PROJECT. PHASE 3 IS A 76.6 ACRE PORTION OF THE UNIVERSITY VILLAGES PROJECT AND INCLUDES APPROXIMATELY 2.5 ACRES OF OPEN SPACE; 26.4 ACRES OF RESIDENTIAL USES; AND 20.8 ACRES OF STREET AND LANE RIGHT-OF-WAY.

PARCEL SUMMARY

FOR SPECIFIC DENSITIES FOR EACH LAND USE TYPE AND DETAILS ON THE PHASING OF THE PROJECT (INCLUDING UNIT TYPES, NUMBERS, ETC.) REFERENCE THE SPECIFIC PLAN PREPARED BY THE DAHLIN GROUP.

SHEET INDEX

SHEET	DESCRIPTION
C-1	TITLE SHEET
C-2	DETAILS & SECTIONS
C-3	BOUNDARY MAP EXHIBIT
L-1	LOTS & PARCELS - NORTH
L-2	LOTS & PARCELS - SOUTH
GR-1	GRADING AND DRAINAGE PLAN - NORTH
GR-2	GRADING AND DRAINAGE PLAN - SOUTH
U-1	WATER & RECYCLED WATER PLAN - NORTH
U-2	WATER & RECYCLED WATER PLAN - SOUTH
U-3	SANITARY SEWER PLAN - NORTH
U-4	SANITARY SEWER PLAN - SOUTH

ABBREVIATIONS

±	PLUS OR MINUS; APPROX	EX	EXISTING	PVI	POINT OF VERTICAL INTERSECTION
⊙	AT	FC	FACE OF CURB	R	RADIUS
APPROX	APPROXIMATE	FF	FINISHED FLOOR	R.C.	RELATIVE COMPACTION
BC	BEGIN CURVE	FG	FINISHED GRADE	RT	RIGHT
BVC	BEGIN VERTICAL CURVE	FL	FLOWLINE	R/W	RIGHT OF WAY
C&G	CURB AND GUTTER	FS	FINISHED SURFACE	RW	RECYCLED WATER
CCSW	CURB, GUTTER AND SIDEWALK	GB	GRADE BREAK	RWL	RAIN WATER LEADER
CL	CENTERLINE	HP	HIGH POINT	SD	STORM DRAIN
CO	CLEANOUT	HORIZ.	HORIZONTAL	SS	SANITARY SEWER
CONC	CONCRETE	INV	INVERT	STA	STATION
CONST	CONSTRUCT	LF	LINEAR FEET	SW	SIDEWALK
CONT	CONTINUOUS	LP	LOW POINT	TBM	TEMPORARY BENCH MARK
DI	DRAIN INLET	LT	LEFT	TYP	TYPICAL
DIA	DIAMETER	MATCH	MATCH EXISTING GRADE	UC	UNDERGROUND
DS	DOWNSPOUT	MAX	MAXIMUM	UNKN	UNKNOWN
EC	END CURVE	MH	MANHOLE	VAR	VARIES
EG	EXISTING GRADE	MIN	MINIMUM	VERT.	VERTICAL
ELEV	ELEVATION	O.C.	ON CENTER	W	WATER
EQ.	EQUAL	OG	ORIGINAL GROUND	WM	WATER METER
ETW	EDGE OF TRAVELED WAY	PC	POINT OF CURVATURE	WV	WATER VALVE
EVC	END VERTICAL CURVE	P.O.C.	POINT OF CONNECTION	XFMR	TRANSFORMER
E.W.	EACH WAY	PRC	POINT OF REVERSE CURVATUR		

LEGEND

	PROPOSED	EXISTING
LOT NUMBER	355	225
GROUND CONTOUR	— 100 —	— 100 —
SUBJECT PROPERTY LINE	— — — — —	— — — — —
UNIVERSITY VILLAGES SPECIFIC PLAN BOUNDARY	— — — — —	— — — — —
ADJACENT PROPERTY LINE	— — — — —	— — — — —
EASEMENT LINE	— — — — —	— — — — —
CENTER LINE	— — — — —	— — — — —
LOT LINE	— — — — —	— — — — —
SPOT GRADE	+ 144.1 0.5%	+ 928.30 (0.5% ±)
DIRECTION/SLOPE OF FLOW	→ 0.5%	→ 0.5%
TREE	● 12" OAK	● 12" OAK
STORM DRAIN MAIN	— SD —	— SD —
STORM DRAIN MANHOLE	●	●
CATCH BASIN	■	■
DRAIN INLET	■	■
SANITARY SEWER MAIN	— S —	— S —
SANITARY SEWER MAIN TO BE REMOVED	— S —	— S —
SANITARY SEWER MANHOLE	●	●
WATER MAIN (ZONE A)	— W —	— W —
WATER MAIN TO BE REMOVED	— W —	— W —
RECYCLED WATER MAIN	— RW —	— RW —
PRESSURE REDUCING VALVE	✕	✕
UTILITY CONNECTION POINT	+	+
UNDERGROUND STORM CHAMBER	■	■
PAD ELEVATION	P-XXX.X	

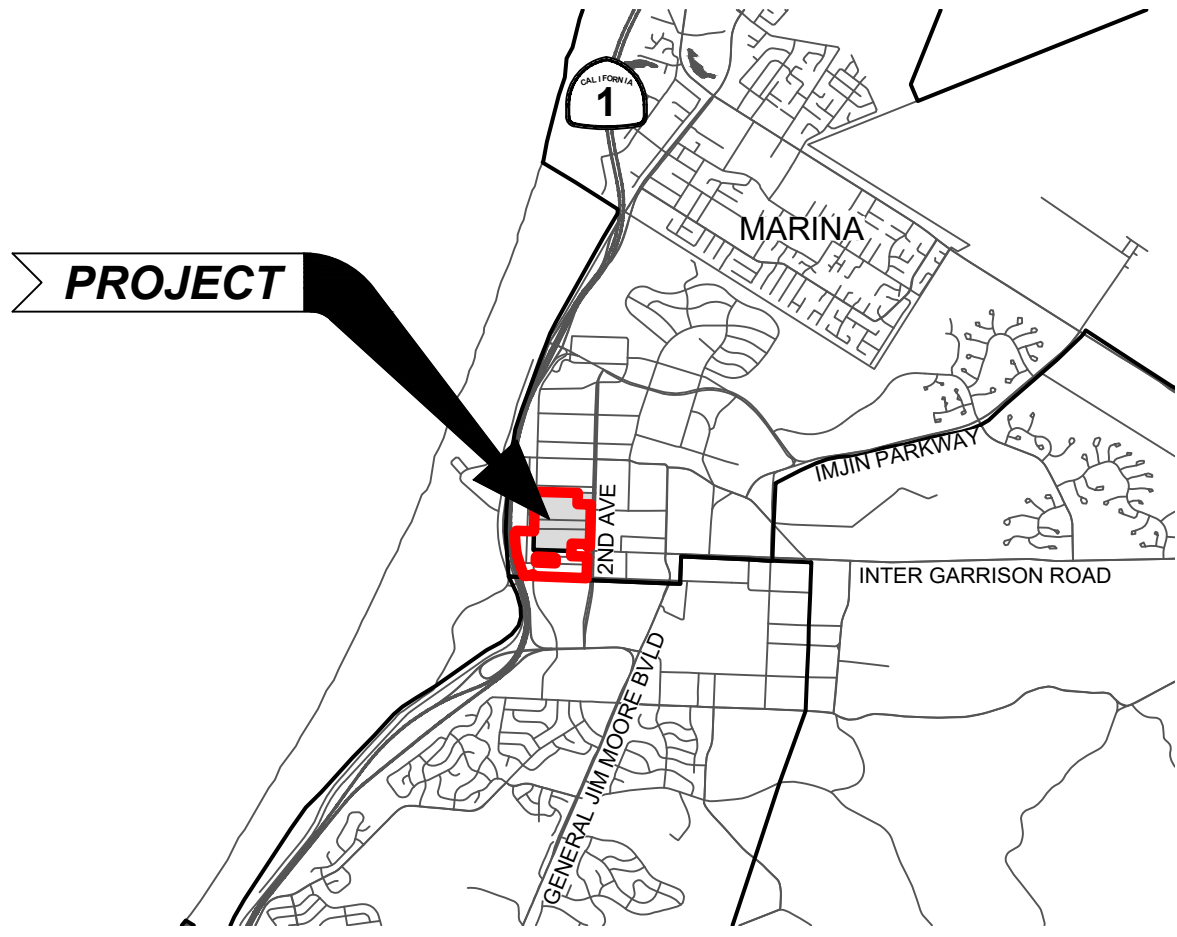
PARCEL SUMMARY

USE	PARCEL	ACREAGE
SINGLE FAMILY LOTS	LOTS 624-874	26.41
OPEN SPACE/ACCESS	PARCEL OS-3.1	0.30
	PARCEL OS-3.2	0.16
	PARCEL OS-3.3	0.32
	PARCEL OS-3.4	0.51
	PARCEL OS-3.5	0.14
	PARCEL OS-3.6	0.18
	PARCEL OS-3.7	0.31
	PARCEL OS-3.8	0.10
	PARCEL OS-3.9	0.02
	PARCEL OS-3.10	0.07
	PARCEL OS-3.11	0.30
	PARCEL OS-3.12	0.03
	PARCEL OS-3.13	0.05
	SUB-TOTAL	2.48
STREET RIGHT-OF-WAY	ALL STREETS	19.82
LANE RIGHT-OF-WAY	LANE 1 - LANE 6	1.00
OPPORTUNITY PHASE 3	PARCEL OP-3.1-3.3	10.75
OPPORTUNITY PHASE 4	PARCEL OP-4.1-4.4	16.12
TOTAL TENTATIVE MAP ACREAGE		76.58
OFF-SITE RIGHT-OF-WAY	1ST AVENUE	0.05
	3RD STREET	0.67

