

RESOLUTION NO. 2017-35

A RESOLUTION OF CITY COUNCIL OF THE CITY OF MARINA
ACCEPTING ANNEXATION OF PROPERTY INTO CITY OF MARINA
COMMUNITY FACILITIES DISTRICT NO. 2015-1 (THE DUNES)

WHEREAS, at the regular meeting of June 2, 2015, the City Council adopted Resolution 2015-63, approving the formation of The Dunes Community Facilities District No. 2015-1, and;

WHEREAS, the City formed Community Facilities District No. 2015-1 (the “CFD”) in order to provide a source of financing for the public services required to maintain infrastructure to be owned by the City at The Dunes Development, which will include streets, sidewalks, curbs & gutters, decorative lighting and storm drains, and;

WHEREAS, at the regular meeting of March 15, 2016, the City Council adopted Resolution 2016-36, approving the Phase 3 Final Map of Phase 1C for The Dunes on Monterey Bay Development Project Subdivision (“**Exhibit A**”), and;

WHEREAS, at the regular meeting of June 21, 2016, the City Council adopted Resolution 2016-96, receiving and filing the unanimous approval of annexation of property into the City’s Community Facilities District No. 2015-1 (The Dunes). The area of annexation consisted of phase 2 of the Dunes Residential Development (Phase 1C), and;

WHEREAS, the City has received request from Shea Homes to annex the Phase 3 Final Map additional property into the CFD pursuant to the simplified process for annexations established when the CFD was originally formed, under which additional parcels can be annexed into the CFD if all owners of the parcels being annexed execute a unanimous consent to annexation, and;

WHEREAS, Shea Homes Limited Partnership has submitted a unanimous consent to annexation of 128 parcels into the CFD (“**Exhibit B**”), consisting of phase 3 of Phase 1C. Following this meeting, staff will prepare an amendment to the Notice of Special Tax Lien for the CFD and record it with the County recorder’s office, and;

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

1. Accept annexation of Property into the City of Marina Community Facilities District No. 2015-1 (The Dunes).

PASSED AND ADOPTED by the City Council of the City of Marina at a regular meeting duly held on the 4th day of April 2017, by the following vote:

AYES: COUNCIL MEMBERS: Amadeo, Morton, O’Connell, Brown, Delgado

NOES: COUNCIL MEMBERS: None

ABSENT: COUNCIL MEMBERS: None

ABSTAIN: COUNCIL MEMBERS: None

Bruce C. Delgado, Mayor

ATTEST:

Anita Sharp, Deputy City Clerk

Vol. 24 C&T Pg. 46 Tract # 1534

FINAL MAP OF

TRACT NO.

PHASE 1C, THE DUNES ON
MONTEREY BAY - THIRD PHASE

BEING A SUBDIVISION OF THE DESIGNATED REMAINDER

AS SHOWN ON THE FINAL MAP

FILED IN VOLUME 24 OF CITIES AND TOWNS AT PAGE 44, TRACT 1522

MONTEREY COUNTY RECORDS.

CITY OF MARINA, COUNTY OF MONTEREY, STATE OF CALIFORNIA



WOOD RODGERS
DEVELOPING INNOVATIVE DESIGN SOLUTIONS
4870 Willow Road, Suite 125
Pleasanton, CA 94588 Tel 925.847.1956

FEBRUARY 2016

Sheet 1 of 7

JOB # 909.002

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 THE TRUTHFULNESS, ACCURACY, OR VALIDITY OF THAT DOCUMENT.

STATE OF California SS

ON THE 22 DAY OF March, 2016, BEFORE ME, Kathy Lynn Bodaw, A NOTARY PUBLIC, PERSONALLY APPEARED Kathy Lynn Bodaw, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE EXECUTED THE SAME IN HIS/HER AUTHORIZED CAPACITY, AND THAT BY HIS/HER SIGNATURE ON THE INSTRUMENT THE PERSON, OR THE ENTITY UPON BEHALF OF WHICH THE PERSON 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: [Signature]PRINTED NAME: Kathy Lynn BodawMY PRINCIPAL PLACE OF BUSINESS IS IN THE COUNTY OF: AlamedaMY COMMISSION EXPIRES: March 2, 2018MY COMMISSION NO.: 2559879

OWNER'S STATEMENT

WE HEREBY CERTIFY THAT WE ARE THE OWNERS OF OR HAVE SOME RIGHT, TITLE OR INTEREST IN THE REAL PROPERTY INCLUDED WITHIN THE SUBDIVISION SHOWN ON THIS MAP, AND THAT WE ARE THE ONLY PERSONS WHOSE CONSENT IS NECESSARY TO PASS C&T TITLE TO SAID PROPERTY, THAT WE CONSENT TO THE PREPARATION AND RECORDATION OF SAID MAP AND TO THE CITY OF MARINA FOR PUBLIC USE, IN FEELING THOSE PORTIONS OF SAID LANDS DESIGNATED ON SAID MAP AS BLUEWATER COURT, LIGHTHOUSE LANE, SANDY CLAY LANE, 3RD AVENUE, 9TH STREET, PARKVIEW WAY, SEA GLASS DRIVE, WHARF DRIVE, WHARF TERRACE, 10TH STREET, MOONWELL LANE, AND TELEGRAPH BOULEVARD.

WE ALSO HEREBY DEDICATE TO THE CITY OF MARINA FOR OPEN SPACE PURPOSES, IN FEE, THOSE PORTIONS OF SAID LANDS DESIGNATED ON SAID MAP AS PARCEL L, PARCEL M, AND PARCEL N.

PARCELS L, J, AND K ARE "RESERVED AS PRIVATE OPEN SPACE" AND ARE TO BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION.

THERE ARE ALSO SHOWN ON THIS MAP AREAS OF LAND DESIGNATED AND DELINEATED AS "TEE" (PRIVATE INGRESS AND EGRESS EASEMENT) TO BE RESERVED AS PRIVATE ACCESS EASEMENTS FOR THE PRIVATE USE OF THE OWNERS OF THOSE LOTS ADJOINING SAID AREAS. THESE EASEMENTS ARE NOT OFFERED, NOR ARE THEY ACCEPTED, UNLESS THEY ARE NOT OFFERED, NOR ARE THEY ACCEPTED FOR DEDICATION BY THE CITY OF MARINA.

THERE ARE ALSO AREAS OF LAND SHOWN ON THIS MAP DESIGNATED AND DELINEATED AS "W" (PRIVATE WALKWAY EASEMENT), THE DESIGNATED USE AND MAINTENANCE OF THESE EASEMENTS SHALL BE AS PROVIDED BY THE PROJECT COVENANTS, CONDITIONS AND RESTRICTIONS. THESE EASEMENTS ARE NOT OFFERED, NOR ARE THEY ACCEPTED, UNLESS THEY ARE NOT OFFERED, NOR ARE THEY ACCEPTED FOR DEDICATION BY THE CITY OF MARINA.

WE ALSO HEREBY DEDICATE FOR PUBLIC USE THOSE EASEMENTS LABELED "PUE" (PUBLIC UTILITY EASEMENT) TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS FOR THE PURPOSE OF INSTALLATION, REPAIR, REPLACEMENT AND MAINTENANCE OF PUBLIC UTILITIES AND STRUCTURES NOT SERVING THE PURPOSE OF THIS EASEMENT.

