

RESOLUTION NO. 2023-30

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MARINA RECEIVING A PRESENTATION AND, PROVIDING INPUT ON THE DUNES CITY PARK PROJECT

WHEREAS, On May 17, 2005, the City Council passed Resolution 2005-130 adopting the University Village Specific Plan. Included in the University Village Specific Plan is the park at the Dunes, now known as Dunes City Park; and

WHEREAS, several parks have been planned for development within Marina. On June 21, 2005, City Council passed Resolution 2005-159 Adopting a Negative Declaration and Parks and Recreation Facilities Master Plan. The Master Plan served as the basis for the preliminary planning for the city parks; and

WHEREAS, community outreach for parks planning was held on November 13, 2018. The design consultant team retained by the City, Verde Design (Verde), prepared parks concept plans for City various parks, including the Dunes City Park, that were presented to a joint Public Works Commission and Recreation and Cultural Services Commission on February 21, 2019; and

WHEREAS, on April 9, 2019, Resolution 2019-36 the City Council received presentation and provided comments on several city parks including the Dunes City Park, **EXHIBIT B**; and

WHEREAS, Verde prepared four options for the proposed Dunes City Park Project attached as **EXHIBIT C**; and

WHEREAS, on January 26, 2023, an on-site Marina community engagement open house was held and was followed by an in-person public presentation in the City Council Chambers. There were 35 and 42 attendees of the community engagement and public presentation, respectively. Participant preferred option, questions and comments were received at the community engagement as well as through the email address created specifically for this project (**EXHIBIT E**); and

WHEREAS, the City received 124 comments with preferred options; thirty-five (35) indicated Option 1, twenty (20) for Option 2, fifty-four (54) for Option 3 and seven (7) for Option 4. Comments and option preferences are tabulated and included as **EXHIBIT E**; and

WHEREAS, in response to questions and comments at the public presentation, staff is working with SSA Landscape Architect for the concept design to optimize ballfield programs and update Preston Park. A preliminary concept drawing is included as **EXHIBIT F**. This preliminary concept for Preston Park will provide the much-needed additional ballfield for the community should Option 1 or 2 be selected for the Dunes City Park. A community engagement and presentation for the Preston Park Upgrade will be scheduled in the future park.

WHEREAS, on March 16th, 2023, the Public Works Commission received a presentation and provided input on the Dunes Parks options.

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

1. Adopt Option #2; and
2. It's Dark-Sky certified.
2. That we work with the observatory (MIRA) to develop a usage policy.
3. Look into realistic timelines and assessment of the gilia at Preston Park
4. That we get information on the impact of the way that the pavilion is situated in option # 2.
5. Suggestions of alternate sites for the 3 barracks/museum.
6. We look at the noise factor of the amphitheater and parking.
7. Staff explore adding one more sand volleyball and move basketball somewhere else.
8. Adding an additional tennis court, so the design would have two tennis courts and remove the pickleball.
9. Ask staff to look at the possibility of widened the entrance at second avenue, eighth street.
10. Staff to compare, to investigate by national standards how many ball fields we need and do some comparison to some comparative analysis, to what's going on in seaside.

PASSED AND ADOPTED by the City Council of the City of Marina at a regular meeting duly held on the 21st day of March 2023, by the following vote:

AYES: COUNCIL MEMBERS: McCarthy, Biala, Medina Dirksen, Delgado

NOES: COUNCIL MEMBERS: Visscher

ABSENT: COUNCIL MEMBERS: None

ABSTAIN: COUNCIL MEMBERS: None

Bruce C. Delgado, Mayor

ATTEST:

Anita Sharp, Deputy City Clerk

Dunes Park

Public Works Commission

March 16, 2023

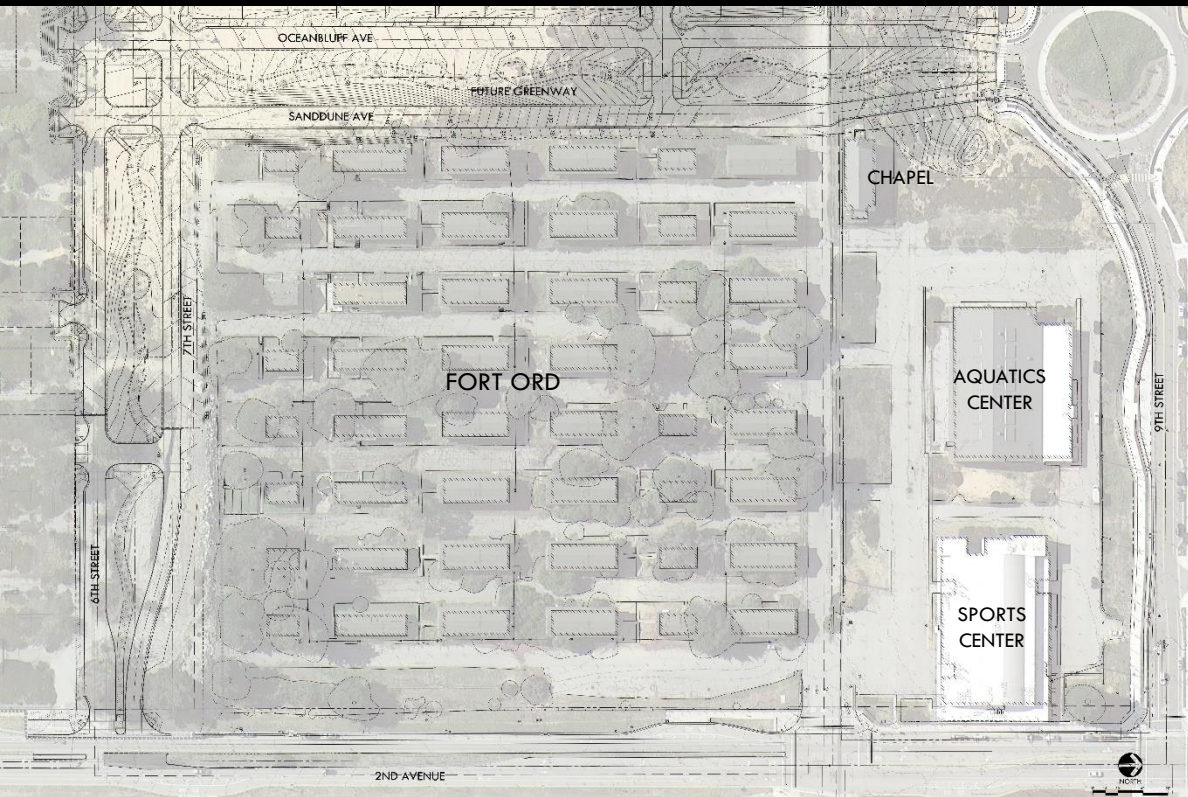


Agenda

- Introductions
- Existing Conditions
- Preliminary Design Plan
- Park Elements
- Design Options
- Community Input
- Next Steps



Existing Conditions



Existing Conditions - Topography

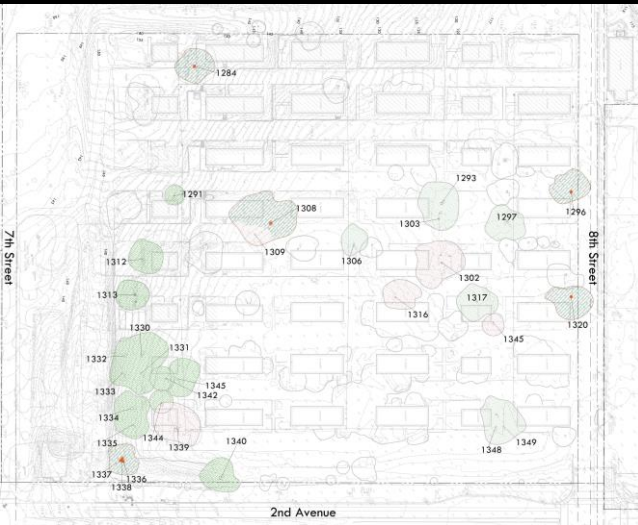
With Blight



Without Blight



Existing Conditions - Trees



Existing Conditions - Buildings

Chapel



Aquatics Center



Sports Center



Preliminary Design Plan

- Tree Protection
- Program elements and topography



Park Elements



Park Elements – Multi-Use Fields

Multi-Use Field with Soccer, Baseball, and Lacrosse



Park Elements – Multi-Use Fields

Multi-Use Field with Soccer, Baseball, and Lacrosse



Park Elements – All Inclusive Play



Park Elements – Performance

- Amphitheater
- Music
- Seating



Park Elements – Tennis/Pickleball



Park Elements – Basketball/Multi-Use



Park Elements – Sand Volleyball



Park Elements – Bocce Court



EXHIBIT A

Concept Diagrams



EXHIBIT A

Option 1



Tree Legend:

- EXISTING TREES
- EXISTING LEGACY TREES
- NEW PARK TREES

Marina - Dunes Park - Option 1
City of Marina
Marina, CA

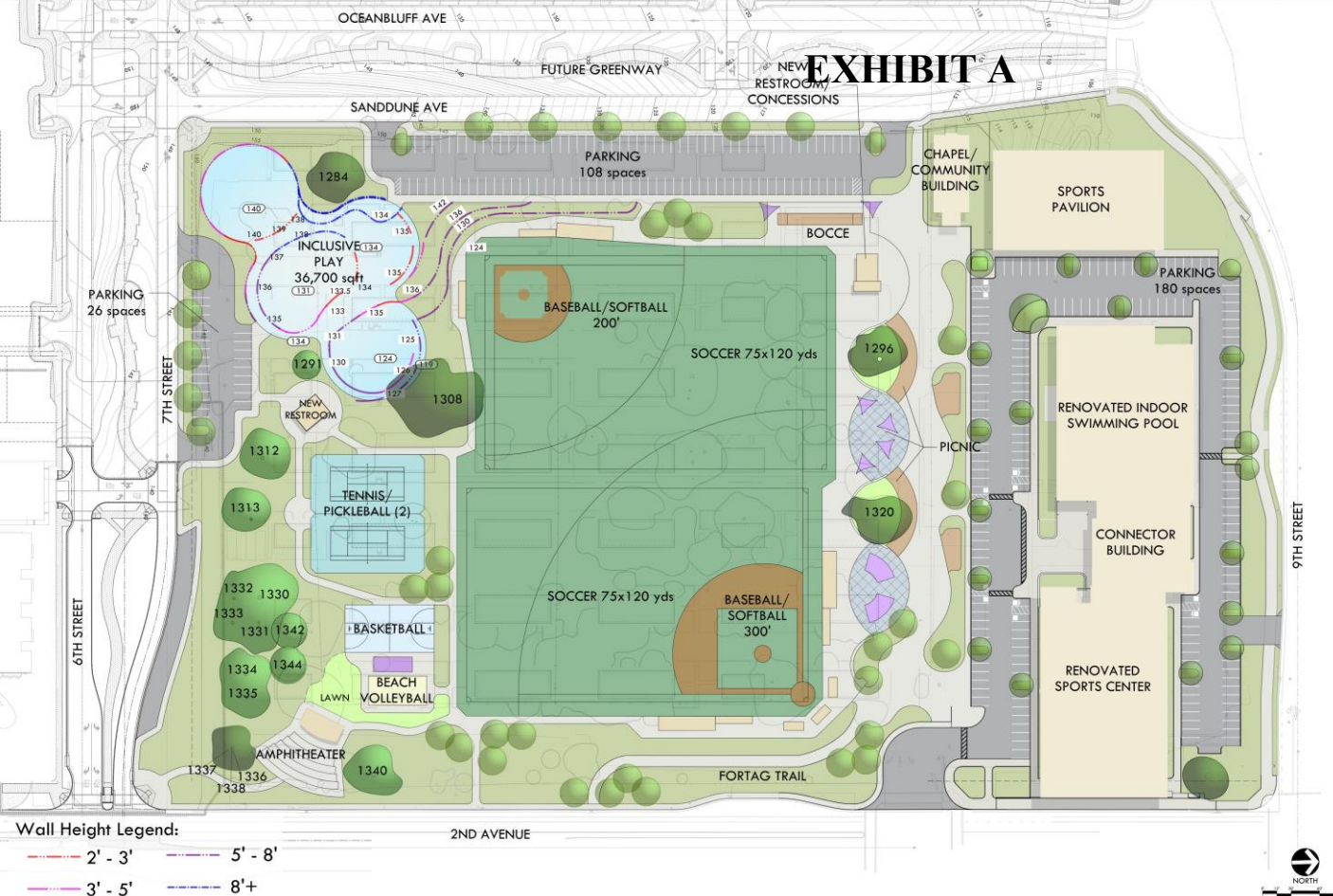


LANDSCAPE ARCHITECTURE
CIVIL ENGINEERING
SPORT PLANNING & DESIGN
2451 Tule Avenue, Ste. 200
Santa Clara, CA 95050
Tel: 408.983.7300
Fax: 408.983.7340
www.verdedesign.com