SINGLE FAMILY LOT SUMMARY

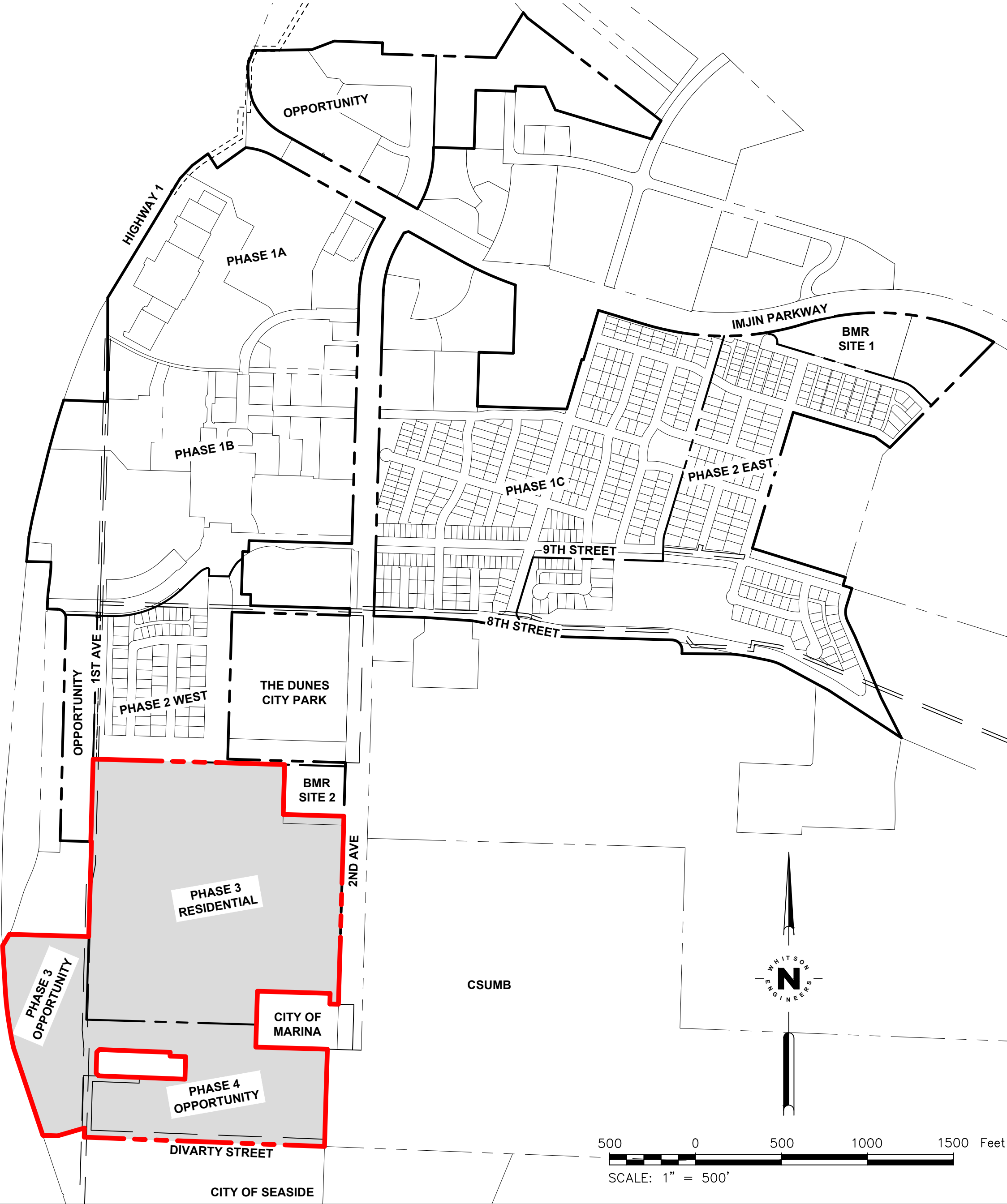
TYPE	LOTS	QUANTITY
DUET (37'x65')	743-787, 812-840, 850-864	89
SMALL LOT STANDARD (50'x80')	631-640, 649-680, 690-701, 710-720, 736-742, 788-794, 802-811, 841-843, 865-869	77
SMALL LOT STANDARD (55'x90')	620-630, 641-648, 661-689, 702-709, 721-735, 795-801, 844-849, 870-874	89
TOTAL SINGLE FAMILY LOTS		255

AMENDED TENTATIVE MAP
FOR
UNIVERSITY VILLAGES - PHASE 3
MARINA, CALIFORNIA



VICINITY MAP

SCALE: 1" = 5000'



ATTACHMENT 1
Second resubmittal 03.28.22

GENERAL NOTES

- OWNER/DEVELOPER/SUBDIVIDER: MARINA COMMUNITY PARTNERS, LLC
- PLANNER: DAHLIN GROUP
2671 CROW CANYON ROAD
SAN RAMON, CA 94583
- CIVIL ENGINEER: WHITSON ENGINEERS
6 HARRIS COURT
MONTEREY, CA 93940
- GEOTECHNICAL ENGINEER: BERLOGAR STEVENS & ASSOCIATES
1220 QUARRY LANE, SUITE C
PLEASANTON, CA 94566
- UTILITY CONSULTANT: GIACALONE DESIGN SERVICES, INC.
2625 CROW COURT
ANTIOCH, CA 94509
- LANDSCAPE ARCHITECT: VANDERTOOLEN ASSOCIATES
700 YGNACIO VALLEY ROAD, SUITE 275
WALNUT CREEK, CA 94596
- ASSESSOR'S PARCEL NUMBERS: 031-221-015 (PORTION)
- SITE AREA: 76.58 +/- ACRES
- GENERAL PLAN DESIGNATION: SINGLE FAMILY RESIDENTIAL, RETAIL/SERVICE, PARKS AND RECREATION
- CURRENT LAND USE: VACANT
- CURRENT ZONING: SPECIFIC PLAN-UNIVERSITY VILLAGE (SP-UV)
- PROPOSED LAND USE: UNIVERSITY VILLAGE RESIDENTIAL, OFFICE RESEARCH, RETAIL/SERVICE, AND PARKS/OPEN SPACE.
- UTILITIES:
 - SANITARY SEWER/POTABLE WATER/RECYCLED WATER: MARINA COAST WATER DISTRICT
11 RESERVATION ROAD
MARINA, CA 93933
 - STORM DRAIN: SPECIAL DISTRICT
 - GAS & ELECTRIC: PACIFIC GAS & ELECTRIC
401 WORK STREET
SALINAS, CA 93901
 - TELEPHONE: AT&T
2160 CALIFORNIA AVENUE, SUITE B
SAND CITY, CA 93955
 - CABLE COMPANY: COMCAST CABLE
2455 HENDERSON WAY
MONTEREY, CA 93940
 - FIRE: MARINA FIRE DEPARTMENT
211 HILLCREST AVENUE
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 DUNES - PHASE 3, PREPARED BY BERLOGAR STEVENS & ASSOCIATES DATED AUGUST 31, 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

Civil Engineering
Land Surveying
4 Harris Court
Monterey, California
831.469.9293
whitsonengineers.com