WE ALSO HEREBY DEDICATE FOR PUBLIC USE THOSE EASEMENTS LABELED "SDE" (STORM DRAIN EASEMENT), BEING PARCELS L AND K, AND PARCELS M AND N, FOR THE PURPOSES OF INSTALLATION, REPAIR, REPLACEMENT AND MAINTENANCE OF STORM DRAINAGE FACILITIES, UNDERGROUND PIPING IS TO BE MAINTAINED BY THE CITY OF MARINA. SAID STRIPS OF LAND ARE TO BE KEPT OPEN AND FREE FROM BUILDINGS AND STRUCTURES NOT SERVING THE PURPOSE OF THE EASEMENT.

THE ABOVE PUBLIC USE EASEMENT DEDICATIONS SHALL INCLUDE REASONABLE RIGHT OF INGRESS & EGRESS OVER ADJOINING LANDS WITHIN THIS SUBDIVISION.

SUBDIVIDER SHALL DEFEND, INDEMNIFY, AND HOLD HARMLESS THE CITY, THE CITY COUNCIL, PLANNING COMMISSION, AGENTS, OFFICERS AND EMPLOYEES FROM ANY CLAIM, ACTION OR PROCEEDING AGAINST THE CITY OR THE CITY COUNCIL, PLANNING COMMISSION, AGENTS, OFFICERS AND EMPLOYEES, ARISING OUT OF OR FROM THE CITY COUNCIL'S ACTION OR APPROVAL OF THIS MAP, THE 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 ARISING OUT OF OR FROM THE CITY COUNCIL'S ACTION OR APPROVAL OF THIS MAP, PURSUANT TO CALIFORNIA GOVERNMENT CODE SECTION 66474.9.

OWNERS: SHEA HOMES LIMITED PARTNERSHIP, A CALIFORNIA LIMITED PARTNERSHIP, ITS MANAGING MEMBER

BY: [Signature]

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 THE TRUTHFULNESS, ACCURACY, OR VALIDITY OF THAT DOCUMENT.

STATE OF California SS

ON THE 22 DAY OF March, 2016, BEFORE ME, Kathy Lynn Bodaw, A NOTARY PUBLIC, PERSONALLY APPEARED Kathy Lynn Bodaw, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE EXECUTED THE SAME IN HIS/HER AUTHORIZED CAPACITY, AND THAT BY HIS/HER SIGNATURE ON THE INSTRUMENT THE PERSON, OR THE ENTITY UPON BEHALF OF WHICH THE PERSON 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: [Signature]PRINTED NAME: Kathy Lynn BodawMY PRINCIPAL PLACE OF BUSINESS IS IN THE COUNTY OF: AlamedaMY COMMISSION EXPIRES: March 2, 2018MY COMMISSION NO.: 2559879

TRUSTEE'S STATEMENT

A DEED OF TRUST TO SECURE THE PERFORMANCE OF AN AGREEMENT OR OTHER OBLIGATION, RECORDED JUNE 24, 2014 AS RECORDER SERIES NO. 2014028109 OF OFFICIAL RECORDS.

DATED: JUNE 24, 2014TRUSTEE: SHEA HOMES LIMITED PARTNERSHIP, A CALIFORNIA LIMITED PARTNERSHIPBY: [Signature]NAME: SHIVA ENADTITLE: VP, DIRECTOR OF OPERATIONS

BENEFICIARY'S STATEMENT

A DEED OF TRUST TO SECURE THE PERFORMANCE OF AN AGREEMENT OR OTHER OBLIGATION, RECORDED JUNE 24, 2014 AS RECORDER SERIES NO. 2014028109 OF OFFICIAL RECORDS.

DATED: JUNE 24, 2014BENEFICIARY: SHEA HOMES LIMITED PARTNERSHIP, A DELAWARE LIMITED LIABILITY COMPANYBY: [Signature]NAME: SHIVA ENADTITLE: VP, DIRECTOR OF OPERATIONSBY: [Signature]NAME: SHIVA ENADTITLE: VP, DIRECTOR OF OPERATIONSBY: [Signature]NAME: SHIVA ENADTITLE: VP, DIRECTOR OF OPERATIONSBY: [Signature]NAME: SHIVA ENADTITLE: VP, DIRECTOR OF OPERATIONSBY: [Signature]NAME: SHIVA ENADTITLE: VP, DIRECTOR OF OPERATIONSBY: [Signature]NAME: SHIVA ENAD

TRUSTEE'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 THE TRUTHFULNESS, ACCURACY, OR VALIDITY OF THAT DOCUMENT.

STATE OF California SS

COUNTY OF Alameda
ON THE 22 DAY OF March, 2016, BEFORE ME, Rachael Courtney,
A NOTARY PUBLIC WHOSE COMMISSION EXPIRES January 10, 2019,
WHO PROVED TO ME ON THE BASIS OF
SATISFACTORY EVIDENCE TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE
INSTRUMENT, THAT Rachael Courtney IS THE PERSON WHO SIGNED THE INSTRUMENT
HIS/HER AUTHORIZED CAPACITY, AND THAT BY HIS/HER SIGNATURE ON THE INSTRUMENT
THE PERSON, OR THE ENTITY UPON BEHALF OF WHICH THE PERSON 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: Rachael Courtney

PRINTED NAME: Rachael Courtney

MY PRINCIPAL PLACE OF BUSINESS IS THE COUNTY OF:

Alameda

MY COMMISSION EXPIRES: January 10, 2019

MY COMMISSION NO.: 2096482

BENEFICIARY'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 THE TRUTHFULNESS, ACCURACY, OR VALIDITY OF THAT DOCUMENT...

STATE OF California SS

COUNTY OF Alameda
ON THE 22 DAY OF March, 2016, BEFORE ME, Kathy Upadewan,
A NOTARY PUBLIC WHOSE COMMISSION EXPIRES March 27, 2018,
WHO PROVED TO ME ON THE BASIS OF
SATISFACTORY EVIDENCE TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE
INSTRUMENT, THAT Kathy Upadewan IS THE PERSON WHO SIGNED THE INSTRUMENT
HIS/HER AUTHORIZED CAPACITY, AND THAT BY HIS/HER SIGNATURE ON THE INSTRUMENT
THE PERSON, OR THE ENTITY UPON BEHALF OF WHICH THE PERSON 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: Kathy Upadewan

PRINTED NAME: Kathy Upadewan

MY PRINCIPAL PLACE OF BUSINESS IS THE COUNTY OF:

Alameda

MY COMMISSION EXPIRES: March 27, 2018

MY COMMISSION NO.: 2099879

CITY ENGINEER'S STATEMENT

I, NOURIN KHAYATA, ACTING CITY ENGINEER OF THE CITY OF MARINA, HEREBY STATE THAT I HAVE EXAMINED THIS MAP, THAT THE SUBDIVISION SHOWN HEREON IS APPROVED, ALTERNATIONS THEREOF, AND THAT ALL THE PROVISIONS OF THE CALIFORNIA "SUBDIVISION MAP ACT" AS AMENDED, AND OF MARINA CITY ORDINANCES APPLICABLE AT THE TIME OF APPROVAL OF SAID TENTATIVE MAP, HAVE BEEN COMPLIED WITH.