EXHIBIT A



Option 3

Marina - Dunes Park - Option 3
City of Marina
Marina, CA



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EXHIBIT A

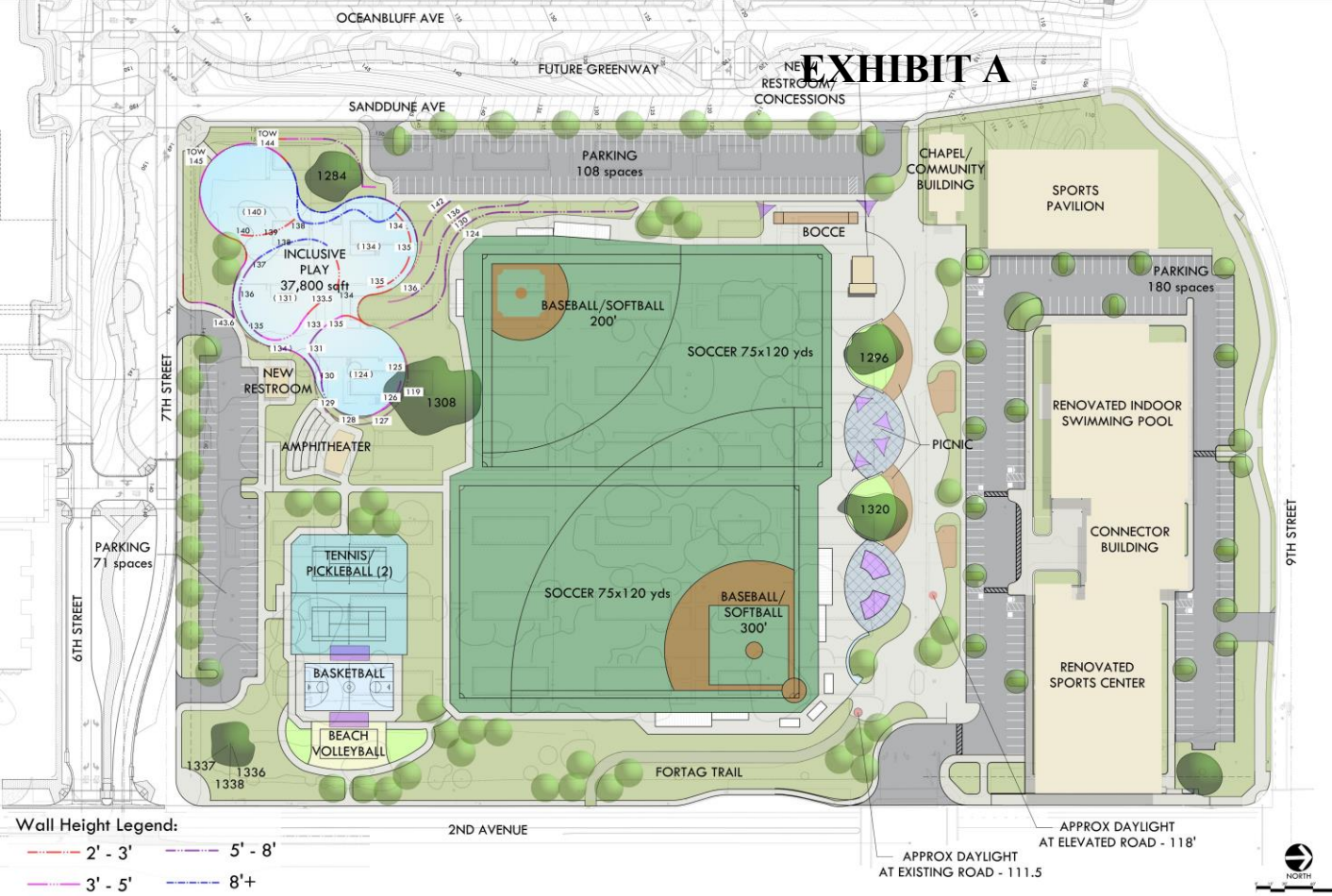


EXHIBIT A

	Tree Preservation Level	Significant Trees to be Removed	2:1 Required Minimum Replacement/New Trees ¹	Sports Fields	Retaining Walls	Amphitheater (Approx. Capacity)	Parking Count (Includes Street Parking) ²	Parking Demand (75% Max. Use/Max. use)	Other Park Elements
OPTION 1	All significant trees to be retained	5 (Blight)	10/31	None	Least	250	326	205/273	- Sports Pavilion - Historical Bldgs.
OPTION 2	All significant trees to be retained	5 (Blight)	10/26	(1) Full size soccer (1) baseball/softball	Less	250	326	314/419	
OPTION 3	Legacy + all significant trees on south side	12 (Blight + Design)	24/37	(2) Full size soccer (2) baseball/softball	Less	80	304	315/420	
OPTION 4	Legacy trees only	21 (Blight + Design)	42/53	(2) Full size soccer (2) baseball/softball	Most	80	349	315/420	

Option 1



Option 2



Option 3



Option 4



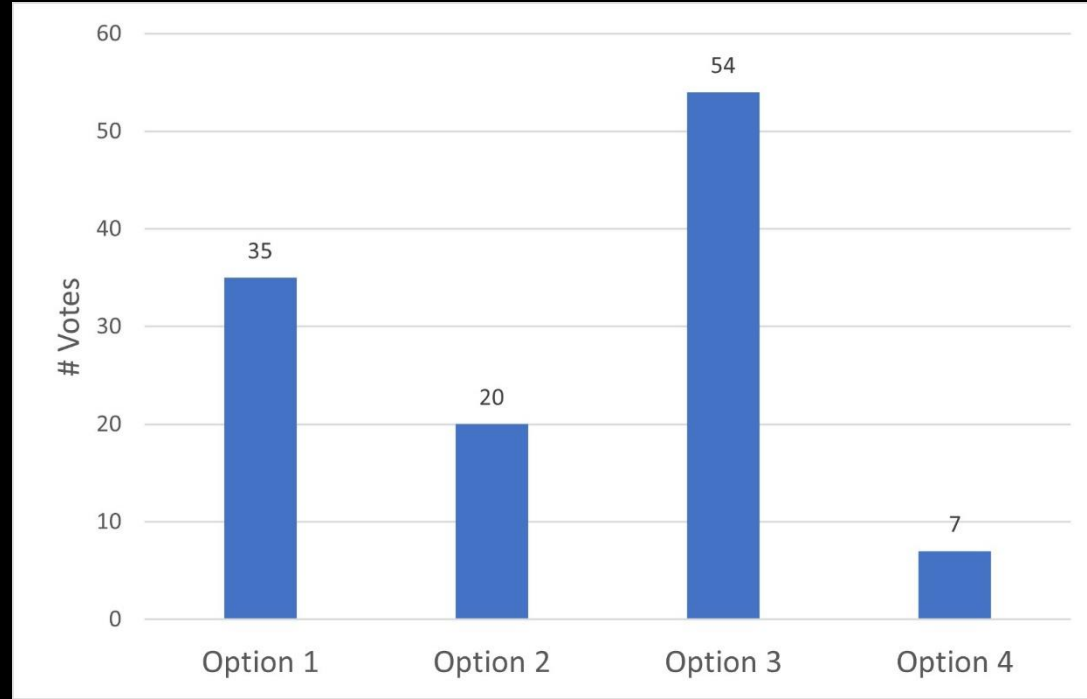
Community Input

- Held on 1/26/23 with GJT Park
- Boards and Q&A Session, comments cards provided for voting
- Evening presentation



Comment Card Results

- Most people that voted for Option 4 had Option 3 as their 2nd option
- Most people that voted for Option 1 had Option 2 as their 2nd option



Presentation Comments

- Option 3 is preferred by coaches and parents as it has more existing trees preserved than option 4 while still having all the park elements shown in the other options.
- The less inclined sports people prefer Option 2 as it has (1) multi-sports field while preserving all trees and having more space for other elements such as the amphitheater.
- Comments on Option 1 for versatility of informal lawn area and inclusion of Museum to memorialize Fort Ord. Sports Pavilion is included in this concept and the cost estimate
- Playgrounds in Options 3 and 4 are accessible but may be more expensive due to the topography. One suggestion was to flip the playground for the amphitheater in these options.



Cost Estimates

- Option 1: \$27.7 MM* (\$19.3 MM)
- Option 2: \$23.8 MM* (\$16.6 MM)
- Option 4: \$27.7 MM* (\$19.3 MM)

* Includes the following:

- | | |
|------------------------------------|------|
| ▪ Staking, Permits, Traffic, SWPPP | 2% |
| ▪ Bonding | 2% |
| ▪ Mobilization & PM | 10% |
| ▪ Design Contingency | 10% |
| ▪ Bidding & Inflation Contingency | 6% |
| ▪ Construction Contingency | 10% |
| ▪ City Construction Management | 3.5% |

Maintenance Estimate

• Staffing	\$260,000 per year
1 Lead Worker	
1 Maintenance Worker	
• Materials and Equipment	<u>\$100,000 per year</u>
• Total Annual Maintenance	\$360,000 per year

Next Steps

- Develop a preferred concept based on feedback received
- City Council presentation – 3/21/23
- Develop a grading plan and cost estimate
- Programming of construction funding



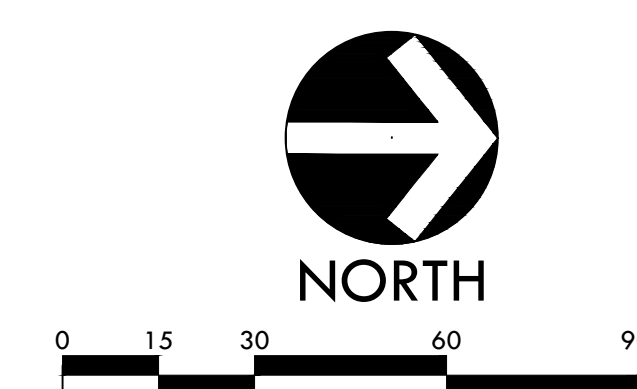
Thank you!