Whitson
ENGINEERS

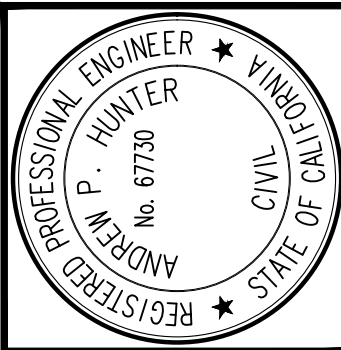
REGISTERED PROFESSIONAL ENGINEER
P. MONTEREY
No. 67730
STATE OF CALIFORNIA

SUBMITTAL / REVISION	FIRST SUBMITTAL	SECOND SUBMITTAL	
1	9/3/2021 APH	2	3/24/2022 APH

AMENDED TENTATIVE MAP
UNIVERSITY VILLAGES - PHASE 3
TITLE SHEET

SCALE: AS NOTED
DRAWN: IPB
JOB No.: 3140.22
SHEET
C-1
OF 11

Marina, California
APN: 031-221-015



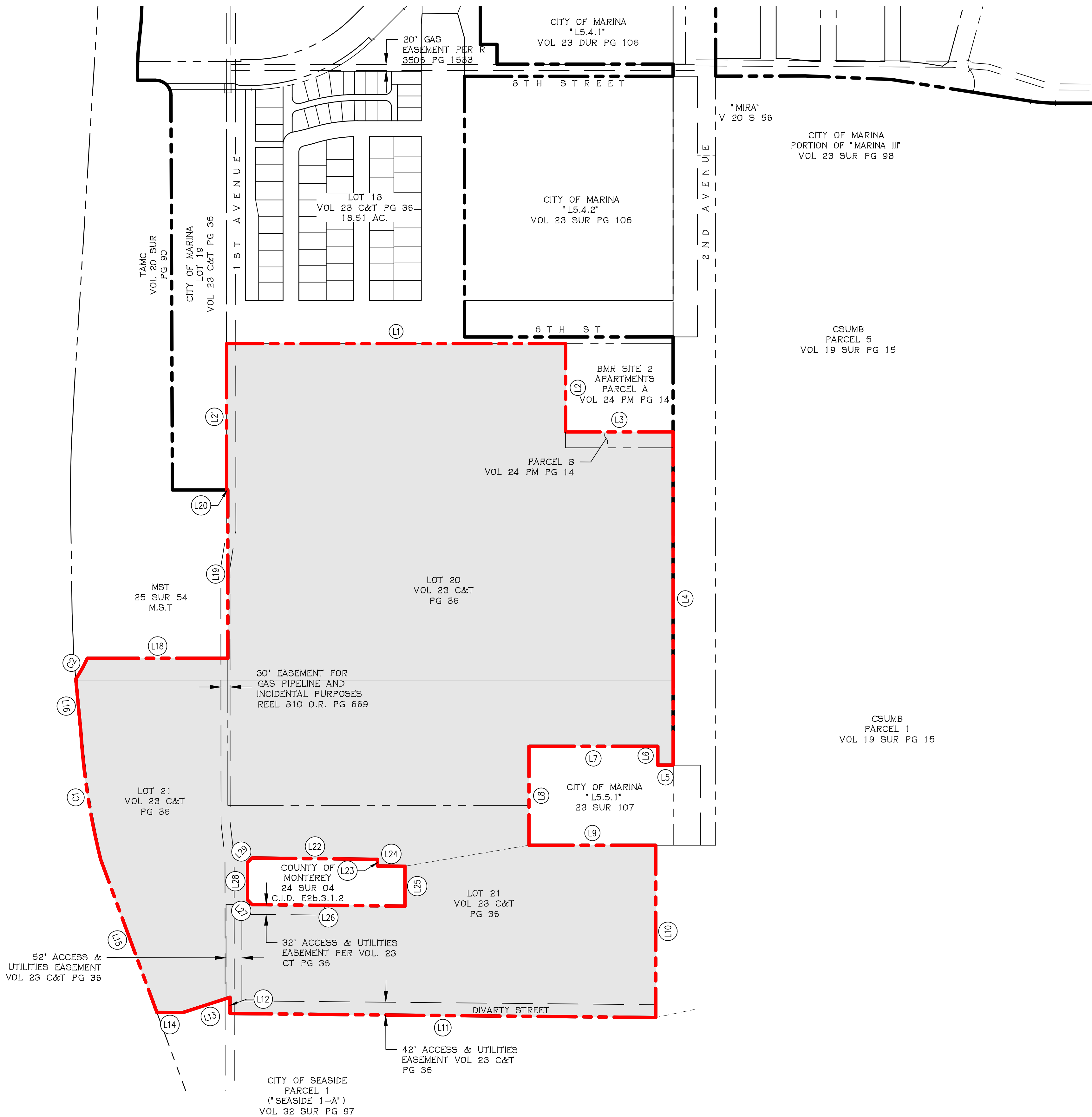
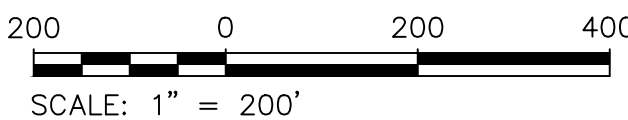
SUBMITTAL / REVISION	
FIRST SUBMITTAL	SECOND SUBMITTAL
1	
9/3/2021	3/24/2022
APH	APH

AMENDED TENTATIVE MAP
UNIVERSITY VILLAGES - PHASE 3
Marina, California
BOUNDARY MAP EXHIBIT
APN: 031-221-015

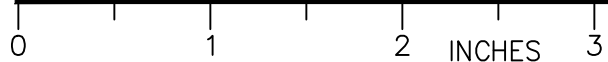
SCALE:	1" = 200'
DRAWN:	IPB
JOB No.:	3140.22
SHEET	C-3
	OF 11

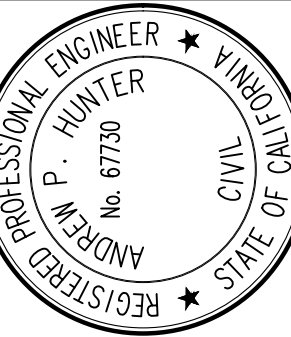
LINE & CURVE DATA			
No.	DELTA/BEARING	RADIUS	LENGTH
C1	10°34'48"	2314.11	427.31
C2	9°36'24"	465.00	77.97
L1	S88°20'00"E		1113.65
L2	S01°40'00"W		290.00
L3	S88°20'00"E		353.00
L4	S01°40'00"W		1094.37
L5	N88°20'00"W		50.31
L6	N01°40'00"E		62.00
L7	N88°20'00"W		423.00
L8	S01°40'00"W		325.00
L9	S88°20'00"E		416.26
L10	S01°40'00"W		565.88
L11	N87°47'30"W		1398.14
L12	N01°35'17"E		53.30
L13	S73°46'23"W		162.31
L14	N88°08'20"W		85.78
L15	N18°30'18"W		535.64
L16	N03°47'47"W		171.41
L18	S88°21'00"E		461.27
L19	N01°39'00"E		552.71
L20	N88°21'00"W		4.03
L21	N01°39'37"E		480.40
L22	S87°44'00"E		411.76
L23	S01°50'00"W		22.02
L24	S87°58'00"E		90.34
L25	S01°40'00"W		131.13
L26	N87°46'00"W		502.04
L27	N43°03'00"W		21.32
L28	N01°40'00"E		123.08
L29	N46°58'00"E		21.10