NOURIN KHAYATA
ACTING CITY ENGINEER, CITY OF MARINA
R.C.E. 52446 EXPIRATION DATE: 12-31-16

CITY SURVEYOR'S STATEMENT

I, CYRUS KIANPOUR, ACTING CITY SURVEYOR OF THE CITY OF MARINA, HEREBY STATE THAT I HAVE EXAMINED THIS MAP AND IT IS TECHNICALLY CORRECT.



CYRUS KIANPOUR
ACTING CITY SURVEYOR, CITY OF MARINA
L.S. 7515 EXPIRATION DATE: 12-31-17

PLANNING STATEMENT

I, THERESA SZYMANSKI, ACTING COMMUNITY DEVELOPMENT DIRECTOR, CITY OF MARINA, HEREBY CERTIFY THAT THE MAP SHOWN HEREON IS SUBSTANTIALLY THE SAME AS THAT WHICH WAS PREPARED AND SUBMITTED TO THE CITY OF MARINA ON OCTOBER 2, 2009.

THERESA SZYMANSKI, ACTING COMMUNITY DEVELOPMENT DIRECTOR
CITY OF MARINA
03-30-16

CITY CLERK'S STATEMENT

I, ANITA SHARP, DEPUTY CITY CLERK OF THE CITY OF MARINA, HEREBY CERTIFY THAT THE CITY COUNCIL OF SAID CITY OF MARINA APPROVED THE HEREIN MAP ON THE 22ND DAY OF MARCH, 2016, AT 9:30 AM IN VOLUME 24 OF CITIES AND TOWNS, AT PAGE 46, AT THE REQUEST OF FIRST AMERICAN TITLE CO. IN THE SUBJECT TO IMPROVEMENTS, THOSE PORTIONS OF SAID LANDS DESIGNATED ON SAID MAP AS BLUEWATER COURT, Lighthouse Lane, SANDY CLAY LANE, 3RD AVENUE, 9TH STREET, PARKVIEW WAY, SEA GLASS AVENUE, SKYVIEW DRIVE, WHARF TERRACE, AND WHARF DRIVE, AND THAT THE CITY OF MARINA HAS OFFERED TO ACCEPT THE PARCELS IN OFFER FOR DEDICATION, IN CONFORMITY WITH THE TERMS OF THE OFFER OF DEDICATION, AND ACCEPTS PUBLIC EASEMENTS OFFERED FOR DEDICATION.

ANITA SHARP
DEPUTY CITY CLERK OF MARINA
Judy A. Patton for

SOILS REPORT STATEMENT

A SOILS REPORT DATED JULY 1, 2005 PREPARED BY BERLOGAR GEOTECHNICAL CONSULTANTS HAS BEEN SPECIFICALLY PREPARED FOR THIS SUBDIVISION, AND IS ON FILE AT THE CITY OF MARINA ENGINEERING DEPARTMENT.

SURVEYOR'S STATEMENT

I, RYAN M. SEXTON, HEREBY STATE THAT THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECTION, AND IS BASED UPON A FIELD SURVEY MADE DURING THE MONTH OF MAY, 2016, AND IS BASED UPON THE RECORDS OF THE SURVEYOR, AND THE RECORDS OF THE CALIFORNIA LIMITED PARTNERSHIP, I HEREBY STATE THAT THE SURVEY IS TRUE AND COMPLETE AS SHOWN, THAT ALL MONUMENTS ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED THEREON, AND THAT THE MONUMENTS WILL BE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED, AND THAT THIS FINAL MAP SUBSTANTIALLY CONFORMS TO THE CONDITIONALLY APPROVED TENTATIVE MAP. THE AREA OF THIS SUBDIVISION IS 19.45 ACRES, MORE OR LESS.



RYAN M. SEXTON
P.L.S. 9177
EXPIRATION DATE: 03/21/2017

RECORDERS STATEMENT

FILED THIS 21ST DAY OF APRIL, 2016, AT 9:30 AM IN VOLUME 24 OF CITIES AND TOWNS, AT PAGE 46, AT THE REQUEST OF FIRST AMERICAN TITLE CO.

SIGNED: Steph L. Vagstad
COUNTY RECORDER
BY: Laura Manno
DEPUTY
SERIAL NUMBER: 20607965 FEE: 93.00

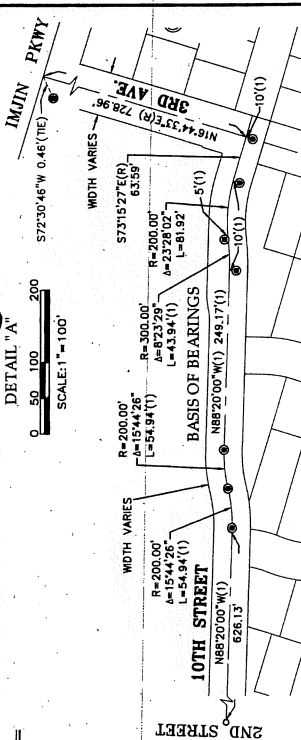
FINAL MAP OF
TRACT NO. 1524
PHASE 1C, THE DUNES ON
MONTEREY BAY - THIRD PHASE
BEING A SUBDIVISION OF THE DESIGNATED REMAINDER
AS SHOWN ON THE FINAL MAP
FILED IN VOLUME 24 OF CITIES AND TOWNS AT PAGE 44, TRACT 1522
MONTEREY COUNTY RECORDS
CITY OF MARINA, COUNTY OF MONTEREY, STATE OF CALIFORNIA



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4870 Willow Road, Suite 125
Pleasanton, CA 94588 Tel: 925.847.8566

FEBRUARY 2016

Sheet 2 of 7
JOB # 3089.002



- | SET STANDARD STREET WELL MONUMENT | FOUND STANDARD STREET WELL MONUMENT PER (1) | ACRES | BOUNDARY LINE | RIGHT-OF-WAY LINE | LOT LINE | ADJACENT PROPERTY LINE / EASEMENTS | CENTERLINE | EASEMENTS | ESSENTIAL EASEMENTS | OFFICIAL RECORDS | OVERALL DISTANCE | ADJACENT EASEMENT | RADIAL BEARING | PRIVATE UTILITY EASEMENT | STORM DRAIN EASEMENT | SHEET NUMBER | REFERENCE |
|-----------------------------------|---|-------|---------------|-------------------|----------|------------------------------------|------------|-----------|---------------------|------------------|------------------|-------------------|----------------|--------------------------|----------------------|--------------|-----------|
| ● | ● | AC | _____ | _____ | _____ | _____ | _____ | _____ | ESSENTIAL EASEMENTS | OFFICIAL RECORDS | OVERALL DISTANCE | ADJACENT EASEMENT | RADIAL BEARING | PRIVATE UTILITY EASEMENT | STORM DRAIN EASEMENT | 1 | 1 |

THE BEARING OF N88°20'00"W BETWEEN FOUND STREET MONUMENTS IN 10TH STREET, AS SHOWN ON THE PARCEL MAP FILED IN VOLUME 22 OF PARCEL MAPS AT PAGE 106, WAS TAKEN AS THE BASIS OF BEARINGS FOR THIS MAP.