Dunes Park

Public Works Commission



- | | | | | |
|-------------------------------------|---|--------------------------|--|--|
| (B1) RENOVATED INDOOR SWIMMING POOL | (B6) ADAPTIVE REUSE OF EXISTING BARRACK BUILDINGS | (2) PLAYGROUND AGES 2-5 | (7) TENNIS/PICKLEBALL/VOLLEYBALL COURT | (11) EXISTING TREE WITH NEW BENCH |
| (B2) RENOVATED SPORTS CENTER | MULTI-USE FIELD WITH MULTI-AGE | (3) PLAYGROUND AGES 5-12 | (8) BASKETBALL COURT | (12) FUTURE OVERPASS OR UNDERPASS OVER |
| (B3) FUTURE SPORTS CENTER ANNEX | (1) BASEBALL/SOFTBALL AND (2) 70X 110 | (4) PICNIC AREA | (9) PASSIVE RECREATION/EXERCISE AREA | 2ND STREET FOR UNINTERRUPTED |
| (B4) CHAPEL/COMMUNITY BUILDING | YARD SOCCER FIELDS WITH DUGOUTS, | (5) BOCCIE COURT AREA | (10) PEDESTRIAN PLAZA WALKWAY AND | FORTAG TRAIL CONNECTION |
| (B5) RESTROOM/CONCESSIONS BUILDING | SAFETY NETTING, AND SPORTS LIGHTING | (6) CORNHOLE AREA | FORTAG CONNECTION WITH SPACE FOR | |
| | | | FOOD TRUCKS AND VENDOR STALLS | |



CONCPEPTUAL PLAN - PREFERRED CONCEPT

The Dunes "City Park"
City of Marina
Marina, CA



DENISE DUFFY & ASSOCIATES, INC.
PLANNING AND ENVIRONMENTAL CONSULTING

MEMORANDUM

Date: March 7, 2022

To: Brian McMinn, Public Works Director/City Engineer
City of Marina

From: Patric Krabacher, ISA Certified Arborist 11759
Denise Duffy & Associates, Inc.

RE: Arborist Report for the City of Marina Blight Removal Project 2022 – City Park

Denise Duffy & Associates, Inc. (DD&A) is contracted by the City of Marina (City) to provide on-call environmental consulting services for City projects. In support of the Blight Removal Phase of the City Park Project (project or proposed project), located within City limits and within the boundaries of the University Villages Specific Plan (UVSP), DD&A conducted an analysis of trees within the vicinity of 47 buildings which are proposed for demolition. The analysis is based on a tree inventory conducted by DD&A in October 2019 for the Dunes on Monterey Bay Project (Dunes Project) and on a site visit conducted by DD&A in December 2021 to update the results of the tree inventory. This Arborist Report documents the results of the tree analysis, recommends tree removal, or trimming where necessary to facilitate remediation and demolition, and recommends mitigation to avoid, minimize, or mitigate potential adverse impacts of tree removal, or trimming.

METHODS

Limitations

This report only identifies potential project impacts to trees and potential adverse impacts resulting from tree removal; no other protected or sensitive biological resources are addressed. To determine potential project impacts to other sensitive biological resources (i.e., sensitive habitats, special-status plants, and special-status wildlife), additional analysis (e.g., biological resources study, focused botanical surveys, and protocol wildlife surveys) may be required.

It is not the intent of this report to provide a monetary valuation of the trees or provide risk assessment for any tree on this parcel, as any tree can fail at any time. No clinical diagnosis was performed on any pest or pathogen that may or may not be present within the site. In addition to an inspection of the property, DD&A relied on information provided by the City and/or the City's consultants (e.g., survey boundaries, property boundaries, project description) to prepare this report, and must reasonably rely on the accuracy of the information provided. DD&A shall not be responsible for another's means, methods, techniques, schedules, or procedures, or for contractor safety or any other related programs, or for another's failure to complete work in accordance with approved plans and specifications.

Regulatory Setting

City of Marina Municipal Code

Marina Municipal Code (MMC or City Code) Section 17.62.030 requires a tree removal permit to remove, damage, or relocate, or cause to be removed, damaged, or relocated any tree on any property within City limits, unless exempted by MMC Sections 17.62.040 or 17.62.050. MMC Section 17.62.030 also prohibits construction activities within the dripline of any tree, unless these activities are conducted in compliance with tree protection guidelines adopted by resolution of the planning commission.

City Code defines “tree” as any living woody perennial plant having a single stem of six inches or more diameter at breast height (DBH) or a multi-stemmed plant having an aggregate diameter of ten inches or more measured at DBH, and any living woody perennial plant which was planted in accordance with requirements of an approved compensation plan or was planted as part of a landscaping plan approved by the City. MMC defines “dripline” as the greater of the outermost edge of the tree’s canopy, or fifteen times DBH measured from the center point of the tree.

UVSP Tree Standards

UVSP Tree Standards call for the preservation of as many healthy Monterey cypress trees and oak trees as practicable. In accordance with the UVSP Tree Standards, Monterey cypress trees and oak trees that are in good or fair condition must be protected during construction and preserved wherever practicable. If relocation is possible, Monterey cypress and oak trees shall be removed by machinery, be immediately replanted at a new site, and be watered and fertilized. Monterey cypress and oak trees in good or fair condition that are removed shall be replaced on-site at a ratio of two replacement trees for every one removed (2:1). UVSP classifies tree health based on the following definitions:

- *Good.* Tree is healthy and vigorous as indicated by color of foliage and density, has no apparent signs of insect, disease, structural defects or mechanical injury. Tree has good form and structure.
- *Fair.* Tree is in average condition and vigor for the area, but may show minor insect, disease, or physiological problems. Trees rated as Fair/Poor may be improved with correctional pruning.
- *Poor.* Tree that is in a general state of decline and may show severe structural or mechanical defects which may lead to failure, may have insect or disease damage, but is not dead.
- *Dead/Snags.* Dead standing trees.

California Fish and Game Code

Section 3503 of the California Fish and Game Code states that it is “unlawful to take, possess, or destroy the nest or eggs of any such bird except as otherwise provided by this code or any regulation adopted pursuant thereto.” Section 3503.5 prohibits the killing, possession, or destruction of any birds in the orders Falconiformes or Strigiformes (birds-of-prey). Section 3511 prohibits take or possession of fully protected birds. Section 3513 prohibits the take or possession of any migratory nongame birds designated under the federal Migratory Bird Treaty Act. Section 3800 prohibits take of nongame birds.

Survey Methods

2019 Tree Inventory

In support of the Dunes Project, DD&A biologists (led by ISA Certified Arborist Patric Krabacher) conducted an inventory of trees within the boundaries of the Dunes Project (which encompassed the buildings which are proposed for demolition as part of the City Park Project) on October 4, 9, 10, 11, 14, 16, and 17, 2019. The tree inventory included the mapping and tagging of all trees, as defined by City Code, within the survey area. Trees were inventoried with City requirements and UVSP Tree Standards, as follows:

- All trees 6" diameter at breast height (DBH) or greater were tagged with a global positioning system (GPS) location and a numbered aluminum marker (on the most feasible/visible location possible).
- Diameter was recorded at breast height (4.5 feet above ground) or, for multi-stemmed trees, at the most representable location.
- Multi-stemmed trees were recorded as one tree if the root crown (the point where the trunk meets natural grade) was contiguous. Multi-stemmed tree DBH was calculated by taking the square root of the squared sum of all stems measured ($\sqrt{\text{Stem 1 DBH}^2 + \text{Stem 2 DBH}^2 + \text{Stem 3 DBH}^2 \dots}$). This equation returns the diameter at the base of the tree (Chojnacky, 1999).
- Species, size, and health class were recorded for each tree. Tree health was based on the UVSP classification system and was evaluated by visually inspecting each tree from its root crown to its foliar canopy for signs of decay, disease, or insect infestations.

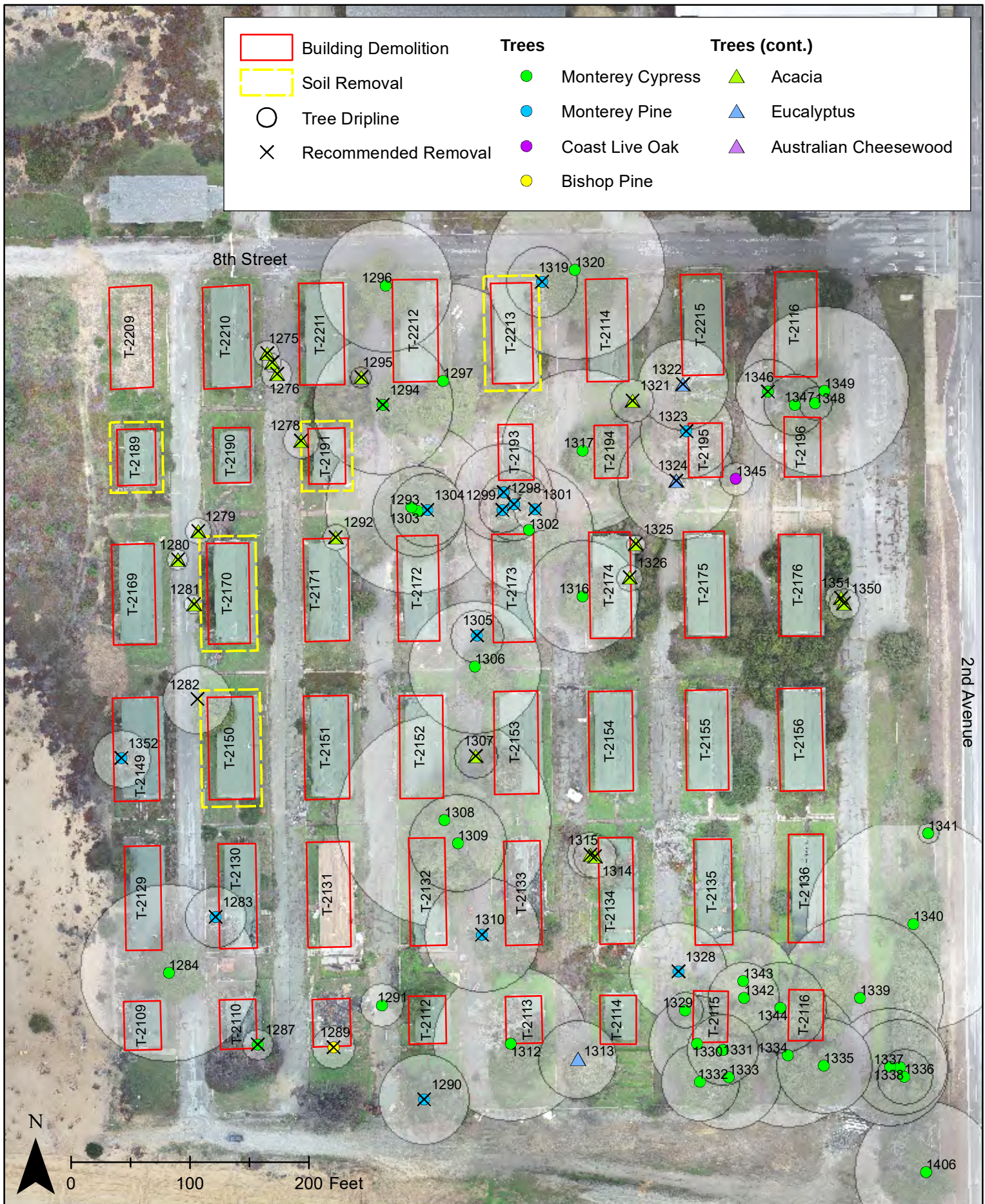
GPS data were collected using a Trimble® TDC600 GPS and were then digitized using Trimble® TerraFlex and ESRI® ArcGIS 10.4. GPS data were collected using geographic coordinate system Universal Transverse Mercator (UTM) Zone 10 North and the World Geodetic System 1984 (WGS84) datum.