- LEGEND
- TENTATIVE MAP BOUNDARY
 - SPECIFIC PLAN BOUNDARY
 - COURSE #









SUBMITTAL / REVISION	
FIRST SUBMITTAL	9/23/2021
SECOND SUBMITTAL	3/24/2022
1	APH
2	APH

MARINA, CALIFORNIA

AMENDED TENTATIVE MAP
UNIVERSITY VILLAGES - PHASE 3
GRADING AND DRAINAGE PLAN - NORTH

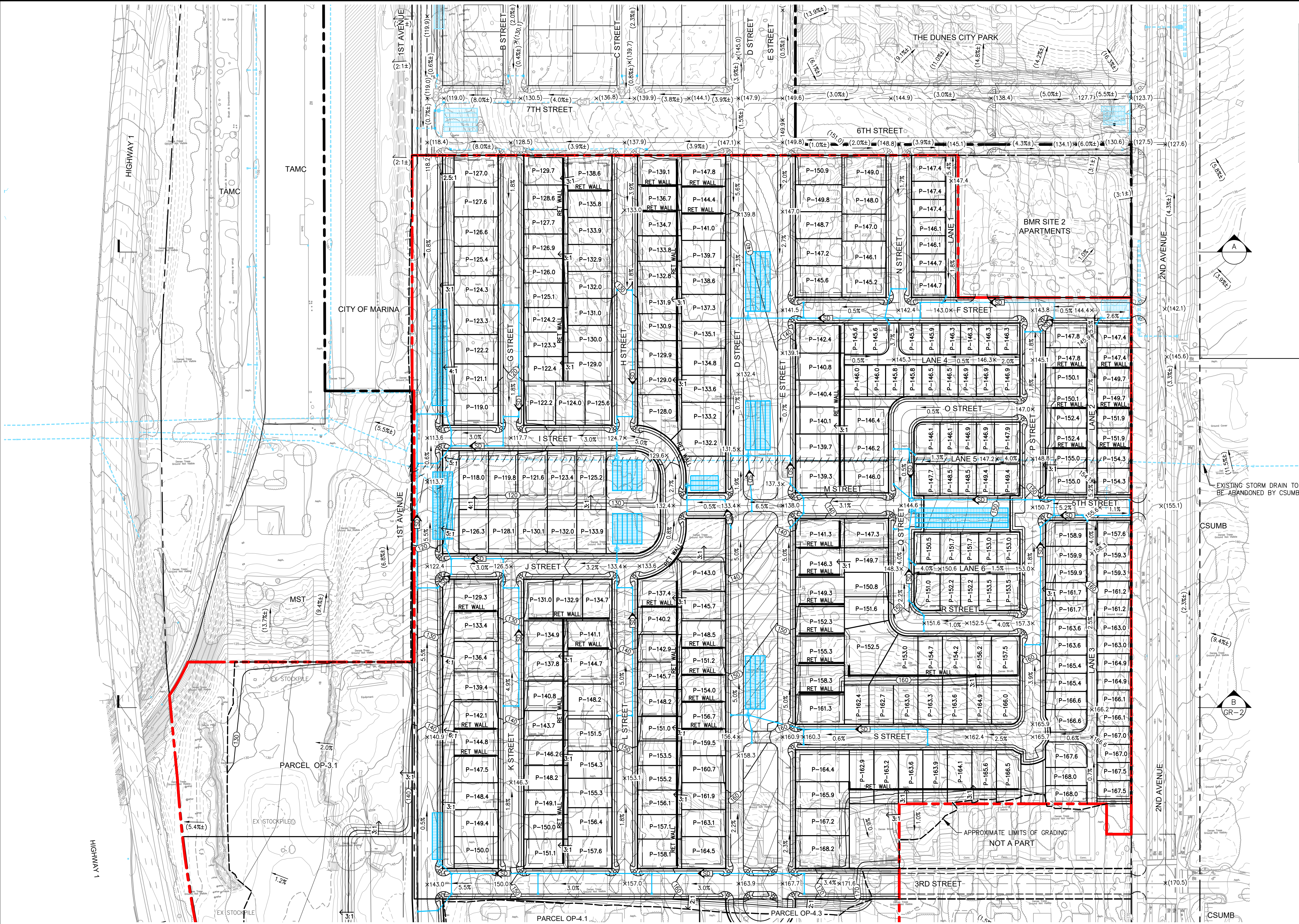
SCALE: 1" = 100'
DRAWN: RAA
JOB No.: 3140.22
SHEET
GR-1
OF 11

ESTIMATED EARTHWORK SUMMARY

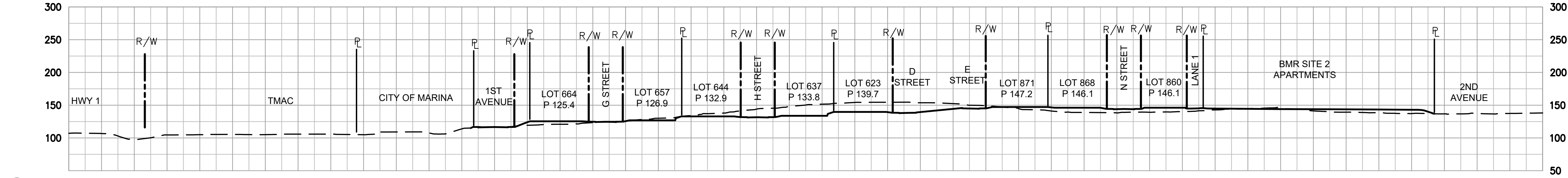
DESCRIPTION	CUT (CY)	FILL (CY)
PHASE 3 RESIDENTIAL	229,900	145,000
DEMOLITION	-24,200	24,200
PHASE 4 OP SITE	14,900	12,800
PHASE 4 OP SITE	6,200	2,000
SHRINKAGE (20%)	-	36,800
TOTAL	226,800	220,800
NET	6,000 CUT	
ESTIMATED AREA OF DISTURBANCE	65± AC	

NOTES:

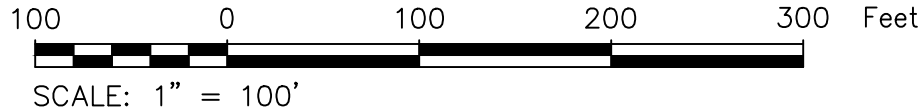
- DEMOLITION INCLUDES AN ASSUMED DEPTH OF 7" FOR AC DEMOLITION, 8" FOR BUILDING DEMOLITION, 12" FOR OPPORTUNITY PHASE 3 BASE REMOVAL, AND 3 CUBIC YARDS FOR EACH TREE REMOVED.
- SITE EARTHWORK TO BE BALANCED IN CONJUNCTION WITH PHASE 2 WEST AND THE BMR SITE 2 APARTMENT PARCEL OPPORTUNITY PHASE 4 TO BE USED FOR SITE SPOILS AS NOTED ON PLAN.

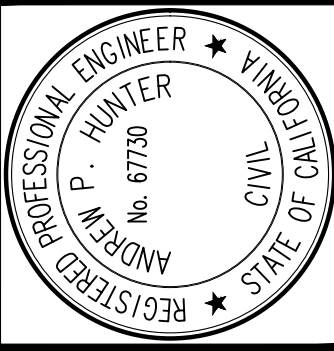


SEE SHEET GR-2



SECTION A
SCALE: 1" = 100'



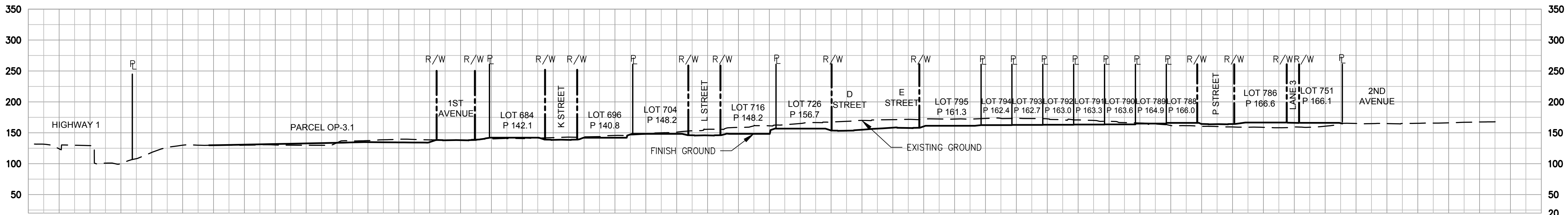
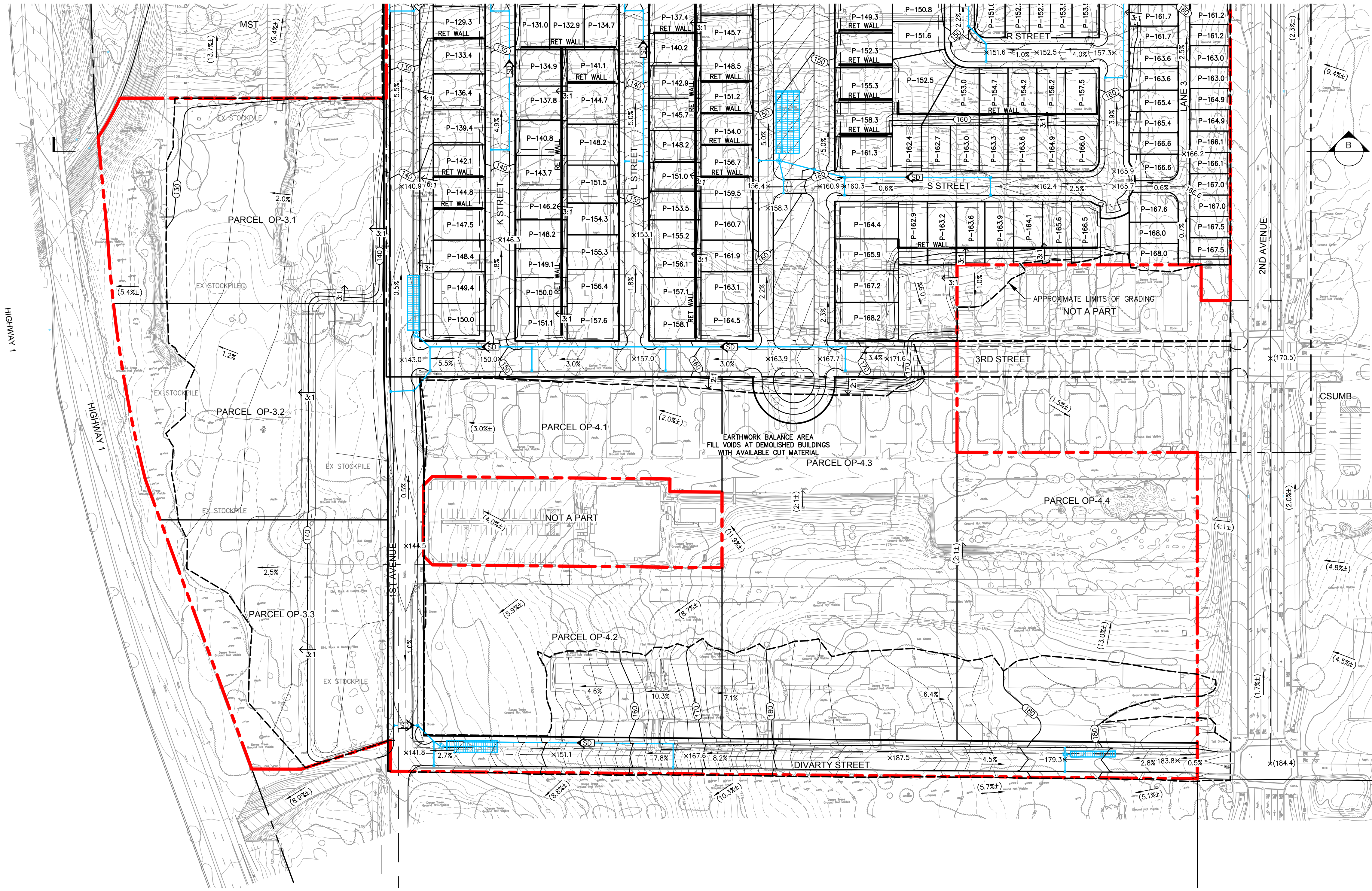