- (1) 22 PARCEL MAPS 106 (PARCEL MAP)
(2) 24 CITIES AND TOWNS 40 (FINAL MAP)

Line	Table	— This	Sheet
L1	N16*43.53	27.11	0.00
L2	N16*40.90	15.17	0.00
L3	N16*44.33	284.43	0.00
L4	N16*35.92	18.04	0.00
L5	N16*44.33	52.00	0.00
L6	N16*35.92	18.04	0.00
L7	N16*44.33	27.11	0.00
L8	N16*40.90	15.17	0.00
L9	N16*44.33	284.43	0.00
L10	N16*35.92	18.04	0.00
L11	N16*44.33	52.00	0.00
L12	N16*35.92	18.04	0.00
L13	N16*44.33	27.11	0.00
L14	N16*40.90	15.17	0.00
L15	N16*44.33	284.43	0.00
L16	N16*35.92	18.04	0.00
L17	N16*44.33	52.00	0.00
L18	N16*35.92	18.04	0.00
L19	N16*44.33	27.11	0.00
L20	N16*40.90	15.17	0.00
L21	N16*44.33	284.43	0.00
L22	N16*35.92	18.04	0.00
L23	N16*44.33	52.00	0.00
L24	N16*35.92	18.04	0.00
L25	N16*44.33	27.11	0.00
L26	N16*40.90	15.17	0.00
L27	N16*44.33	284.43	0.00
L28	N16*35.92	18.04	0.00
L29	N16*44.33	52.00	0.00
L30	N16*35.92	18.04	0.00
L31	N16*44.33	27.11	0.00
L32	N16*40.90	15.17	0.00
L33	N16*44.33	284.43	0.00
L34	N16*35.92	18.04	0.00
L35	N16*44.33	52.00	0.00
L36	N16*35.92	18.04	0.00
L37	N16*44.33	27.11	0.00
L38	N16*40.90	15.17	0.00
L39	N16*44.33	284.43	0.00
L40	N16*35.92	18.04	0.00
L41	N16*44.33	52.00	0.00
L42	N16*35.92	18.04	0.00
L43	N16*44.33	27.11	0.00
L44	N16*40.90	15.17	0.00
L45	N16*44.33	284.43	0.00
L46	N16*35.92	18.04	0.00
L47	N16*44.33	52.00	0.00
L48	N16*35.92	18.04	0.00
L49	N16*44.33	27.11	0.00
L50	N16*40.90	15.17	0.00
L51	N16*44.33	284.43	0.00
L52	N16*35.92	18.04	0.00
L53	N16*44.33	52.00	0.00
L54	N16*35.92	18.04	0.00
L55	N16*44.33	27.11	0.00
L56	N16*40.90	15.17	0.00
L57	N16*44.33	284.43	0.00
L58	N16*35.92	18.04	0.00
L59	N16*44.33	52.00	0.00
L60	N16*35.92	18.04	0.00
L61	N16*44.33	27.11	0.00
L62	N16*40.90	15.17	0.00
L63	N16*44.33	284.43	0.00
L64	N16*35.92	18.04	0.00
L65	N16*44.33	52.00	0.00
L66	N16*35.92	18.04	0.00
L67	N16*44.33	27.11	0.00
L68	N16*40.90	15.17	0.00
L69	N16*44.33	284.43	0.00
L70	N16*35.92	18.04	0.00
L71	N16*44.33	52.00	0.00
L72	N16*35.92	18.04	0.00
L73	N16*44.33	27.11	0.00
L74	N16*40.90	15.17	0.00
L75	N16*44.33	284.43	0.00
L76	N16*35.92	18.04	0.00
L77	N16*44.33	52.00	0.00
L78	N16*35.92	18.04	0.00
L79	N16*44.33	27.11	0.00
L80	N16*40.90	15.17	0.00
L81	N16*44.33	284.43	0

Curve Table -- This Sheet Only			
	No.	Radius	Delta
	C1	224.00'	15'04.33"
	C2	464.00'	15'05.33"
	C3	464.00'	6'09.08"
	C4	392.00'	4'08.14"
	C5	392.00'	10'17.22"
	C6	464.01'	1'30.46"
	C7	1570.00'	8'49.57"
	C8	274.00'	8'49.57"

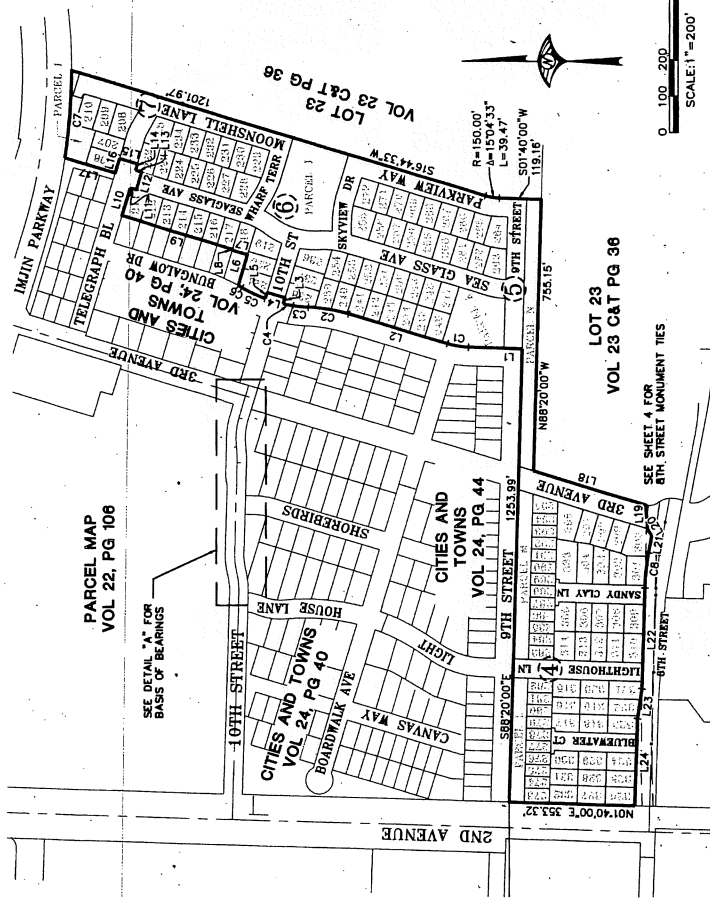
FINAL MAP OF
TRACT NO. **1534**
PHASE 1C, THE DUNES ON
MONTEREY BAY - THIRD PHASE
BEING A SUBDIVISION OF THE DESIGNATED REMAINDER
AS SHOWN ON THE FINAL MAP
FILED IN VOLUME 1534, PAGE 44, TRACT 1522
MONTEREY COUNTY RECORDS
CITY OF MARINA, COUNTY OF MONTEREY, STATE OF CALIFORNIA