2021 Tree Survey

On December 20, 2021, DD&A biologists (led by ISA Certified Arborist Patric Krabacher) conducted a survey of the project site to determine any changed circumstances since the 2019 tree inventory was prepared. The survey included updating the health class of trees and determining which trees may need to be removed to facilitate the remediation and demolition phase of the proposed project.

RESULTS

DD&A inventoried 72 trees in the vicinity of the buildings proposed for demolition, including 36 Monterey cypresses (*Hesperocyparis macrocarpa*), 17 acacias (*Acacia* sp.), 13 Monterey pines (*Pinus radiata*), three (3) Eucalyptus (*Eucalyptus* sp.), one (1) coast live oak (*Quercus agrifolia*), one (1) Bishop pine (*Pinus muricata*), and one (1) Australian cheesewood (*Pittosporum undulatum*) (**Figure 1, Appendix A, and Appendix B**). Most trees are in average vigor for the area; however, 18 trees are dead or are in poor condition and showing severe signs of decay, disease, and insect infestations, including pitch canker (*Fusarium circinatum*), oak branch canker, foamy bark canker, oak ambrosia beetles, and *Phytophthora* root and crown rot (**Appendix A and Appendix B**). No symptoms of sudden oak death were observed.



Tree Survey Results

Date

2/17/2022

Scale

1 in = 100 ft



Denise Duffy & Associates, Inc.
Planning and Environmental Consulting

Figure

1

DISCUSSION

Per conversations with Wallace Group, the City's engineering consultant for the project, excavation due to building demolition in the proposed City Park would be limited to three (3) inches deep within the footprints of all existing 47 buildings (to remove debris) and excavation due to soil remediation would extend to six (6) inches deep and six (6) feet out from five buildings (buildings T-2150, T-2170, T-2189, T-2191, and T-2213).

Due to the shallow depth of excavation required for demolition, demolition is not likely to significantly impact the dripline of any adjacent tree and tree removal would not be required to successfully implement this portion of project; however, it is recommended that trees whose canopies overlap or abut buildings are limbed or trimmed prior to demolition. In accordance with the City's Tree Protection Guidelines and with California Fish and Game Code, the following measures are recommended to avoid or minimize impacts potential adverse impacts resulting from tree trimming:

1. Trimming must conform to the guidelines and best management practices established in **Appendix C**, must be performed by a qualified tree removal contractor, and must not remove more than 30 percent of any one tree's canopy. Trees shall be allowed to develop their natural forms and shall not be trimmed as topiaries or other unnatural forms.
2. Work should be timed to avoid the breeding and nesting season for raptors and other protected avian species. If work must occur during the avian breeding and nesting season (approximately February 1 through September 15), surveys for nesting birds shall be conducted no more than 15 days prior to project activities in all areas within 300 feet of the project footprint that may provide suitable nesting habitat. If nesting birds are identified during surveys, an appropriate buffer shall be imposed within which no work or disturbance will take place (generally 300 feet in all directions). A qualified biologist shall be on-site during work re-initiation in the vicinity of the nest offset to ensure that the buffer is adequate and that the nest is not stressed and/or abandoned. No work shall proceed in the vicinity of an active nest until such time as all young are fledged, or until after September 16, when young are assumed fledged.

Due to the level of excavation required for soil remediation, tree removal would be required around buildings T-2150, T-2170, T-2189, T-2191, and T-2213 and would include the following trees:

- Tree 1278 (acacia in fair condition),
- Tree 1279 (acacia in fair condition),
- Tree 1281 (acacia in fair condition),
- Tree 1282 (Australian cheesewood in fair condition), and
- Tree 1319 (Monterey pine in poor condition).

Per UVSP Tree Standards, mitigation (i.e., replacement) would not be required for removal of these trees, which are non-native species or native trees in poor condition. However, in accordance with City Code, a tree removal permit from the City would be required to remove all living trees, including trees in poor condition. Therefore, a completed tree removal permit application for Trees 1278, 1279, 1281, 1282, and 1319 is included in this report as **Appendix D**. Tree removal must conform to any requirements established

by the City in the approved tree removal permit. In addition, it is recommended that Mitigation Measure 2, above, and the following mitigation be implemented as part of tree removal:

3. Pursuant to Section 17.62.030 of City Code, the project must comply with the City's Tree Protection Guidelines. To reduce impacts to trees not scheduled for removal, the tree removal contractor shall implement the best management practices for working near trees established in **Appendix C**. Trees which will be retained on site shall be allowed to develop their natural forms and shall not be trimmed as topiaries or other unnatural forms.

Although not required to implement the project, it is also recommended that the remaining 14 acacia trees be removed due to this non-native species being a locally problematic plant which spreads quickly and is known to outcompete native species¹. It is further recommended that the remaining 13 trees in poor condition (nine [9] Monterey pines, one [1] Monterey cypress, one [1] Bishop pine, and one [1] eucalyptus) and the remaining six (6) trees which are dead (three [3] Monterey pines, two [2] Monterey cypresses, and one [1] eucalyptus) be removed to maintain the health of the urban forest within City Park and to reduce tree-related hazards to persons or structures. See **Appendix A** for the complete list of trees which are recommended for removal.

Per UVSP Tree Standards, mitigation (i.e., replacement) would not be required for removal of these non-native or unhealthy trees. In addition, a tree removal permit would not be required to remove the seven (7) dead trees. However, in accordance with City Code, a tree removal permit from the City would be required to remove the 31 living trees. A completed tree removal permit application for these trees is included in this report as **Appendix D**. Tree removal must conform to any requirements established by the City in the tree removal permit. In addition, it is recommended that Mitigation Measures 2 and 3, above be implemented to avoid or minimize potential project impacts resulting from tree removal.

CONCLUSION

To facilitate demolition of 47 buildings and soil remediation around five [5] of these buildings within the proposed City Park, it is recommended that trees directly adjacent to these buildings or trees within the boundaries of soil remediation be limbed, trimmed, or removed prior to demolition. In addition, it is recommended that all non-native trees and/or trees in poor or dead be removed to prevent spread of non-native invasive species, maintain the health of the urban forest within City Park, and reduce tree-related hazards to persons or structures. A tree removal permit from the City is required to remove all living trees. A completed tree removal permit application for trees which are recommended for removal is included in this report as **Appendix D**. Implementation of the measures identified above and any additional measures established by the City in the tree removal permit would avoid or minimize potential impacts resulting from tree trimming, and removal.

If you have any comments or questions about this report, please contact Patric Krabacher at pkrabacher@ddaplaning.com or (831) 373-4341 ext. 29.

¹ Additional acacia and Australian cheesewood individuals occur within the project site; however, they are smaller than six (6) inches DBH and, as such, are not considered "trees" and were not inventoried as part of this report. It is recommended that all these plants be removed from the proposed City Park to reduce the spread of non-native species. A tree removal permit is not required for plants smaller than six (6) inches DBH.

REFERENCES

David C. Chojnacky. 1999. Converting Tree Diameter Measured at Root Collar to Diameter at Breast Height.

APPENDIX A

Tree Table

Tree ID	Scientific Name	Common Name	Individual Stem DBH (in)				Total DBH (in)	Dripline (ft)	Health	Recommendation
1275	<i>Acacia sp.</i>	Acacia	9				9	11	Fair	Remove
1276	<i>Acacia sp.</i>	Acacia	8	6			10	13	Fair	Remove
1277	<i>Acacia sp.</i>	Acacia	6				6	8	Fair	Remove
1278	<i>Acacia sp.</i>	Acacia	6	6	6	6	12	15	Fair	Remove
1279	<i>Acacia sp.</i>	Acacia	9				9	11	Fair	Remove
1280	<i>Acacia sp.</i>	Acacia	7				7	9	Fair	Remove
1281	<i>Acacia sp.</i>	Acacia	6				6	8	Fair	Remove
1282	<i>Pittosporum undulatum</i>	Australian Cheesewood	11	9	12	14	23	29	Fair	Remove
1283	<i>Pinus radiata</i>	Monterey Pine	21				21	26	Dead	Remove
1284	<i>Hesperocyparis macrocarpa</i>	Monterey Cypress	60				60	75	Fair	Retain
1287	<i>Hesperocyparis macrocarpa</i>	Monterey Cypress	6	6	6		10	13	Dead	Remove
1289	<i>Pinus muricata</i>	Bishop Pine	15				15	19	Poor	Remove
1290	<i>Pinus radiata</i>	Monterey Pine	30				30	38	Poor	Remove
1291	<i>Hesperocyparis macrocarpa</i>	Monterey Cypress	10	8	6		14	18	Fair	Retain
1292	<i>Acacia sp.</i>	Acacia	6	6			8	11	Fair	Remove
1293	<i>Hesperocyparis macrocarpa</i>	Monterey Cypress	58				58	73	Fair	Retain
1294	<i>Hesperocyparis macrocarpa</i>	Monterey Cypress	47				47	59	Poor	Remove
1295	<i>Acacia sp.</i>	Acacia	7				7	9	Fair	Remove
1296	<i>Hesperocyparis macrocarpa</i>	Monterey Cypress	45				45	56	Fair	Retain
1297	<i>Hesperocyparis macrocarpa</i>	Monterey Cypress	66				66	83	Fair	Retain
1298	<i>Pinus radiata</i>	Monterey Pine	33				33	41	Poor	Remove
1299	<i>Pinus radiata</i>	Monterey Pine	16				16	20	Poor	Remove
1300	<i>Pinus radiata</i>	Monterey Pine	24				24	30	Poor	Remove
1301	<i>Pinus radiata</i>	Monterey Pine	14				14	18	Dead	Remove
1302	<i>Hesperocyparis macrocarpa</i>	Monterey Cypress	43				43	54	Fair	Retain
1303	<i>Hesperocyparis macrocarpa</i>	Monterey Cypress	30				30	38	Fair	Retain
1304	<i>Pinus radiata</i>	Monterey Pine	25				25	31	Poor	Remove
1305	<i>Pinus radiata</i>	Monterey Pine	18				18	23	Poor	Remove
1306	<i>Hesperocyparis macrocarpa</i>	Monterey Cypress	45				45	56	Fair	Retain
1307	<i>Acacia sp.</i>	Acacia	15				15	19	Fair	Remove
1308	<i>Hesperocyparis macrocarpa</i>	Monterey Cypress	72				72	90	Fair	Retain
1309	<i>Hesperocyparis macrocarpa</i>	Monterey Cypress	33				33	41	Fair	Retain
1310	<i>Pinus radiata</i>	Monterey Pine	39				39	49	Poor	Remove
1312	<i>Hesperocyparis macrocarpa</i>	Monterey Cypress	52				52	65	Fair	Retain