SUBMITTAL / REVISION	
1	9/23/2021 APH FIRST SUBMITTAL
2	3/24/2022 APH SECOND SUBMITTAL

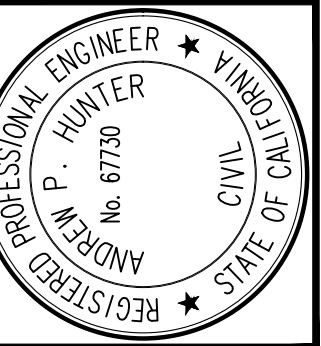
AMENDED TENTATIVE MAP
UNIVERSITY VILLAGES - PHASE 3
GRADING AND DRAINAGE PLAN - SOUTH

SCALE:	1" = 100'
DRAWN:	RAA
JOB No.:	3140.22
SHEET	GR-2
	OF 11

SEE SHEET GR-1



B SECTION B
SCALE: 1" = 100'



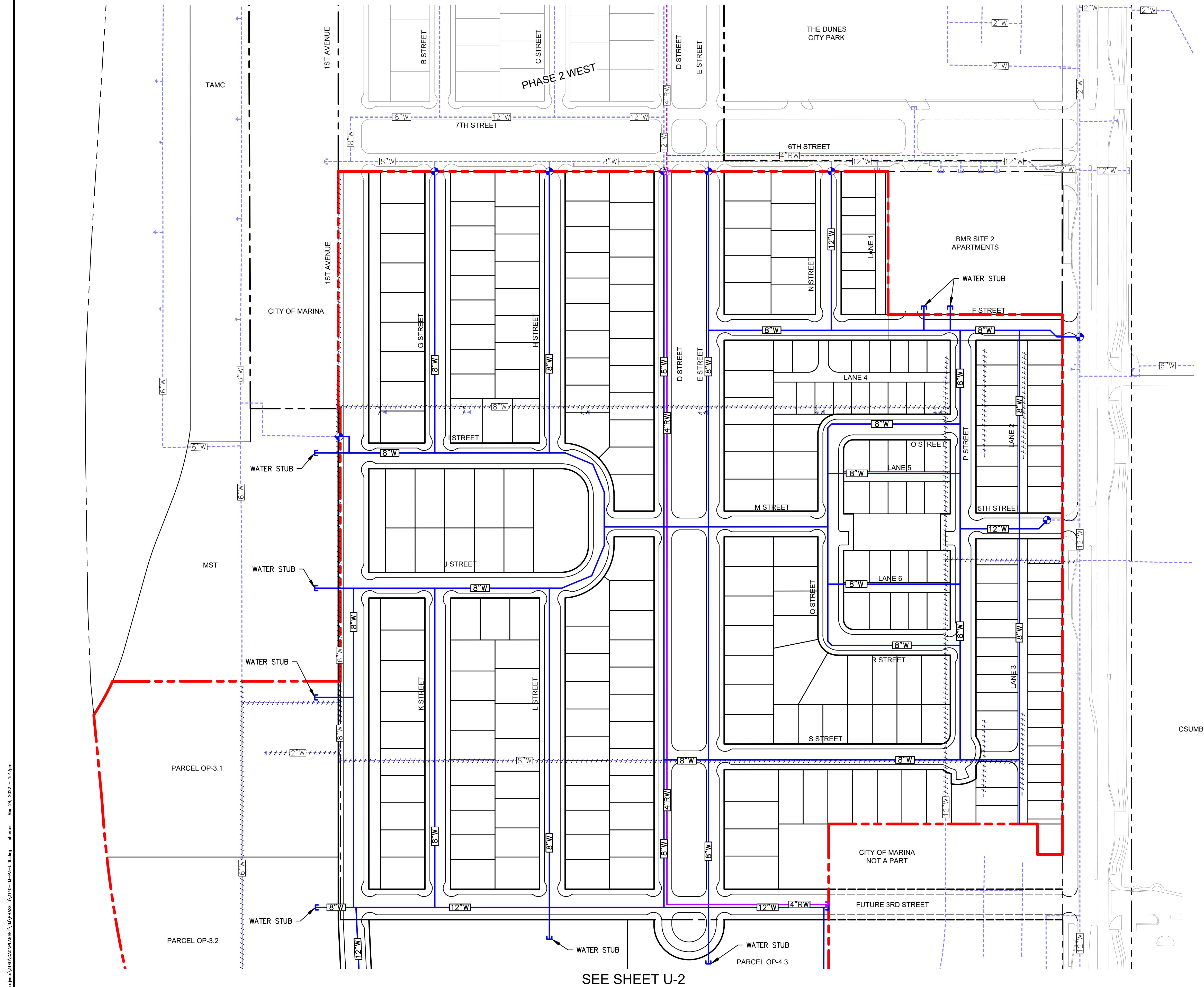
SUBMITTAL / REVISION	
1	9/3/2021 APH
2	3/24/2022 APH

Marina, California
APN: 031-221-015

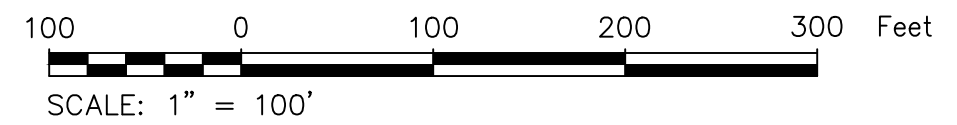
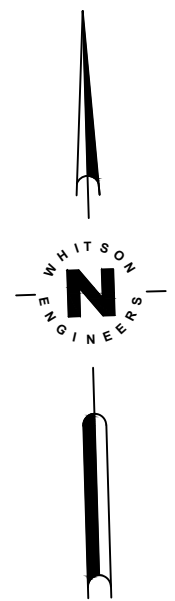
APN: 031-221-015

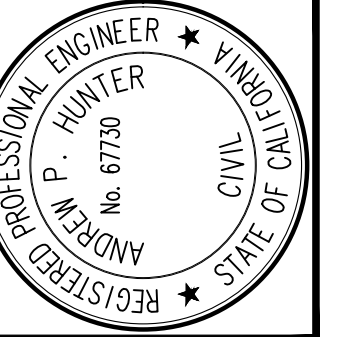
AMENDED TENTATIVE MAP
UNIVERSITY VILLAGES - PHASE 3
WATER & RECYCLED WATER PLAN - NORTH