WOOD RODGERS
DEVELOPING - INNOVATIVE - DESIGN - SOLUTIONS
4670 Willow Road, Suite 125
Pleasanton, CA 94568 Tel 925.847.1856

FEBRUARY 2016

Sheet 3 of 7
JOB # 3089.002

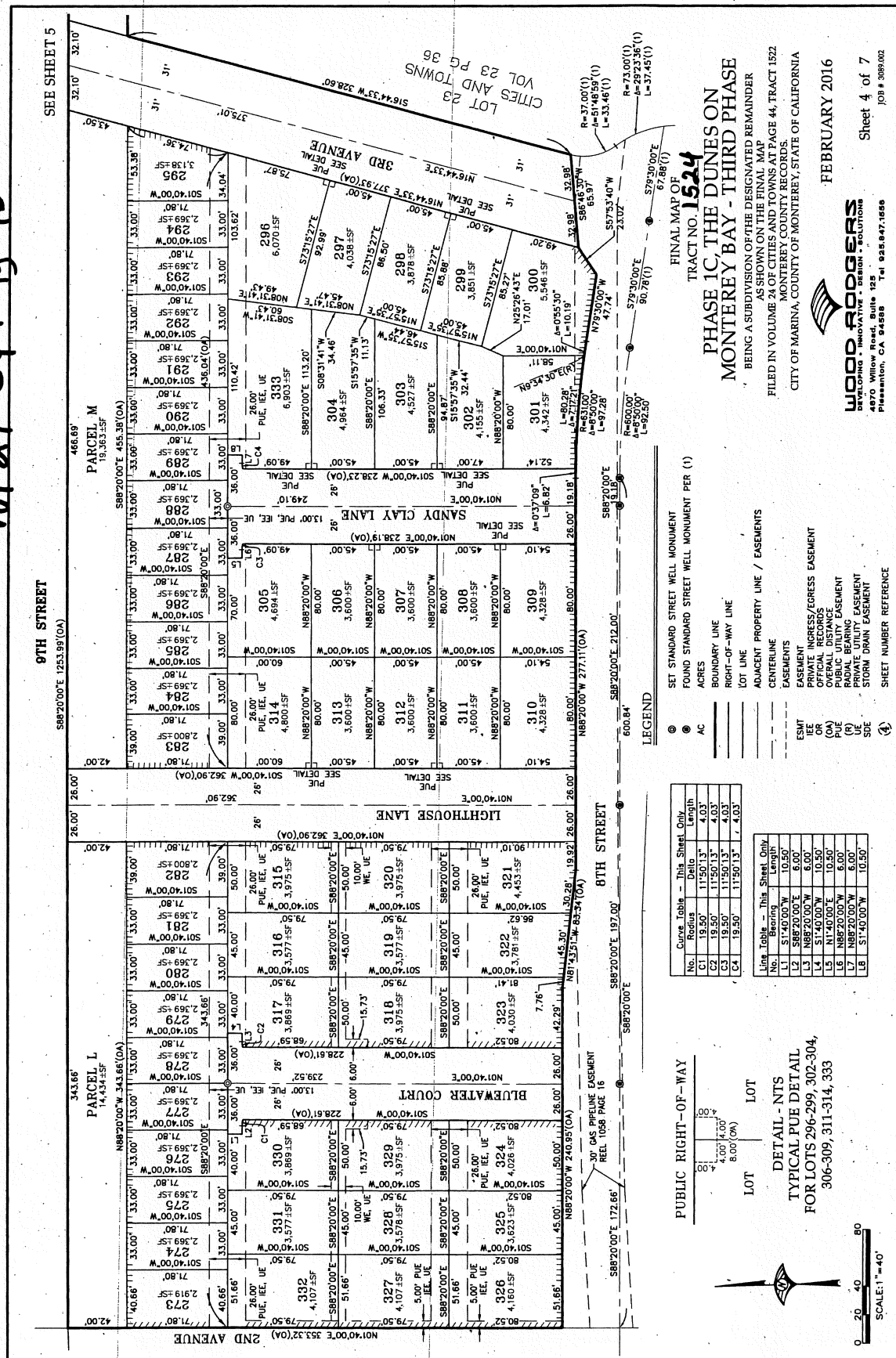


SEE SHEET 4 FOR

517	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100
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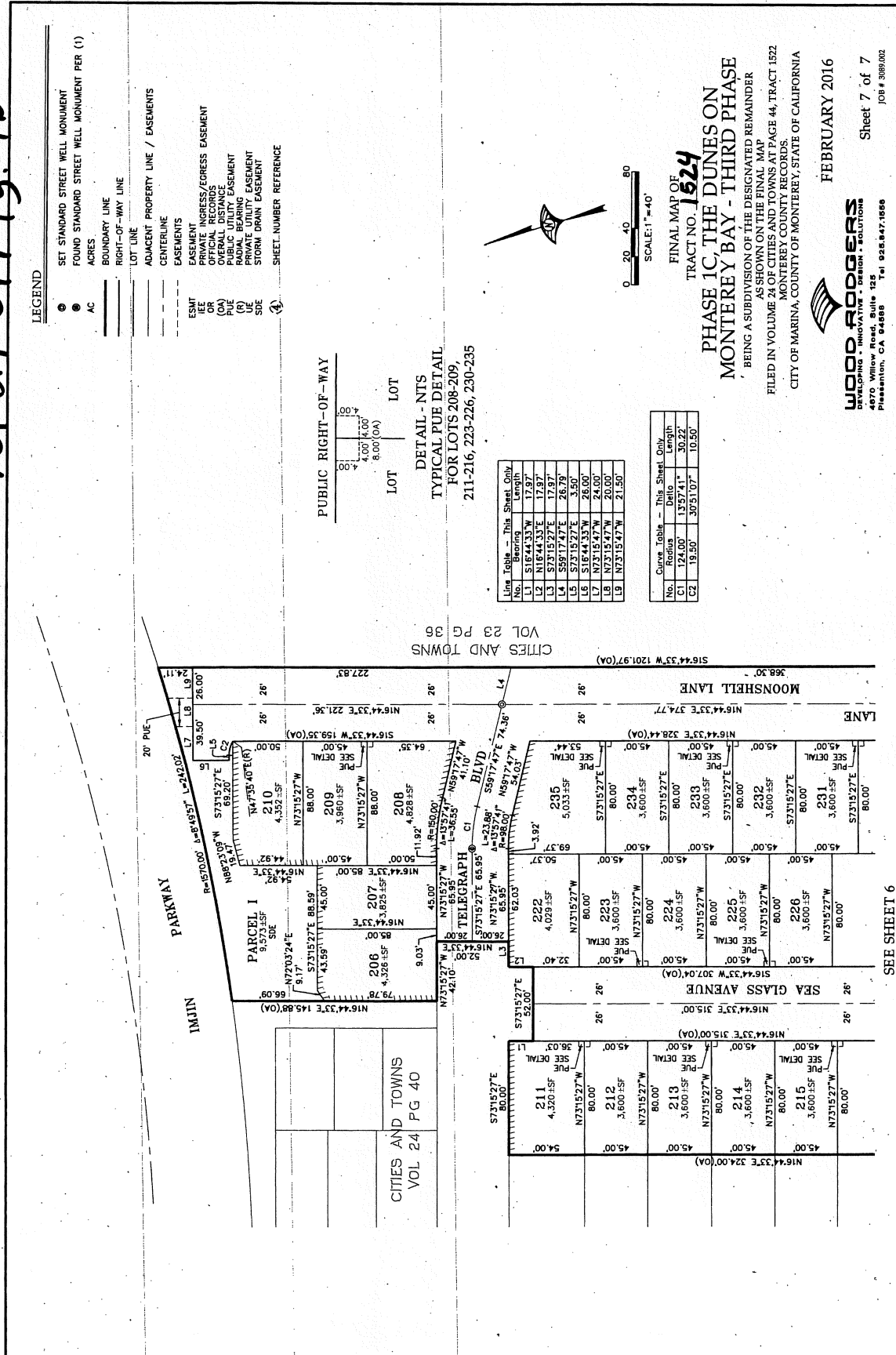
L24. L23