Tree ID	Scientific Name	Common Name	Individual Stem DBH (in)			Total DBH (in)	Dripline (ft)	Health	Recommendation
1313	<i>Eucalyptus sp.</i>	Eucalyptus	17	20		26	33	Fair	Retain
1314	<i>Acacia sp.</i>	Acacia	15			15	19	Fair	Remove
1315	<i>Acacia sp.</i>	Acacia	16			16	20	Fair	Remove
1316	<i>Hesperocyparis macrocarpa</i>	Monterey Cypress	24	30		38	48	Fair	Retain
1317	<i>Hesperocyparis macrocarpa</i>	Monterey Cypress	54			54	68	Fair	Retain
1319	<i>Pinus radiata</i>	Monterey Pine	24			24	30	Poor	Remove
1320	<i>Hesperocyparis macrocarpa</i>	Monterey Cypress	61			61	76	Fair	Retain
1321	<i>Acacia sp.</i>	Acacia	6	11	9	15	19	Fair	Remove
1322	<i>Eucalyptus sp.</i>	Eucalyptus	30			30	38	Dead	Remove
1323	<i>Pinus radiata</i>	Monterey Pine	31			31	39	Poor	Remove
1324	<i>Eucalyptus sp.</i>	Eucalyptus	40			40	50	Poor	Remove
1325	<i>Acacia sp.</i>	Acacia	6			6	8	Fair	Remove
1326	<i>Acacia sp.</i>	Acacia	6	6		8	11	Fair	Remove
1328	<i>Pinus radiata</i>	Monterey Pine	33			33	41	Dead	Remove
1329	<i>Hesperocyparis macrocarpa</i>	Monterey Cypress	12			12	15	Fair	Retain
1330	<i>Hesperocyparis macrocarpa</i>	Monterey Cypress	32			32	40	Fair	Retain
1331	<i>Hesperocyparis macrocarpa</i>	Monterey Cypress	24			24	30	Fair	Retain
1332	<i>Hesperocyparis macrocarpa</i>	Monterey Cypress	26			26	33	Fair	Retain
1333	<i>Hesperocyparis macrocarpa</i>	Monterey Cypress	36			36	45	Fair	Retain
1334	<i>Hesperocyparis macrocarpa</i>	Monterey Cypress	48			48	60	Fair	Retain
1335	<i>Hesperocyparis macrocarpa</i>	Monterey Cypress	32			32	40	Fair	Retain
1336	<i>Hesperocyparis macrocarpa</i>	Monterey Cypress	19			19	24	Fair	Retain
1337	<i>Hesperocyparis macrocarpa</i>	Monterey Cypress	30	18	13	40	50	Fair	Retain
1338	<i>Hesperocyparis macrocarpa</i>	Monterey Cypress	32			32	40	Fair	Retain
1339	<i>Hesperocyparis macrocarpa</i>	Monterey Cypress	32	40	25	57	71	Fair	Retain
1340	<i>Hesperocyparis macrocarpa</i>	Monterey Cypress	72			72	90	Fair	Retain
1341	<i>Hesperocyparis macrocarpa</i>	Monterey Cypress	7			7	9	Good	Retain
1342	<i>Hesperocyparis macrocarpa</i>	Monterey Cypress	24			24	30	Fair	Retain
1343	<i>Hesperocyparis macrocarpa</i>	Monterey Cypress	35			35	44	Fair	Retain
1344	<i>Hesperocyparis macrocarpa</i>	Monterey Cypress	30			30	38	Fair	Retain
1345	<i>Quercus agrifolia</i>	Coast Live Oak	8	8		11	14	Fair	Retain
1346	<i>Hesperocyparis macrocarpa</i>	Monterey Cypress	22			22	28	Dead	Remove
1347	<i>Hesperocyparis macrocarpa</i>	Monterey Cypress	10	18		21	26	Fair	Retain
1348	<i>Hesperocyparis macrocarpa</i>	Monterey Cypress	11			11	14	Fair	Retain

<i>Tree ID</i>	<i>Scientific Name</i>	<i>Common Name</i>	<i>Individual Stem DBH (in)</i>				<i>Total DBH (in)</i>	<i>Dripline (ft)</i>	<i>Health</i>	<i>Recommendation</i>
1349	<i>Hesperocyparis macrocarpa</i>	Monterey Cypress	34	36	28	10	58	72	Fair	Retain
1350	<i>Acacia sp.</i>	Acacia	8	6			10	13	Fair	Remove
1351	<i>Acacia sp.</i>	Acacia	8	8			11	14	Fair	Remove
1352	<i>Pinus radiata</i>	Monterey Pine	20				20	25	Poor	Remove

APPENDIX B

Photo Log



Photo 1. Tree 1290



Photo 2. Tree 1300



Photo 3. Tree 1292



Photo 4. Tree 1294



Photo 5. Tree 1295



Photo 6. Tree 1299



Photo 7. Tree 1289



Photo 8. Tree 1304



Photo 9. Tree 1305



Photo 10. Tree 1307



Photo 11. Tree 1310



Photo 12. Tree 1314



Photo 13. Tree 1315



Photo 14. Tree 1282



Photo 15. Tree 1319



Photo 16. Tree 1321



Photo 17. Tree 1352



Photo 18. Tree 1323



Photo 19. Tree 1324

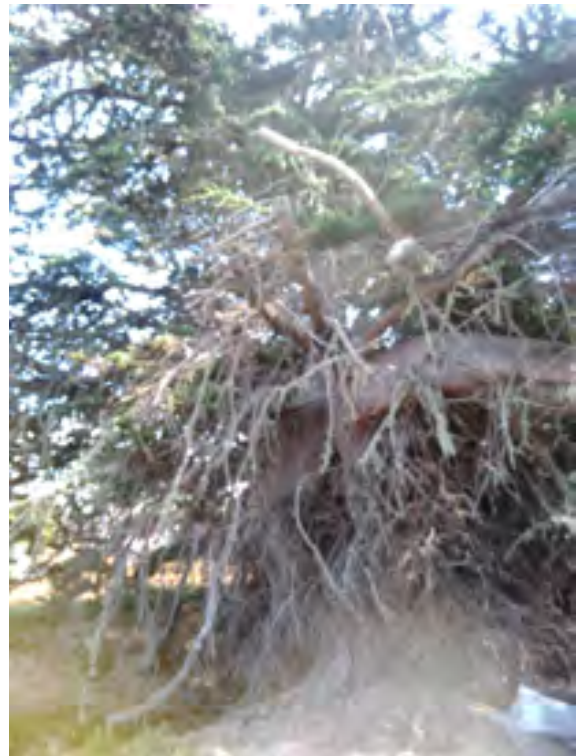


Photo 20. Tree 1325



Photo 21. Tree 1326

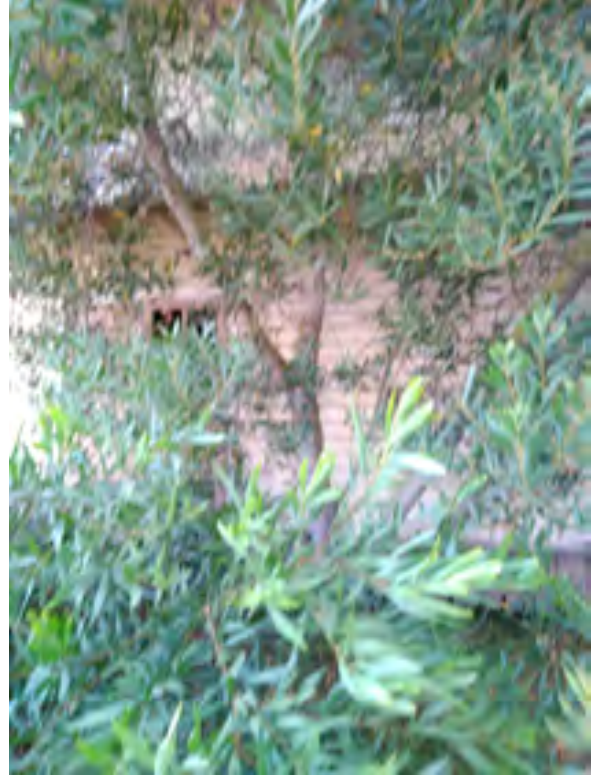


Photo 22. Tree 1350



Photo 23. Tree 1351



Photo 24. Tree 1278



Photo 25. Tree 1275



Photo 26. Tree 1276



Photo 27. Tree 1277



Photo 28. Tree 1281



Photo 29. Tree 1279



Photo 30. Tree 1280



Photo 31. Tree 1298

APPENDIX C

Best Management Practices

BEST MANAGEMENT PRACTICES WHEN WORKING NEAR TREES

Best Management Practices

The following BMPs are recommended to reduce impacts to trees:

- Do not deposit any fill around trees, which may compact soils and alter water and air relationships. Avoid depositing fill, parking equipment, or staging construction materials near existing trees. Covering and compacting soil around trees can alter water and air relationships with the roots. Fill placed within the critical rootzone or dripline may encourage the development of oak rot fungus (*Armillaria mellea*). As necessary, trees may be protected by boards, fencing or other materials to delineate protection zones.
- Pruning shall be conducted to avoid unnecessary injuries to the tree. General principals of pruning include placing cuts immediately beyond the branch collar, making clean cuts by scoring the underside of the branch first, and for live oak, avoiding the period from February through May.
- Native live oaks are not adapted to summer watering and may develop crown or root rot as a result. Do not regularly irrigate within the critical rootzone or dripline of oaks. Native, locally adapted, drought resistant species are the most compatible with this goal.
- Root cutting should occur outside of the springtime. Ideal time for root pruning will take place late June and July. Pruning of the live crown should not occur February through May.
- Oak material greater than 3 inches in diameter remaining on site more than one month that is not cut and split into firewood should be covered with thick clear plastic that is dug in securely around the pile. This will discourage infestation and dispersion of bark beetles.
- A mulch layer up to approximately 4 inches deep may be applied to the ground under selected oaks following construction. Only 1 to 2 inches of mulch should be applied within 1 to 2 feet of the trunk, and under no circumstances should any soil or mulch be placed against the root crown (base) of trees. The best source of mulch would be from chipped material generated on site.

Tree Protection Standards:

- All trees scheduled for preservation which may be at risk of injury or harm during the removal of trees approved for removal or during grading, trenching or other activities associated with the development or use of a property shall be temporarily fenced during such tree during such activities. Fencing shall be installed prior to the beginning of tree removals, grading or building. Fencing shall be installed at the edge of the root zone unless alternate location is determined essential to the construction of the project as approved. The root zone is determined to be the area located within a distance of 15 times the trunk diameter in all directions. Fencing shall consist of chain link or plastic link fence, rigidly supported and maintained during all construction at a minimum height of 4' 0" above grade. Removal of fencing shall only be at the direction of the City planning department. All trees to be fenced shall be clearly marked to notify all personnel and city inspectors that the subject tree(s) are to be fenced at all times during construction.
- Fenced areas shall not be used for material stockpile, storage or vehicle parking. Dumping of materials, chemicals or garbage shall be prohibited within the fenced area. Fenced areas shall be maintained in a natural condition and not compacted. Fenced areas shall be maintained at natural or existing grade.

- Utility and drain lines shall be located outside the root zone of all preserved trees unless essential to develop property as approved. Where alternative routes are not available, any digging or trenching necessary for utility conduit, pipe, wire and drain lines shall not cut any major root. Major roots are those with a diameter of 2 inches or more. Utility lines shall not be within 3 feet of the trunk of any tree.
- All approved construction within the root zone shall observe the following construction practices:
 1. Hand trenching at point or line of grade cuts closest to the trunk to expose major roots 2" or more in diameter.
 2. In cases where rock or unusually dense soil prevents hand trenching, mechanical trenching may be permitted provided that work inside the dripline is closely supervised to prevent tearing or other damage to major roots.
 3. Exposed major roots shall be cut with a saw to form a smooth surface and avoid tearing or jagged edges.
 4. Absorbent tarp or heavy cloth fabric shall be placed over grade cuts where roots are exposed and secured with stakes and 2" to 4" of compost or wood chips spread over the tarp to prevent moisture loss. Care shall be taken that moisture levels beneath tarped areas remain comparable to surrounding areas until backfilling occurs. Some watering of these areas may be necessary to maintain moisture levels, and such measures shall remain in effect through all phases of construction, including all delays and other periods of inactivity.