SCALE:	1" = 100'
DRAWN:	IPB
OB No.:	3140.22
SHEET	
U-1	
OF 11	



SEE SHEET U-2





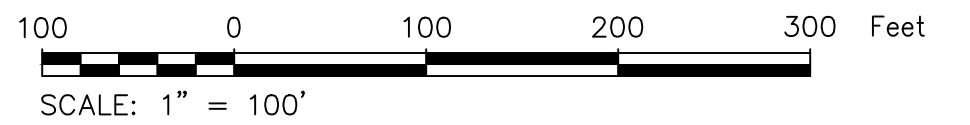
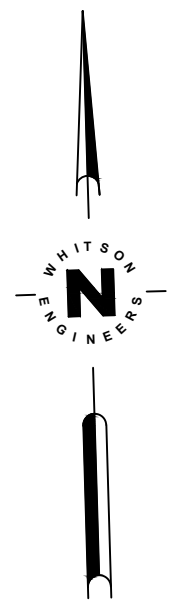
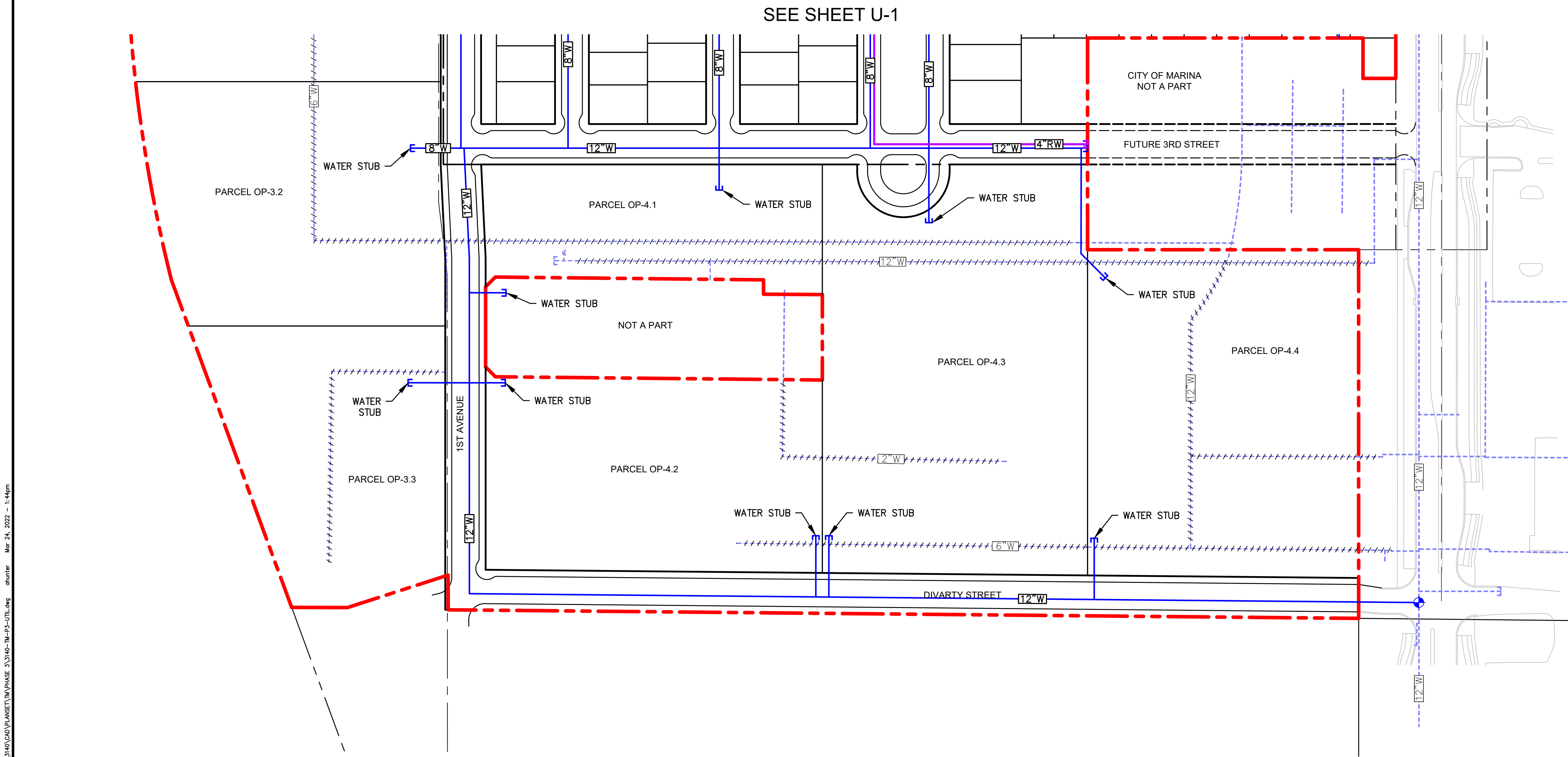
SUBMITTAL / REVISION		
1	9/3/2021	FIRST SUBMITTAL
	APH	
2	3/24/2022	SECOND SUBMITTAL
	APH	

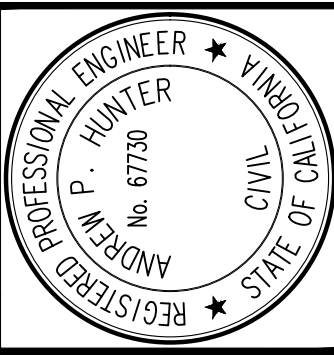
AMENDED TENTATIVE MAP
UNIVERSITY VILLAGES - PHASE 3

APN: 031-221-015

SCALE:	1" = 100'
DRAWN:	IPB
JOB No.:	3140.22

U-2
OF 11

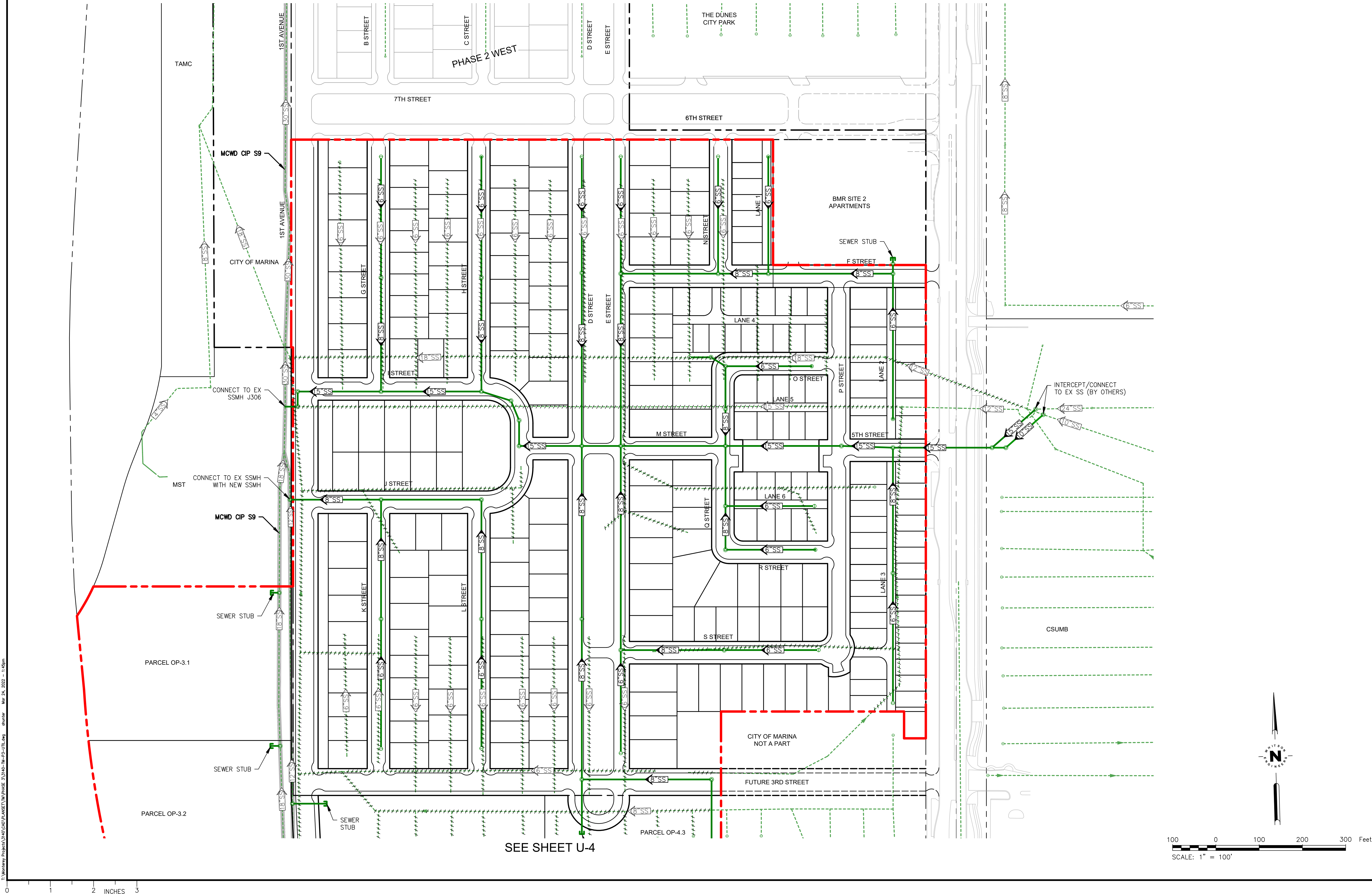




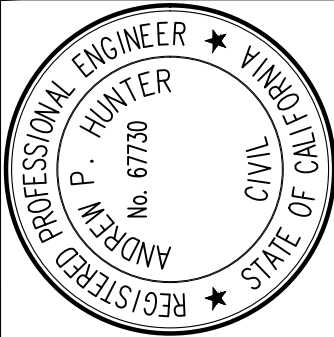
SUBMITTAL / REVISION	
FIRST SUBMITTAL	
1	9/13/2021
2	3/24/2022
3	
4	
5	
6	
7	
8	
9	
10	