SEE SHEET 5



[illegible]

Vol. 24 C&T Pg. 46



**UNANIMOUS APPROVAL
of Annexation to a Community Facilities District
and Related Matters**

**CITY OF MARINA
Community Facilities District No. 2015-1
(The Dunes)**

TAX ZONE 1

(date)

To the Honorable City Council,
City of Marina
Marina, CA

Members of the City Council:

This constitutes the Unanimous Approval (the "Unanimous Approval") of the record owner(s) (the "Property Owner") of the fee title to the real property identified below (the "Property") contemplated by Section 53339.3 et seq. of the Mello-Roos Community Facilities Act of 1982, as amended (the "Act") to annexation of the Property to the "City of Marina Community Facilities District No. 2015-1 (The Dunes)" (the "CFD"), and it states as follows:

1. Property Owner. This Unanimous Approval is submitted by the Property Owner as the record owner(s) of fee title to the Property. The Property Owner has supplied to the City current evidence of its ownership of fee title to the Property.

2. Approval of Annexation. This Unanimous Approval constitutes the unanimous approval and unanimous vote by the Property Owner in favor of the annexation of the Property to the CFD. The CFD was formed to finance the municipal services (the "Services") described in Exhibit A hereto and made a part hereof.

3. Approval of Special Tax and the Services. This Unanimous Approval constitutes the unanimous approval and unanimous vote by the Property Owner in favor of the levy of special taxes (the "Special Taxes") on the Property to finance the services described in Exhibit B hereto and made a part hereof (the "Services"), according to the Rate and Method of Apportionment of Special Taxes for the CFD attached hereto as

Exhibit C and made a part hereof (the "Rate and Method"). Exhibit B includes the cost estimate for the Services. The City will create a special account into which the Special Taxes will be deposited, when collected. The City will prepare the annual report required by Government Code Section 50075.3.

4. Approval of the Appropriations Limit. This Unanimous Approval constitutes the unanimous approval and unanimous vote by the Property Owner in favor of the appropriations limit established for the CFD, as adjusted to date.

5. Waivers and Vote. The Property Owner hereby confirms that this Unanimous Approval constitutes its approval and unanimous vote as described herein and as contemplated by Section 53339.3 et seq. of the Act and Article XIII A of the California Constitution. The Property Owner hereby waives all other rights with respect to the annexation of the Property, the levy of the Special Taxes on the Property and the other matters covered in this Unanimous Approval.

6. Recordation of Amendment to Notice of Special Tax Lien. The Notice of Special Tax Lien for the CFD was recorded in the Office of the County Recorder of the County of Monterey, State of California on June 16, 2015, at the hour of 2:51 p.m. as Document No. 2015032072. The Property Owner hereby authorizes and directs the City Clerk to execute and cause to be recorded in the office of the County Recorder of the County of Monterey an amendment to the Notice of Special Tax Lien for the CFD as required by Section 3117.5 of the California Streets and Highways Code. The amendment to the Notice of Special Tax Lien shall include the Rate and Method as an exhibit thereto.

7. Authority Warranted. The Property Owner warrants to the City that the presentation of this Unanimous Approval, any votes, consents or waivers contained herein, and other actions mandated by the City for the annexation of the Property to the CFD shall not constitute or be construed as events of default or delinquencies under any existing or proposed financing documents entered into or to be entered into by the Property Owner for the Property, including any "due-on-encumbrance" clauses under any existing security instruments secured by the Property.

8. Due Diligence and Disclosures. The Property Owner agrees to cooperate with the City and its attorneys and consultants and to provide all information and disclosures required by the City about the Special Taxes to purchasers of the Property or any part of it.

9. Agreements. The Property Owner further agrees to execute such additional or supplemental agreements as may be required by the City to provide for any of the actions and conditions described in this Unanimous Approval, including any cash deposit required to pay for the City's costs in annexing the Property to the CFD.

10. The Property. The Property is identified as follows:

Assessor's Parcel Nos. 031-255-001 through 031-255-061 and 031-256-001 through 031-256-067

Property Addresses: 2712-2726 Bungalow Drive, 2712-2765 Sea Glass Avenue, 2711-2727 Parkview Way, 2751-2769 Moonshell Lane, 268-275 10th Street, 5019-5021 Telegraph Boulevard, 2602-2610 Lighthouse Lane, 2601-2610 Sandy Clay Lane, 2601-2609 3rd Avenue, 202-246 9th Street, 2601-2606 8th Street, 2607-2618 Bluewater Court

Acres: 10.95 +/-

By executing this Unanimous Approval, the Property Owner agrees to all of the above.

Tax Zone No.: 1

Property Owner

By: _____

Name: _____

Title: _____

By: _____

Name: _____

Title: _____

Notice Address: _____

(attach acknowledgment)

EXHIBIT A

CITY OF MARINA Community Facilities District No. 2015-1 (The Dunes)

DESCRIPTION OF SERVICES AUTHORIZED IN THE CFD

The Community Facilities District will fund, in whole or in part, the following services ("services" shall have the meaning given that term in the Mello-Roos Community Facilities Act of 1982), including all related administrative costs, expenses and related reserves:

- Street Maintenance
- Sidewalk Maintenance
- Curb & Gutter Maintenance
- Decorative Lighting Maintenance
- Storm Drain Maintenance

EXHIBIT B

**CITY OF MARINA
Community Facilities District No. 2015-1
(The Dunes)**

TAX ZONE 1

**DESCRIPTION OF SERVICES TO BE FINANCED
AND COST ESTIMATE**

Description of Services (if different from those listed in Exhibit A):

Cost Estimate (Fiscal Year 2015-2016):

<u>Cost Item</u>	<u>Annual Costs</u>
Street Maintenance	\$39,400.20
Sidewalk Maintenance	\$12,943.42
Curb & Gutter Maintenance	\$22,588.53
Decorative Lighting	\$9,367
Storm Drain Maintenance	\$56,474.66
Administrative Costs	<u>\$4,407.55</u>
Total Annual Costs:	\$145,161.36

EXHIBIT C

**CITY OF MARINA
Community Facilities District No. 2015-1
(The Dunes)**

RATE AND METHOD OF APPORTIONMENT OF SPECIAL TAX

EXHIBIT C

CITY OF MARINA COMMUNITY FACILITIES DISTRICT NO. 2015-1 (THE DUNES)

RATE AND METHOD OF APPORTIONMENT OF SPECIAL TAX

Special Taxes applicable to each Assessor's Parcel in the City of Marina Community Facilities District No. 2015-1 (The Dunes) shall be levied and collected according to the tax liability determined by the Administrator through the application of the appropriate amount or rate for Taxable Property, as described below. All of the property in CFD No. 2015-1, unless exempted by law or by the provisions of Section E below, shall be taxed for the purposes, to the extent, and in the manner herein provided, including property subsequently annexed to the CFD, unless a separate Rate and Method of Apportionment of Special Tax is adopted for the annexation area.