Tree Pruning

Pruning is to be minimal but performed only when necessary in accordance to American National Safety Institute ANSI A300 Pruning Standards. Pruning may include the larger canopied trees that have deadwood or are exhibiting some minor structural defect or minor disease that must be compensated. Should the health and vigor of any tree decline it will be treated as appropriately recommended by a certified arborist or qualified forester.

The following are offered as guidelines when pruning;

- In general trees will be assessed then pruned first for safety, next for health, and finally for aesthetics. No more than 25% of the tree overall crown will be pruned in one season.
- Type of pruning is determined by the size of branches to be removed. General guidelines for branch removal are:
 1. Fine Detail pruning-limbs under 2-inch diameter are removed
 2. Medium Detail Pruning-Limbs between 2- and 4-inch diameter
 3. Structural Enhancement-limbs greater than 4-inch diameter.
 4. Broken and cracked limbs-removed will be removed in high traffic areas of concern.

Crown thinning is the cleaning out of or removal of dead diseased, weakly attached, or low vigor branches from a tree crown and consist of the following steps:

- All trees will be pre-assessed on how the tree will be pruned from the top down.

- Tree trimmers will favor branches with strong, U-shaped angles of attachment and where possible remove branches with weak, V-shaped angles of attachment and/or included bark.
- Lateral branches will be evenly spaced on the main stem of young trees and areas of fine pruning.
- Branches that rub or cross another branch will be removed where possible.
- Lateral branches will be no more than one-half to three-quarters of the diameter of the stem to discourage the development of co-dominant stems where feasible.
- In most cases trimmers will not remove more than one-quarter of the living crown of a tree at one time. If it is necessary to remove more, it will be done over successive years.

Crown-raising removes the lower branches of a tree to provide clearance for buildings, vehicles, pedestrians and vistas and performed as follows:

- Live branches on at least two-thirds of a tree's total height will be maintained wherever possible. The removal of too many lower branches will hinder the development of a strong stem.
- All basal sprouts and vigorous epicormic sprouts will be removed where feasible.

Crown reduction is used to reduce the height and/or spread of trees and is used for maintaining the structural integrity and natural form of a tree and conducted as follows:

- Crown reduction pruning is used only when absolutely necessary. Pruning cuts will be at a lateral branch that is at least one-third the diameter of the stem to be removed wherever possible.
- When it is necessary to remove more than half of the foliage from a branch it may be necessary remove the entire branch.

Crown restoration is used to improve the structure and appearance of trees that have been topped or severely pruned using heading cuts. One of three sprouts on main branch stubs should be selected to reform a natural appearing crown. Selected vigorous sprouts may need to be thinned to ensure adequate attachment for the size of the sprout. Restoration may require several years of pruning.

APPENDIX D

Tree Removal Application



PLANNING APPLICATION

Project Address/Location: Remediation/Demo at City Park **APN:** _____

Applicant(s):

Name: City of Marina
Mailing Address: _____
Phone: _____ Email: _____

Property Owner:

Name: SAME AS ABOVE
Mailing Address: _____
Phone: _____ Email: _____

Project Description: What do you want to do?

Remove 37 trees to facilitate the project and maintain health and safety of the urban forest in City Park.

Property Owner Authorization:

By signing this application I certify that I have reviewed this completed application and the attached material and consent to its filing. I agree to allow the Community Development Department to duplicate and distribute plans to interested persons as it determines is necessary for the processing of the application.

Signed Date

Applicant/Representative Certification:

I understand the City might not approve what I am applying for or might set conditions of approval. I agree to allow the Community Development Department to duplicate and distribute plans to interested persons as it determines is necessary for processing of the application.

Signed Date

Permission to Access Property

This section is to be completed by the **property owner** and/or occupant who controls access to the property. To adequately evaluate many project proposals Community Development Department Staff, Commissioners and City Council Members will have to gain access to the exterior of the real property in order to adequately review and report on the proposed project. Your signature below certifies that you agree to give the City permission to access the project site from 8 a.m. to 5 p.m., Monday through Friday, as part of the normal review of this planning application.

Signed Date

Indemnification Agreement:

The Owner/Applicant shall defend, indemnify and hold harmless the City or its agents or officers and employees from any claim, action or proceeding against the City or its agents, officers or employees, to attack, set aside, void, or annul, in whole or in part, the City's approval of this project. In the event that the City fails to promptly notify the Owner / Applicant of any such claim, action or proceeding, or that the City fails to cooperate fully in the defense of said claim, this condition shall thereafter be of no further force or effect.

Signed Date

FOR OFFICE USE ONLY:

Date Application Submitted: _____ Fee Collected: \$ _____
Date Application Complete: _____ Receipt Number: _____
File Number(s): _____
Planner Initials: _____ Associated Permits: _____



MEMORANDUM

Date: May 13, 2022

To: Brian McMinn, Public Works Director/City Engineer
City of Marina

From: Patric Krabacher, ISA Certified Arborist 11759
Denise Duffy & Associates, Inc.

RE: **Supplemental Arborist Report for the City of Marina Blight Removal Project 2022 – City Park**

Denise Duffy & Associates, Inc. (DD&A) is contracted by the City of Marina (City) to provide on-call environmental consulting services for City projects. Due to changes in the soil remediation plan for the Blight Removal Phase of the City Park Project (project or proposed project), located within City limits and within the boundaries of the University Villages Specific Plan (UVSP). DD&A conducted an analysis of trees within the vicinity of 47 buildings which are proposed for demolition and an added a five (5) foot buffer surrounding driplines of all buildings with a removal of soil to a depth of nine (9) inches (**Attachment A**). The analysis is based on a tree inventory conducted by DD&A in October 2019 for the Dunes on Monterey Bay Project (Dunes Project) and follow-up site visits conducted by DD&A in December 2021 and again in March 2022 to update the results of the tree inventory. This Arborist Report was written as a supplemental report to the initial Arborist Report prepared for the project, dated March 7, 2022 (DD&A, 2022), and documents the changes to the project and soil remediation and how those changes impact the results of the tree analysis. This report also provides recommendations for tree removal, potential tree removals, or trimming where necessary to facilitate updated soil remediation and demolition, and recommends mitigation to avoid, minimize, or mitigate potential adverse impacts of tree removal, or trimming.

METHODS

Limitations

This report only identifies potential project impacts to trees and potential adverse impacts resulting from tree removal; no other protected or sensitive biological resources are addressed. To determine potential project impacts to other sensitive biological resources (i.e., sensitive habitats, special-status plants, and special-status wildlife), additional analysis (e.g., biological resources study, focused botanical surveys, and protocol wildlife surveys) may be required.

It is not the intent of this report to provide a monetary valuation of the trees or provide risk assessment for any tree on this parcel, as any tree can fail at any time. No clinical diagnosis was performed on any pest or pathogen that may or may not be present within the site. In addition to an inspection of the property, DD&A relied on information provided by the City and/or the City's consultants (e.g., survey boundaries, property boundaries, project description) to prepare this report, and must reasonably rely on the accuracy of the information provided. DD&A shall not be responsible for another's means, methods, techniques, schedules, or procedures, or for contractor safety or any other related programs, or for another's failure to complete work in accordance with approved plans and specifications.

Regulatory Setting

City of Marina Municipal Code

Marina Municipal Code (MMC or City Code) Section 17.62.030 requires a tree removal permit to remove, damage, or relocate, or cause to be removed, damaged, or relocated any tree on any property within City limits, unless exempted by MMC Sections 17.62.040 or 17.62.050. MMC Section 17.62.030 also prohibits construction activities within the dripline of any tree, unless these activities are conducted in compliance with tree protection guidelines adopted by resolution of the planning commission.

City Code defines “tree” as any living woody perennial plant having a single stem of six (6) inches or more diameter at breast height (DBH) or a multi-stemmed plant having an aggregate diameter of ten inches or more measured at DBH, and any living woody perennial plant which was planted in accordance with requirements of an approved compensation plan or was planted as part of a landscaping plan approved by the City. MMC defines “dripline” as the greater of the outermost edge of the tree’s canopy, or fifteen times DBH measured from the center point of the tree.

UVSP Tree Standards

UVSP Tree Standards call for the preservation of as many healthy Monterey cypress trees and oak trees as practicable. In accordance with the UVSP Tree Standards, Monterey cypress trees and oak trees that are in good or fair condition must be protected during construction and preserved wherever practicable. If relocation is possible, Monterey cypress and oak trees shall be removed by machinery, be immediately replanted at a new site, and be watered and fertilized. Monterey cypress and oak trees in good or fair condition that are removed shall be replaced on-site at a ratio of two replacement trees for every one removed (2:1). UVSP classifies tree health based on the following definitions:

- *Good.* Tree is healthy and vigorous as indicated by color of foliage and density, has no apparent signs of insect, disease, structural defects or mechanical injury. Tree has good form and structure.
- *Fair.* Tree is in average condition and vigor for the area, but may show minor insect, disease, or physiological problems. Trees rated as Fair/Poor may be improved with correctional pruning.
- *Poor.* Tree that is in a general state of decline and may show severe structural or mechanical defects which may lead to failure, may have insect or disease damage, but is not dead.
- *Dead/Snags.* Dead standing trees.

California Fish and Game Code

Section 3503 of the California Fish and Game Code states that it is “unlawful to take, possess, or destroy the nest or eggs of any such bird except as otherwise provided by this code or any regulation adopted pursuant thereto.” Section 3503.5 prohibits the killing, possession, or destruction of any birds in the orders Falconiformes or Strigiformes (birds-of-prey). Section 3511 prohibits take or possession of fully protected birds. Section 3513 prohibits the take or possession of any migratory nongame birds designated under the federal Migratory Bird Treaty Act. Section 3800 prohibits take of nongame birds.