AMENDED TENTATIVE MAP
UNIVERSITY VILLAGES - PHASE 3
MARINA, CALIFORNIA
SANITARY SEWER PLAN - NORTH
APN: 031-221-015

SCALE:	1" = 100'
DRAWN:	IPB
JOB No.:	3140.22
SHEET	U-3
	OF 11



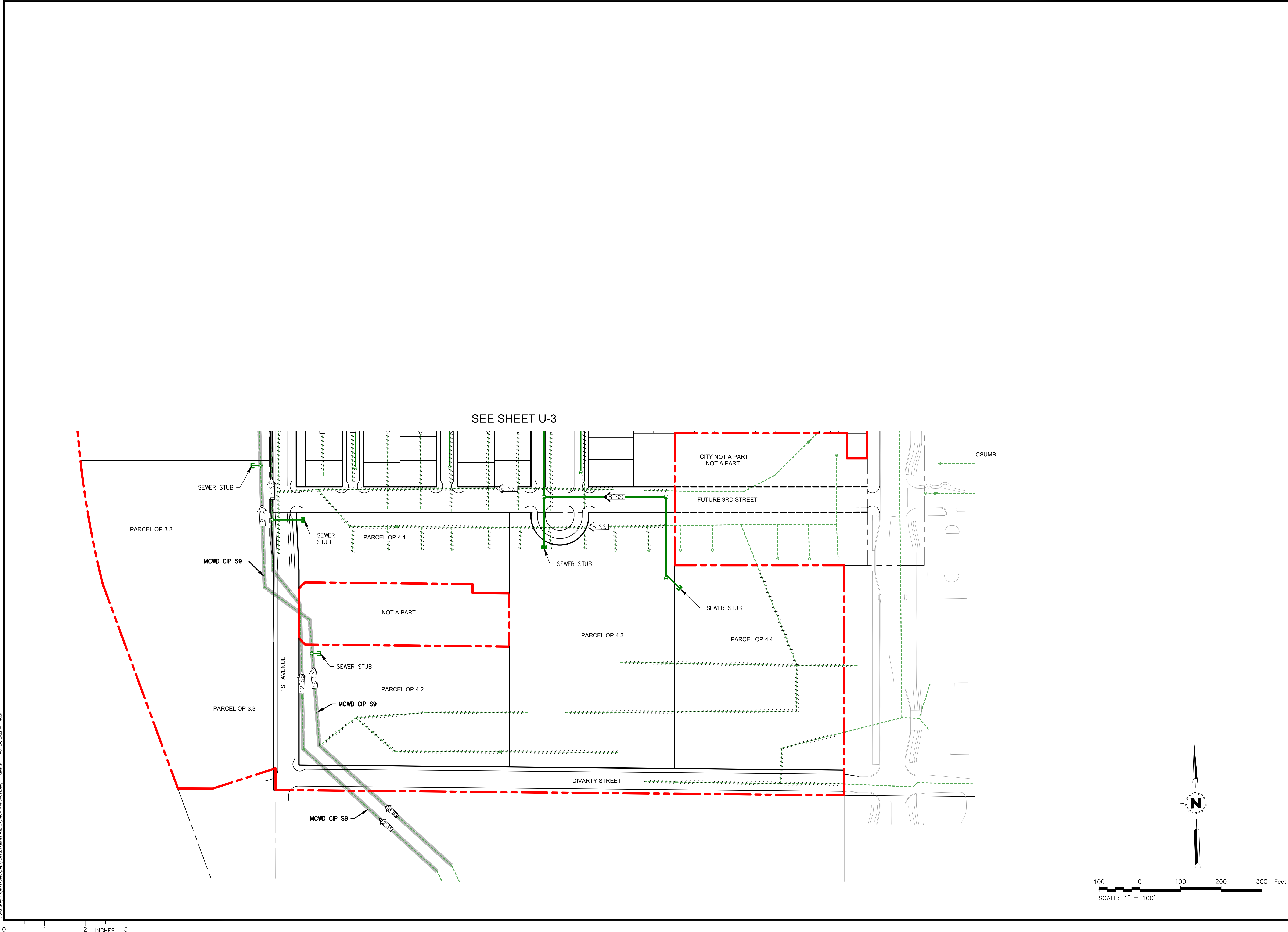
Civil Engineering
Land Surveying
44444 Court
Menlo Park, California
888.444.4444
whitsonengineers.com



SUBMITTAL / REVISION	
1	9/13/2021 APH FIRST SUBMITTAL
2	3/24/2022 APH SECOND SUBMITTAL

AMENDED TENTATIVE MAP
UNIVERSITY VILLAGES - PHASE 3
MARINA, CALIFORNIA
SANITARY SEWER PLAN - SOUTH
APN: 031-221-015

SCALE:	1" = 100'
DRAWN:	IPB
JOB No.:	3140.22
SHEET	U-4
OF	11



Honorable Mayor and Members
of the Marina City Council

City Council Meeting
of October 6, 2022

RECOMMENDATION TO OPEN A PUBLIC HEARING, TAKE ANY TESTIMONY FROM THE PUBLIC, AND CONSIDER ADOPTING RESOLUTION NO. 2022- , DETERMINING THAT THE PROPOSED AMENDMENT TO THE UNIVERSITY VILLAGES (NOW THE DUNES ON MONTEREY BAY) TENTATIVE SUBDIVISION MAP (RESOLUTION NO. 2008-209) IS CONSISTENT WITH CERTIFIED EIR (SCH NO. 2004091167) AND ADOPTED UNIVERSITY VILLAGES SPECIFIC PLAN, APPROVING AN AMENDMENT TO THE TENTATIVE SUBDIVISION MAP APPROVED IN 2005 (RESOLUTION NO. 2005-131), SUBJECT TO FINDINGS AND CONDITIONS OF APPROVAL,

RECOMMENDATION:

It is recommended that City Council consider:

1. Opening a Public Hearing, taking any testimony from the public;
2. Determine the Tentative Subdivision Map amendment as proposed is consistent with the certified EIR (SCH No. 2004091167) and adopted University Villages Specific Plan; and
3. Approve an amendment to the Tentative Subdivision Map originally approved in 2005 (Resolution 2005-131).

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.

Also in 2005, the City entered into a Development Agreement with Marina Community Partners, LLC (MCP) for the University Villages project. The agreement states that, “As a result of the execution of this Agreement, both Parties can be assured that the Project can proceed without disruption caused by a change in City planning and development policies and requirements, which assurance will thereby reduce the actual or perceived risk of planning, financing and proceeding with construction of the Project and promote the achievement of the private and public objectives of the Project.”