A. DEFINITIONS

The terms hereinafter set forth have the following meanings:

"Accessory Unit" means a second residential unit of limited size (e.g., granny cottage, second unit) that shares a Parcel with a single-family detached unit.

"Acre" or "Acreage" means the land area of an Assessor's Parcel as shown on an Assessor's Parcel Map, or if the land area is not shown on an Assessor's Parcel Map, the land area shown on the applicable Final Map or other recorded County parcel map.

"Act" means the Mello-Roos Community Facilities Act of 1982, as amended, being Chapter 2.5 (commencing with Section 53311), Division 2, of Title 5 of the Government Code of the State of California.

"Administrative Expenses" means the following actual or reasonably estimated costs directly related to the administration of the CFD: the costs of computing the Special Tax and preparing the annual Special Tax collection schedules (whether by the City, a designee thereof, or both); costs of collecting the Special Taxes; costs associated with preparing Special Tax disclosure statements and responding to public inquiries, protests, or appeals regarding the Special Taxes; and the City's annual administration fees and third party expenses. Administrative Expenses shall also include amounts estimated or advanced by the City for any other administrative purposes of the CFD, including attorney's fees, costs associated with annexations to the CFD, and other costs related to commencing and pursuing to completion any foreclosure of delinquent Special Taxes.

"Administrator" means an official of the City, or any designee thereof, responsible for determining the Special Tax Requirement and providing for the levy and collection of the Special Tax.

“Assessor’s Parcel” or **“Parcel”** means a lot or parcel shown on an Assessor’s Parcel Map with an assigned Assessor’s Parcel Number.

“Assessor’s Parcel Map” means an official map of the County Assessor designating parcels by Assessor’s Parcel Number.

“Assessor’s Parcel Number” or **“APN”** means a unique number assigned to an Assessor’s Parcel by the County Assessor for purposes of identifying a property.

“Authorized Services” means the public services authorized to be funded by the CFD as set forth in the documents adopted by the City Council when the CFD was formed.

“CFD” or **“CFD No. 2015-1”** means the City of Marina Community Facilities District No. 2015-1 (The Dunes).

“CFD Formation” means the date on which the Resolution of Formation to form CFD No. 2015-1 was adopted by the City Council.

“City” means the City of Marina.

“City Council” means the City Council of the City of Marina, acting as the legislative body of CFD No. 2015-1.

“County” means the County of Monterey.

“Developed Property” means, in any Fiscal Year, all Parcels of Taxable Property for which a use permit or building permit for new construction of a residential or non-residential structure (which shall not include a permit issued solely for construction of the foundation if another permit remains to be issued for vertical construction of the building) was issued prior to June 30 of the preceding Fiscal Year.

“Escalation Factor” means, in any Fiscal Year, the lesser of (i) the percentage increase, if any, in the Construction Cost Index for the San Francisco region in the twelve (12)-month period ending June 1 of the prior Fiscal Year, as published in the Engineering News Record (or other comparable source if the Engineering News Record is discontinued or otherwise not available), or (ii) four percent (4.0%). If, in any Fiscal Year, it is determined that the Construction Cost Index decreased in the prior Fiscal Year, the Escalation Factor shall be zero, and there shall be no corresponding decrease in the Maximum Special Taxes calculated pursuant to Section C below.

“Final Map” means a final map approved by the City pursuant to the Subdivision Map Act (California Government Code Section 66410, *et seq.*) that creates individual lots on which a building permit can be issued for construction of residential units without further subdivision of the lots.

“Fiscal Year” means the period starting on July 1 and ending on the following June 30.

“Maximum Special Tax” means the maximum Special Tax, determined in accordance with Section C, that can be levied in any Fiscal Year.

“Non-Residential Property” means, in any Fiscal Year, all Parcels of Developed Property that are not Residential Property or Public Property. If a structure on a Parcel is a mixed-use building that includes Residential Units, the Special Tax levied on the Parcel shall be calculated based on applying the Special Tax only to the Residential Units in the building.

“Proportionately” means, for Developed Property, that the ratio of the actual annual Special Tax levied in any Fiscal Year to the Maximum Special Tax authorized to be levied in that Fiscal Year is equal for all Assessor’s Parcels of Developed Property. For Undeveloped Property, “Proportionately” means that the ratio of the actual annual Special Tax levied in any Fiscal Year to the Maximum Special Tax authorized to be levied in that Fiscal Year is equal for all Assessor’s Parcels of Undeveloped Property.

“Public Property” means, in any Fiscal Year: (i) all Parcels within the boundaries of the CFD that are owned by or irrevocably offered for dedication to the federal government, the State of California, the City or any other public agency; provided, however, that any property leased by a public agency to a private entity and subject to taxation under Section 53340.1 of the Act (as such section may be amended or replaced) shall be taxed and classified in accordance with its use; or (ii) all Parcels within the boundaries of the CFD that are encumbered by an unmanned utility easement making impractical its utilization for other than the purpose set forth in the easement.

“Residential Property” means, in any Fiscal Year, all Parcels of Developed Property for which a building permit was issued for construction of one or more Residential Units.

“Residential Unit” means an individual single-family detached unit, an individual residential unit within a duplex, halfplex, triplex, fourplex, townhome, live/work or condominium structure, or an individual apartment unit. An Accessory Unit that shares a Parcel with a single-family detached unit shall not be considered a separate Residential Unit for purposes of this RMA.

“RMA” means this Rate and Method of Apportionment of Special Tax.

“Special Tax” means any tax levied within the CFD to pay the Special Tax Requirement.

“Special Tax Requirement” means the amount of revenue needed in any Fiscal Year to pay for: (i) Authorized Services, (ii) establishment of reserves, (iii) Administrative Expenses, and (iv) amounts needed to cure any delinquencies in the payment of Special Taxes which have occurred in prior Fiscal Years.

“Taxable Property” means all Assessor’s Parcels within the boundaries of the CFD that are not exempt from the Special Tax pursuant to law or Section E below.

“Tax Zone” means a mutually exclusive geographic area within which the Special Tax may be levied pursuant to this RMA. ***All of the property within CFD No. 2015-1 at the time of CFD Formation is within Tax Zone 1.*** Additional Tax Zones may be created when property is

annexed to the CFD, and a separate Maximum Special Tax shall be identified for property within the new Tax Zone at the time of such annexation. The Assessor's Parcels included within a new Tax Zone established when such Parcels are annexed to the CFD shall be identified by Assessor's Parcel Number in the Unanimous Approval Form that is signed by the owner(s) of the Parcels at the time of annexation.