Survey Methods

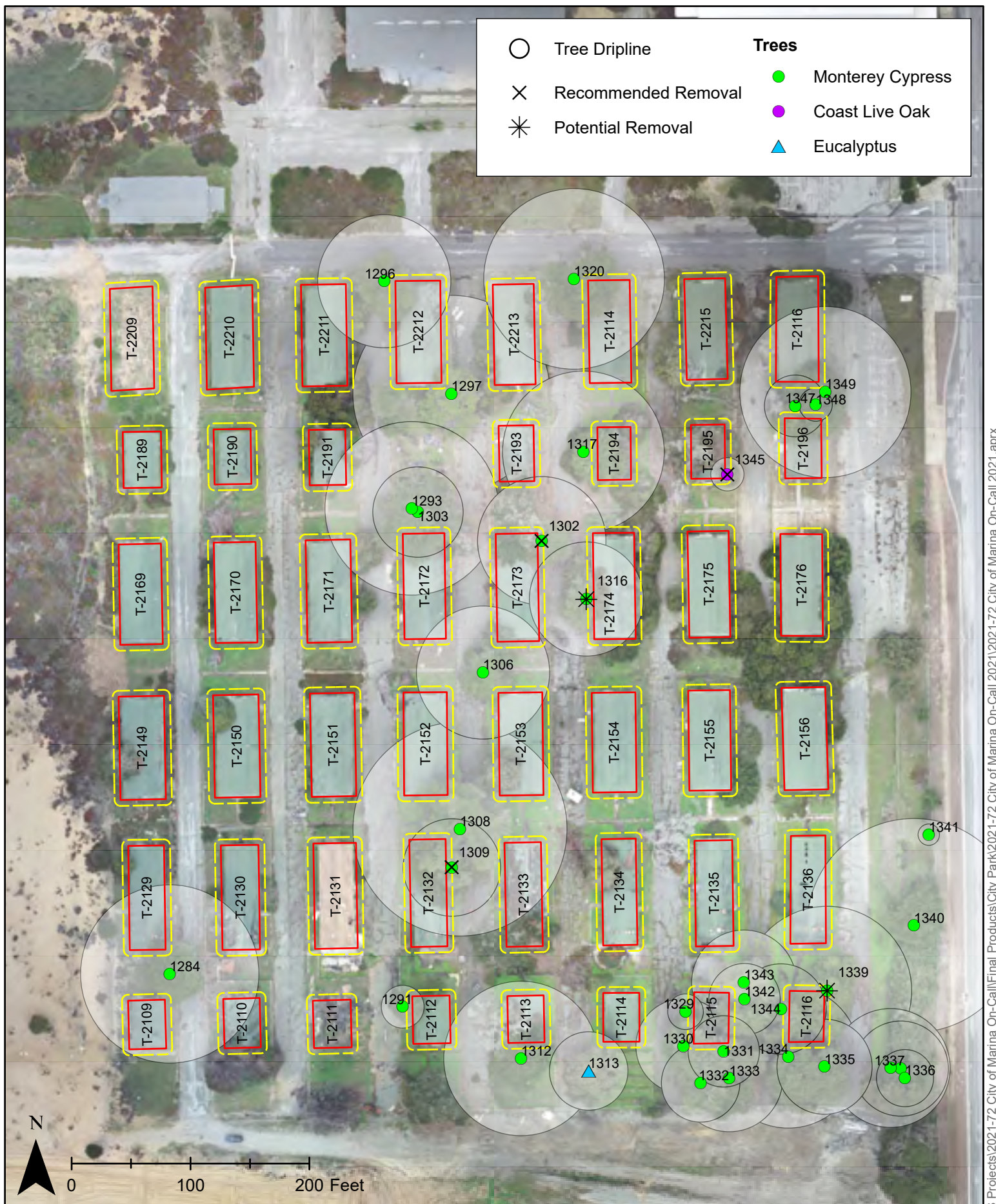
On March 9, 2022, DD&A biologists (led by ISA Certified Arborist Patric Krabacher) conducted a survey of the project site to determine any additional trees that may be damaged or should be proposed for removal due to the change in soil remediation and demolition plans from the initial report (DD&A, 2022). The survey included updating GPS locations of trees (see **Figure 1**) and revisiting all trees directly adjacent to existing buildings and determining which trees may need to be removed or damaged to facilitate the remediation and demolition phase of the proposed project. The tree inventory included the remapping of some trees, as defined by City Code, within the survey area. Trees were inventoried in accordance with City requirements and UVSP Tree Standards, as follows:

- All trees 6" diameter at breast height (DBH) or greater were tagged with a GPS location and a numbered aluminum marker (on the most feasible/visible location possible).
- Diameter was recorded at breast height (4.5 feet above ground) or, for multi-stemmed trees, at the most representable location.
- Multi-stemmed trees were recorded as one tree if the root crown (the point where the trunk meets natural grade) was contiguous. Multi-stemmed tree DBH was calculated by taking the square root of the squared sum of all stems measured ($\sqrt{\text{Stem 1 DBH}^2 + \text{Stem 2 DBH}^2 + \text{Stem 3 DBH}^2 \dots}$). This equation returns the diameter at the base of the tree (Chojnacky, 1999).
- Species, size, and health class were recorded for each tree. Tree health was based on the UVSP classification system and was evaluated by visually inspecting each tree from its root crown to its foliar canopy for signs of decay, disease, or insect infestations.

GPS data were collected using a Trimble® TDC600 GPS and were then digitized using Trimble® TerraFlex and ESRI® ArcGIS 10.4. GPS data were collected using geographic coordinate system Universal Transverse Mercator (UTM) Zone 10 North and the World Geodetic System 1984 (WGS84) datum.

RESULTS

In addition to the removals identified in the initial report (DD&A, 2022), DD&A recommends that trees 1302 (Monterey cypress [*Hesperocyparis macrocarpa*]), 1309 (Monterey cypress), and 1345 (coast live oak [*Quercus agrifolia*]) be removed because greater than 40% of their critical root zone (CRZ) or dripline (defined by MMC) would be damaged as a result of soil remediation and demolition (**Figure 1, Attachment A, Attachment B, and Attachment C**). Per MMC Section 17.62.030, removal of these trees would require a tree removal permit from the City. DD&A also recommends that a tree removal permit be acquired for trees 1316 (Monterey cypress) and 1339 (Monterey cypress) (**Figure 1, Attachment A, Attachment B, and Attachment C**). These trees are within the boundaries of soil remediation and demolition; however, due to their size or proximity to project activities, there is a potential that they can be preserved. It is recommended that the City minimize impacts to these two trees to the greatest extent feasible.



DISCUSSION

Per conversations with Wallace Group, the City's engineering consultant for the project, excavation due to building demolition in the proposed City Park will be increased from three (3) inches deep to nine (9) inches deep within the footprints of all existing 47 buildings (to remove debris) and five (5) feet surrounding the driplines of all 47 buildings, not just the previously indicated buildings T-2150, T-2170, T-2189, T-2191, and T-2213.

In accordance with the City's Tree Protection Guidelines and with California Fish and Game Code, the following measures are recommended to avoid or minimize impacts potential adverse impacts resulting from tree trimming:

1. Trimming must conform to the guidelines and best management practices established in **Attachment D**, must be performed by a qualified tree removal contractor, and must not remove more than 30 percent of any one tree's canopy. Trees shall be allowed to develop their natural forms and shall not be trimmed as topiaries or other unnatural forms.
2. Work should be timed to avoid the breeding and nesting season for raptors and other protected avian species. If work must occur during the avian breeding and nesting season (approximately February 1 through September 15), surveys for nesting birds shall be conducted no more than 15 days prior to project activities in all areas within 300 feet of the project footprint that may provide suitable nesting habitat. If nesting birds are identified during surveys, an appropriate buffer shall be imposed within which no work or disturbance will take place (generally 300 feet in all directions). A qualified biologist shall be on-site during work re-initiation in the vicinity of the nest offset to ensure that the buffer is adequate and that the nest is not stressed and/or abandoned. No work shall proceed in the vicinity of an active nest until such time as all young are fledged, or until after September 16, when young are assumed fledged.

Due to the level of excavation required for soil remediation, tree removal permits would be required around all 47 buildings and would include the following trees (in addition to the trees identified in the initial report [DD&A, 2022]):

- Tree 1302 (Monterey cypress in fair condition),
- Tree 1309 (Monterey cypress in fair condition),
- Tree 1316 (Monterey cypress in fair condition),
- Tree 1339 (Monterey cypress in fair condition), and
- Tree 1345 (Coast live oak in fair condition).

In accordance with City Code, a tree removal permit from the City would be required to remove or damage all living trees. Therefore, a completed tree removal permit application for Trees 1302, 1309, 1316, 1339, and 1345 is included in this report as **Attachment E**. Tree removal must conform to any requirements established by the City in the approved tree removal permit. In addition, it is recommended that Mitigation Measure 2, above, and the following mitigation be implemented as part of tree removal:

3. Pursuant to Section 17.62.030 of City Code, the project must comply with the City’s Tree Protection Guidelines. To reduce impacts to trees not scheduled for removal, the tree removal contractor shall implement the best managements practices for working near trees established in **Attachment D**. Trees which will be retained on site shall be allowed to develop their natural forms and shall not be trimmed as topiaries or other unnatural forms.

CONCLUSION

To facilitate project changes to soil remediation and demolition of 47 buildings within the proposed City Park, it is recommended that trees directly adjacent to these buildings or trees withing the boundaries of soil remediation be limbed, trimmed, or removed prior to demolition. In addition, it is recommended that impacts to trees 1316 and 1339 be minimized to the greatest extent feasible. A tree removal permit from the City is required to remove all living trees. A completed tree removal permit application for trees which are recommended for removal is included in this report as **Attachment E**. Implementation of the measures identified above and any additional measures established by the City in the tree removal permit would avoid or minimize potential impacts resulting from tree trimming, and removal.

If you have any comments or questions about this report, please contact Patric Krabacher at pkrabacher@ddaplanning.com or (831) 373-4341 ext. 29.

REFERENCES

- David C. Chojnacky. 1999. Converting Tree Diameter Measured at Root Collar to Diameter at Breast Height.
- Denise Duffy and Associates, Inc. (DD&A). 2022. Arborist Report for the City of Marina Blight Removal Project 2022 – City Park.

ATTACHEMENTS

- Attachment A. Project Plans
- Attachment B. Tree Table
- Attachment C. Photo Log
- Attachment D. Best Management Practices
- Attachment E. Tree Removal Permit Application

ATTACHMENT A

Project Plans

TABLE 1 - CITY PARK (PROJECT SITE 1)