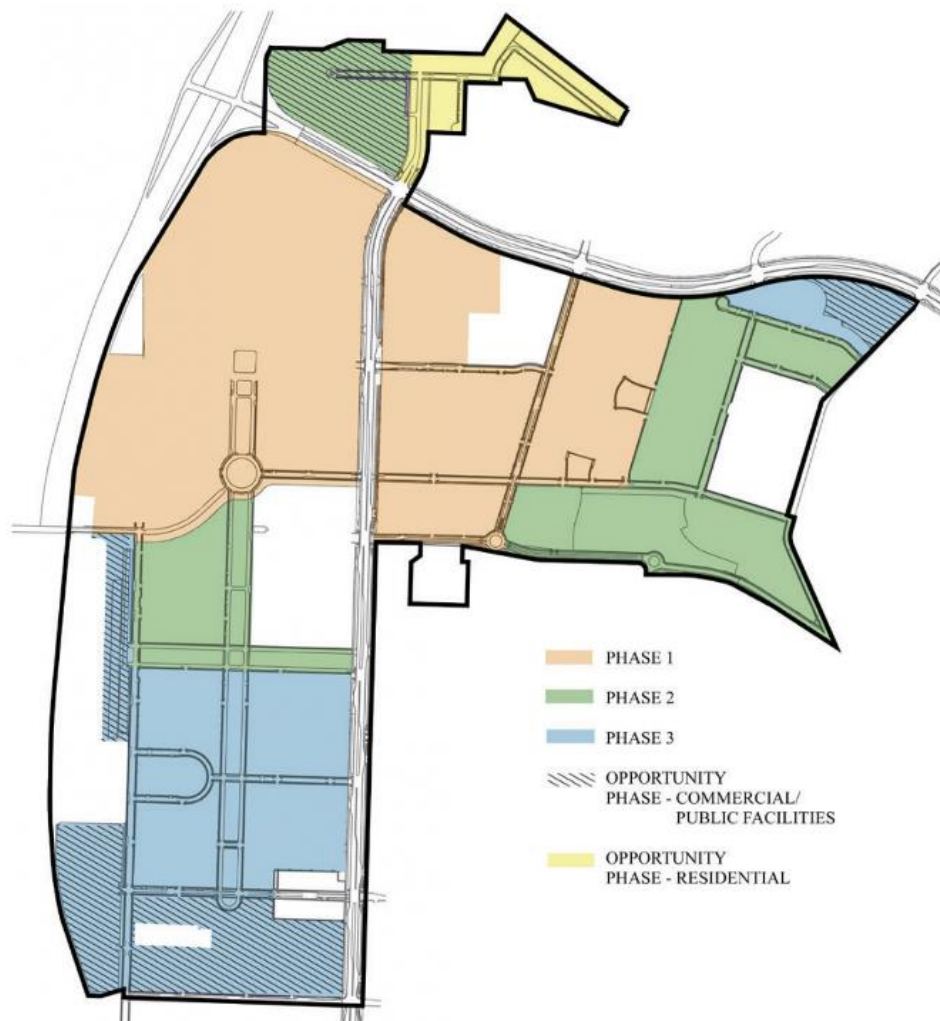
On October 2, 2007, the City Council adopted Resolution No. 2007-229, approving Phase 1C Final Map for The Dunes Development Project Subdivision (formerly University Village) and approving Subdivision Improvement Agreement between City of Marina and Marina Community Partners, LLC, (MCP). This Map and Subdivision Improvement Agreement were never executed and recorded with the Monterey County Recorder’s office.

On 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.

On May 19, 2020, the City Council adopted Resolution No. 2020-53 amending the previously approved tentative map determining that the changes to the project are not substantial, that the changes do not involve any new significant effects or a substantial increase in the severity of the significant effects previously identified in the certified EIR.

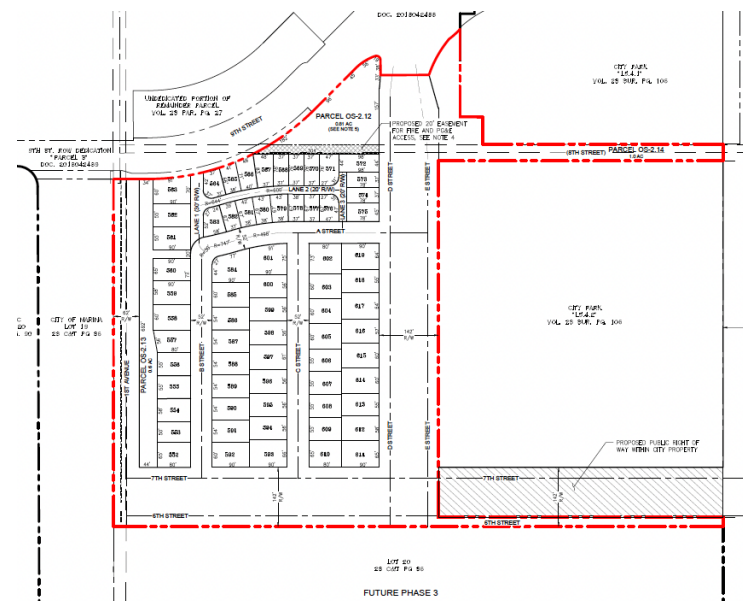
ANALYSIS:

MCP proposes further amendments to the Tentative Subdivision Map initially approved in 2005 and last amended in 2020. The Tentative map amendments correspond to the Phase 2 area west of 2nd Street and Phase 3, not including Opportunity Phases, illustrated below.



The Specific Plan (Section 5.6) allows for a certain amount of flexibility in response to shifts in market demand determined at the administrative level by the University Villages (Dunes) project manager, or Community Development Director. Municipal Ordinance Chapter 16.08 (Tentative Maps) requires City Council action to approve subdivision maps.

The Tentative Map amendment approved in May 2020 delineated 88 residential lots shown directly below. The proposed amendment to Phase 2 reduces number of residential lots has been reduced from 88 to 68 with Open Space (OS-2.12) located north of the 8th Street alignment west of the linear park.



The Tentative Map amendment approved in May 2020 delineated Lot 20 designated as FUTURE PHASE 3. The proposed Tentative Subdivision Map amendment delineates 255 residential lots for single family and two-family dwelling units, and open space parcels that total 2.48 acres, including Butterfly Park . Policy 2.12 of the Marina General Plan states, “To meet the needs of existing and future Marina residents and persons employed within the City, outdoor park and recreation space shall be provided consistent with the standards of Table 2.2.”

[illegible]

Based on the Park and Recreation Standard of the General Plan, 1.275 acres of sub-neighborhood area is required. It would appear sufficient acreage is provided and is located within the required proximity. What is not known is how the area will be improved to create small-scale passive and active areas for informal play and relaxation close to residences. Improvement Plans show stormwater retention facilities in most open space areas, and in nearly all of the (Butterfly) park. Such sub-surface improvements may limit the types of amenities that can be installed. Since no appeal was filed of the Commission's actions, per the City's Municipal Code this is the final action on the tree removal permit.

Planning Commission Public Hearing

On September 8, 2022, the Marina Planning Commission considered the proposed amendments to Tree Removal Permits and amendments to the Tentative Subdivision Map amendment approved in 2020. During public comment, Mike Owen addressed the MCP proposal to retain additional trees on site in Phase 3. It was Mr. Owen's position that one of the trees to be retained had no redeeming value and should be removed. Following the close of public hearing, the Planning Commission considered Mr. Owen's opinion, voted unanimously to approve amendments to the Tree Removal permits for Phase 2 West and Phase 3 as summarized below, and voted unanimously to recommend the City Council determine that the Tentative Subdivision Map amendment as proposed is consistent with the certified EIR (SCH No. 2004091167) and adopted University Villages Specific Plan and approve an amendment to the Tentative Subdivision Map originally approved in 2005 (Resolution 2005-

<i>Tree Removal and Replacement Summary</i>			
	Phase 2 West	Phase 3 Residential	Total Trees (Phases 2W & 3)
Healthy Trees to be Removed Per Initial Permit Amendment	39	327	366
Healthy Trees to be Replaced At a Ratio of 2:1	39 @ 2:1 = 78	327 @ 2:1 = 654	732
Less Healthy Trees Now to be Retained	39 – 8 = 31	327 – 28 = 299	366 – 36 = 330
Healthy Trees to be Replaced At a Ratio of 2:1	31 @ 2:1 = 62	299 @ 2:1 = 598	660
Healthy Trees Removed Without Permit	-	7 @ 6:1 = 42	42
Total Number of Replacement Trees	62	640	702

131). Staff has since confirmed that the tree Mr. Owen had addressed (Tree #888) is to be removed.

Procedural Requirements

On October 9, 2019, Governor Newsom signed Senate Bill 330 and in doing so declared a statewide housing emergency to be in effect until January 1, 2025. The intent is to streamline the development of housing projects and to further limit the ability of local agencies to deny housing projects. SB 330 further clarifies the Permit Streamlining Act by shortening permit review timeframes and limiting public hearings. This bill prohibits a city or county from conducting more than five (5) hearings, as defined, held pursuant to these provisions, or any other law, ordinance, or regulation requiring a public hearing, if a proposed housing development project complies with the applicable, objective general plan and zoning standards in effect at the time an application is deemed complete, as defined.

The City Council has participated in two duly noticed public meetings: a study session on May 10, 2022, and a site inspection on June 1, 2022. In order to ensure that the City Council has the opportunity to conduct additional two public hearings on this matter, Staff encouraged the Planning Commission to conclude its deliberations on this matter and make its recommendation to City Council on September 8, 2022, which was accomplished. Additionally, per the Marina Municipal Code, the Planning Commission was the final legislative body to review the tree removal permit. No appeal was filed and therefore the action of the Commission on September 8, 2022, is the final decision of the City of Marina on this portion of the project.

FISCAL IMPACT:

None

CONCLUSION:

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

Respectfully submitted,

Guido Persicone, AICP
Community Development Director
City of Marina

REVIEWED/CONCUR:

Layne Long
City Manager
City of Marina

Attachments:

1. Draft Project Conditions of Approval
2. Amended Tentative Maps for Phases 2 West and Phase 3