“Unanimous Approval Form” means that form executed by the record owner of fee title to a Parcel or Parcels annexed into the CFD that constitutes the property owner's approval and unanimous vote in favor of annexing into the CFD and the levy of the Special Tax against his/her Parcel or Parcels pursuant to this RMA.

“Undeveloped Property” means, in any Fiscal Year, all Parcels of Taxable Property in the CFD that are not Developed Property.

B. DATA FOR ANNUAL TAX LEVY

Each Fiscal Year, the Administrator shall identify the current Assessor's Parcel Numbers for all Parcels of Taxable Property within the CFD. The Administrator shall also determine: (i) whether each Parcel of Taxable Property is Developed Property or Undeveloped Property, (ii) in which Tax Zone each Assessor's Parcel is located, (iii) whether each Parcel of Developed Property is Residential Property or Non-Residential Property, and (iv) the Special Tax Requirement for the then-current Fiscal Year.

In any Fiscal Year, if it is determined that (i) a Final Map or parcel map for a portion of property in the CFD was recorded after the last date upon which the Assessor will incorporate the newly-created Parcels into the then current tax roll, (ii) because of the date the Final Map or parcel map was recorded, the Assessor does not yet recognize the new Parcels created by the Final Map or parcel map, and (iii) one or more of the newly-created Parcels meets the definition of Developed Property, the Administrator shall calculate the Special Tax for the property affected by recordation of the Final Map or parcel map by determining the Special Tax that applies separately to each newly-created Parcel, then applying the sum of the individual Special Taxes to the Parcel that was subdivided by recordation of the Final Map or parcel map.

C. MAXIMUM SPECIAL TAXES

1. Developed Property, Tax Zone 1

The Maximum Special Tax for Fiscal Year 2015-16 for all Parcels of Residential Property in Tax Zone 1 is \$437.23 per Residential Unit. The Maximum Special Tax for Fiscal Year 2015-16 for all Parcels of Non-Residential Property in Tax Zone 1 is \$5,187 per Acre. On July 1, 2016 and each July 1 thereafter, these Maximum Special Tax amounts shall be adjusted by the Escalation Factor. If property is annexed into the CFD and a separate Tax Zone is established for such property, Maximum Special Tax rates will be identified for Developed Property in the new Tax Zone in the Unanimous Approval Form signed by the annexing property owner.

2. Undeveloped Property, Tax Zone 1

The Maximum Special Tax for Fiscal Year 2015-16 for all Parcels of Undeveloped Property in Tax Zone 1 is \$5,187 per Acre, which amount shall, on July 1, 2016 and each July 1 thereafter, be adjusted by the Escalation Factor. If property is annexed into the CFD and a separate Tax Zone is established for such property, Maximum Special Tax rates will be identified for Undeveloped Property in the new Tax Zone in the Unanimous Approval Form signed by the annexing property owner.

D. METHOD OF LEVY AND COLLECTION OF SPECIAL TAXES

Each Fiscal Year, the Administrator shall determine the Special Tax Requirement for that Fiscal Year and levy the Special Tax on all Parcels of Taxable Property as follows:

- Step 1.** The Special Tax shall be levied Proportionately on each Parcel of Developed Property up to 100% of the Maximum Special Tax for each Parcel for such Fiscal Year until the amount levied is equal to the Special Tax Requirement.
- Step 2.** If additional revenue is needed after Step 1, the Special Tax shall be levied Proportionately on each Parcel of Undeveloped Property up to 100% of the Maximum Special Tax for each Parcel for such Fiscal Year until the amount levied, when combined with the amount levied pursuant to Step 1, is equal to the Special Tax Requirement.

The Special Tax for the CFD shall be collected at the same time and in the same manner as ordinary ad valorem property taxes provided, however, that the City may (under the authority of Government Code Section 53340) collect Special Taxes at a different time or in a different manner if necessary to meet the financial obligations of the CFD, and the Special Tax shall be equally subject to foreclosure if delinquent. The Special Tax shall be levied in perpetuity as necessary to pay the Special Tax Requirement.

E. EXEMPTIONS

Notwithstanding any other provision of this RMA, no Special Tax shall be levied on Parcels of Public Property, except as otherwise provided in the Act.

F. INTERPRETATION OF SPECIAL TAX FORMULA

The City reserves the right to make minor administrative and technical changes to this document that do not materially affect the rate and method of apportioning Special Taxes. In addition, the interpretation and application of any section of this document shall be left to the City's discretion. Interpretations may be made by the City by resolution of the City Council for purposes of clarifying any vagueness or ambiguity in this RMA.

March 24, 2017

Item No. **11c**

Honorable Mayor and Members
of the Marina City Council

City Council Meeting of
April 4, 2017

**CITY COUNCIL CONSIDER ADOPTING RESOLUTION NO. 2017-,
ACCEPTING ANNEXATION OF PROPERTY INTO CITY OF MARINA
COMMUNITY FACILITIES DISTRICT NO. 2015-1 (THE DUNES)**

REQUEST:

It is requested that the City Council:

1. Adopt Resolution No. 2017-, accepting annexation of Property into the City of Marina Community Facilities District No. 2015-1 (The Dunes).

BACKGROUND:

At the regular meeting of June 2, 2015, the City Council adopted Resolution 2015-63, approving the formation of The Dunes Community Facilities District No. 2015-1.

Community Facilities District No. 2015-1 (the “CFD”) was formed in order to provide a source of financing for the public services required to maintain infrastructure to be owned by the City at The Dunes Development, which will include streets, sidewalks, curbs & gutters, decorative lighting and storm drains.

At the regular meeting of March 15, 2016, the City Council adopted Resolution 2016-36, approving the Phase 3 Final Map of Phase 1C for The Dunes on Monterey Bay Development Project Subdivision (“**EXHIBIT A**”).

At the regular meeting of June 21, 2016, the City Council adopted Resolution 2016-96, receiving and filing the unanimous approval of annexation of property into the City’s Community Facilities District No. 2015-1 (The Dunes). The area of annexation consisted of phase 2 of the Dunes Residential Development (Phase 1C).

The City has received a request from Shea Homes to annex the Phase 3 Final Map additional property into the CFD pursuant to the simplified process for annexations established when the CFD was originally formed, under which additional parcels can be annexed into the CFD if all owners of the parcels being annexed execute a unanimous consent to annexation.

ANALYSIS:

Shea Homes Limited Partnership has submitted a unanimous consent to annexation of 128 parcels into the CFD (“**EXHIBIT B**”), consisting of phase 3 of Phase 1C. Following this meeting, staff will prepare an amendment to the Notice of Special Tax Lien for the CFD and record it with the County recorder’s office.

FISCAL IMPACT:

There is a no direct impact to the City’s General Fund connected with the annexation of property into the CFD. Funding generated through the CFD provides for the maintenance of infrastructure that would need funding from alternate sources, possibly including the General Fund, in the absence of the CFD.

CONCLUSION:

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

Edrie Delos Santos, P.E.
Senior Engineer, Engineering Division
Community Development Department
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