TEMP ADDRESS	PREV USE	BLDG TYPE	APPROX AREA (SF)	NOTES	PRELIM SOIL SAMPLE	
					SAMPLE No.	LEAD CONT (mg/ kg)
T-2109	HQ	B1-SINGLE STORY	992	ABATE AND REMOVE BUILDING	S.2109	226
T-2111	HQ	B1-SINGLE STORY		BURNED, ABATE AND REMOVED DEBRIS	S.2111	75.1
T-2112	HQ	B1-SINGLE STORY	992	ABATE AND REMOVE BUILDING	S.2112	228
T-2113	HQ	B1-SINGLE STORY	992	ABATE AND REMOVE BUILDING	S.2113	113
T-2114	HQ	B1-SINGLE STORY	992	ABATE AND REMOVE BUILDING	S.2114	229
T-2115	HQ	B1-SINGLE STORY	992	ABATE AND REMOVE BUILDING	S.2115	93.6
T-2116	HQ	B1-SINGLE STORY	992	ABATE AND REMOVE BUILDING	S.2116	123
T-2110	HQ	B1-SINGLE STORY	1000	ABATE AND REMOVE BUILDING, INCLUDING SHED	S.2110	226
T-2189	ARM STORAGE	B1-SINGLE STORY	1144	ABATE AND REMOVE BUILDING	S.2189	601
T-2190	HQ	B1-SINGLE STORY	1144	ABATE AND REMOVE BUILDING	S.2190	73.8
T-2191	ARMS STORAGE	B1-SINGLE STORY	1144	ABATE AND REMOVE BUILDING	S.2191	601
T-2192	ARMS STORAGE	B1-SINGLE STORY		DEMOLISHED, REMOVE AND DISPOSE OF TEMPORARY STRUCTURES AND SITE DEBRIS	S.2192	
T-2193	ARMS STORAGE	B1-SINGLE STORY	1144	ABATE AND REMOVE BUILDING	S.2192	52
T-2194	ARMS STORAGE	B1-SINGLE STORY	1144	ABATE AND REMOVE BUILDING	S.2193	373
T-2195	HQ	B1-SINGLE STORY	1144	ABATE AND REMOVE BUILDING	S.2195	34.7
T-2196	HQ	B1-SINGLE STORY	1144	ABATE AND REMOVE BUILDING	S.2196	281
T-2129	DAY ROOM	B2-SINGLE STORY	2206	ABATE AND REMOVE BUILDING	S.2129	135
T-2130	DINING	B2-SINGLE STORY	2206	ABATE AND REMOVE BUILDING	S.2130	105
T-2131	DINING	B2-SINGLE STORY	2206	ABATE AND REMOVE BUILDING	S.2131	143
T-2132	DINING	B2-SINGLE STORY	2206	ABATE AND REMOVE BUILDING	S.2132	44.2
T-2133	DINING	B2-SINGLE STORY	2206	ABATE AND REMOVE BUILDING	S.2133	161
T-2134	DINING	B2-SINGLE STORY	2206	ABATE AND REMOVE BUILDING	S.2134	79.2
T-2135	DINING	B2-SINGLE STORY	2206	ABATE AND REMOVE BUILDING	S.2135	169
T-2136	DINING	B2-SINGLE STORY	2206	ABATE AND REMOVE BUILDING	S.2136	96
T-2149	BARRACKS	B3-TWO STORY	4720	ABATE AND REMOVE BUILDING	S.2149	106
T-2150	BARRACKS	B3-TWO STORY	4720	ABATE AND REMOVE BUILDING	S.2150	719
T-2151	BARRACKS	B3-TWO STORY	4720	ABATE AND REMOVE BUILDING	S.2151	156
T-2152	BARRACKS	B3-TWO STORY	4720	ABATE AND REMOVE BUILDING	S.2152	208
T-2153	BARRACKS	B3-TWO STORY	4720	ABATE AND REMOVE BUILDING	S.2153	102
T-2154	BARRACKS	B3-TWO STORY	4720	ABATE AND REMOVE BUILDING	S.2154	177
T-2155	OPERATIONS	B3-TWO STORY	4720	ABATE AND REMOVE BUILDING	S.2155	206
T-2156	BARRACKS	B3-TWO STORY	4720	ABATE AND REMOVE BUILDING	S.2156	199
T-2169	BARRACKS	B3-TWO STORY	4720	ABATE AND REMOVE BUILDING	S.2169	89.2
T-2170	BARRACKS	B3-TWO STORY	4720	ABATE AND REMOVE BUILDING	S.2170	1430
T-2171	BARACKS	B3-TWO STORY	4720	ABATE AND REMOVE BUILDING	S.2171	134
T-2172	BARRACKS	B3-TWO STORY	4720	ABATE AND REMOVE BUILDING	S.2172	86.4
T-2173	BARRACKS	B3-TWO STORY	4720	ABATE AND REMOVE BUILDING	S.2173	366
T-2174	BARRACKS	B3-TWO STORY	4720	ABATE AND REMOVE BUILDING	S.2174	67.1
T-2175	OPERATIONS	B3-TWO STORY	4720	ABATE AND REMOVE BUILDING	S.2175	82.1
T-2176	BARRACKS	B3-TWO STORY	4720	ABATE AND REMOVE BUILDING	S.2176	108
T-2209	BARRACKS	B3-TWO STORY		BURNED, NO WORK REQUIRED		
T-2210	BARRACKS	B3-TWO STORY	4720	ABATE AND REMOVE BUILDING	S.2210	122
T-2211	BARRACKS	B3-TWO STORY	4720	ABATE AND REMOVE BUILDING	S.2211	165
T-2212	BARRACKS	B3-TWO STORY	4720	ABATE AND REMOVE BUILDING	S.2212	195
T-2213	BARRACKS	B3-TWO STORY	4720	ABATE AND REMOVE BUILDING	S.2213	520
T-2214	BARRACKS	B3-TWO STORY	4720	ABATE AND REMOVE BUILDING	S.2214	168
T-2215	BARRACKS	B3-TWO STORY	4720	ABATE AND REMOVE BUILDING	S.2215	154
T-2216	HQ	B3-TWO STORY	4720	ABATE AND REMOVE BUILDING	S.2216	149

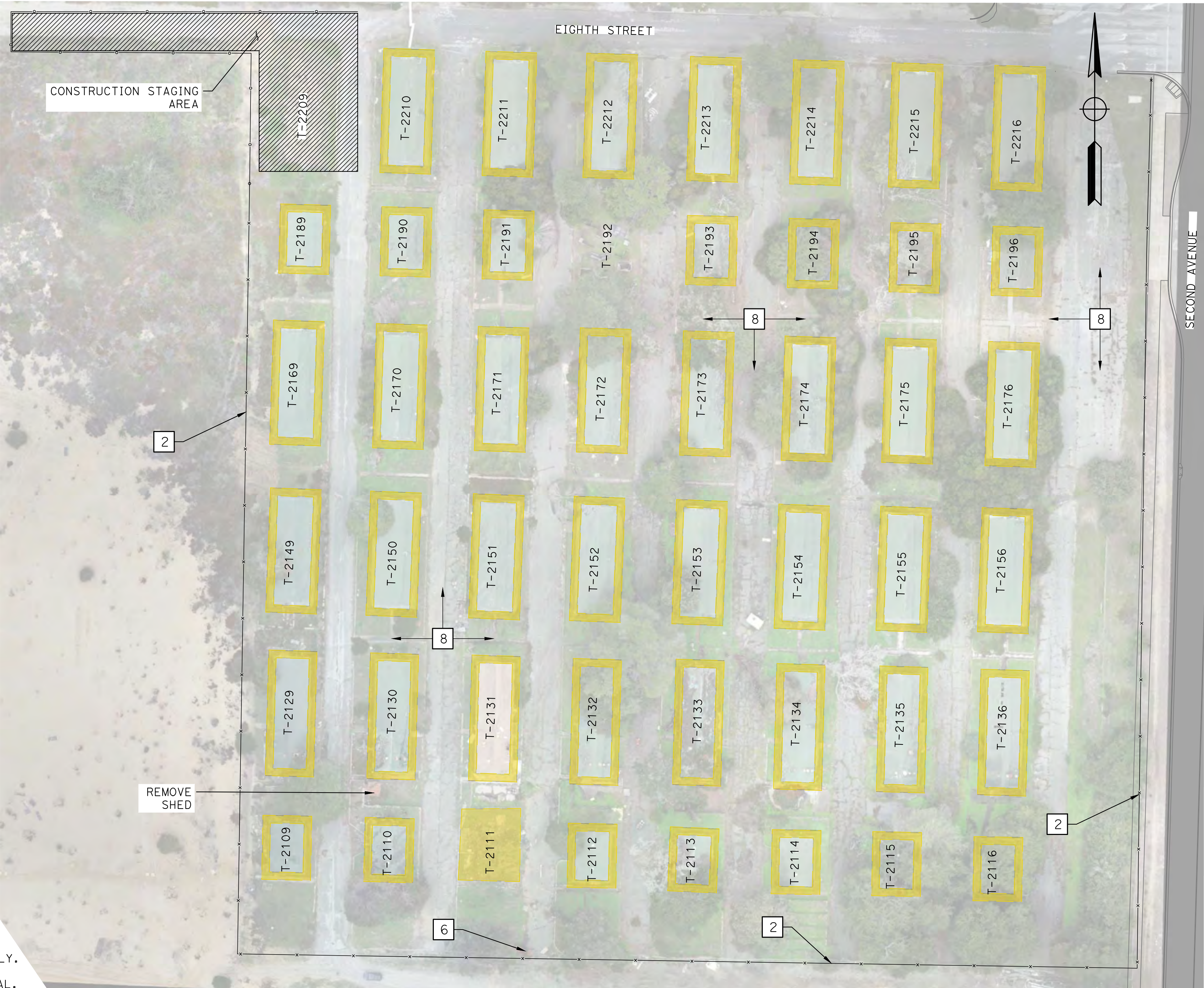
NOTES:

- 1
- CONTRACTOR SHALL BE RESPONSIBLE FOR FIELD VERIFYING BUILDING DIMENSIONS.
- 2
- INSTALL TEMPORARY SECURITY CHAINLINK FENCE AROUND THE PERIMETER OF THE JOBSITE. CONTRACTOR MAY UTILIZE EXISTING CHAINLINK FENCE. EXISTING FENCE THAT IS USED SHALL BE PROTECTED DURING EXECUTION OF WORK AND SHALL BE RESTORED TO EQUAL OR BETTER CONDITION.
- 3
- CONTRACTOR SHALL INSTALL ALL NECESSARY BMPS SHOWN ON THE SWPPP. SEE WPC SHEETS.
- 4
- TREES TO BE REMOVED OR TRIMMED, SEE SHEET TR-1.
- 5
- ALL BUILDINGS SHALL BE ABATED AS DESCRIBED IN TABLE 1 AND PER SPECIFICATIONS. ABATED BUILDINGS AND OTHER SITE DEBRIS SHALL BE REMOVED AND PROPERLY DISPOSED.

- 6
- BURNT CAR TO BE REMOVED AND DISPOSED PROPERLY.
- 7
- ALL DRUMS TO BE DISPOSED AS HAZADOUS MATERIAL. CONTRACTOR HAS OPTIONS TO TEST CONTENTS AND DISPOSE ACCORDIANGLY.
- 8
- EXISTING ROADWAYS, CURB AND CUTTER ON THE JOBSITE SHALL BE REMOVED AND DISPOSED/RECYCLED (ADDITIVE ALTERNATIVE BID).
- 9
- ALL WALKWAYS, STAIRS AND RETAINING WALLS ON THE JOBSITE SHALL BE REMOVED AND DISPOSED/RECYLCED (ADDITIVE ALTERNATIVE BID).
- 10
- SOIL REMEDIATION SHOWN IS BASED ON PRELIMINARY SAMPLE RESULTS. ADDITIONAL TESTING SHALL BE PERFORMED BY THIRD PARTY CONSULTANT HIRED BY THE CITY.

LEGEND:

9" SOIL REMEDIATION, SEE SHEET DM-3



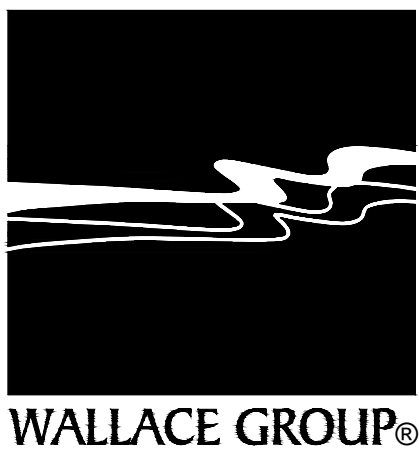
CITY PARK PLAN
NTS



CITY OF MARINA
DEPARTMENT OF PUBLIC WORKS

SCALE: HORIZ
VERT
ORIGINAL SCALE IN INCHES
FOR REDUCED PLANS
0 1 2

REVISIONS				
NO.	BY	DATE	DESCRIPTION	APPROVED BY
1		5/05/22		
2				
3				
4				
5				
6				
7				
8				
9				
10				



CIVIL AND TRANSPORTATION ENGINEERING
CONSTRUCTION MANAGEMENT
LANDSCAPE ARCHITECTURE
MECHANICAL ENGINEERING
PLANNING
PUBLIC WORKS ADMINISTRATION
SURVEYING / GIS SOLUTIONS
WATER RESOURCES
612 CLARION COURT
SAN LUIS OBISPO, CA 93401
T 805 544-4011 F 805 544-4294
www.wallacegroup.us

PROJECT ENGINEER
May 5, 2022
PLANS APPROVAL DATE

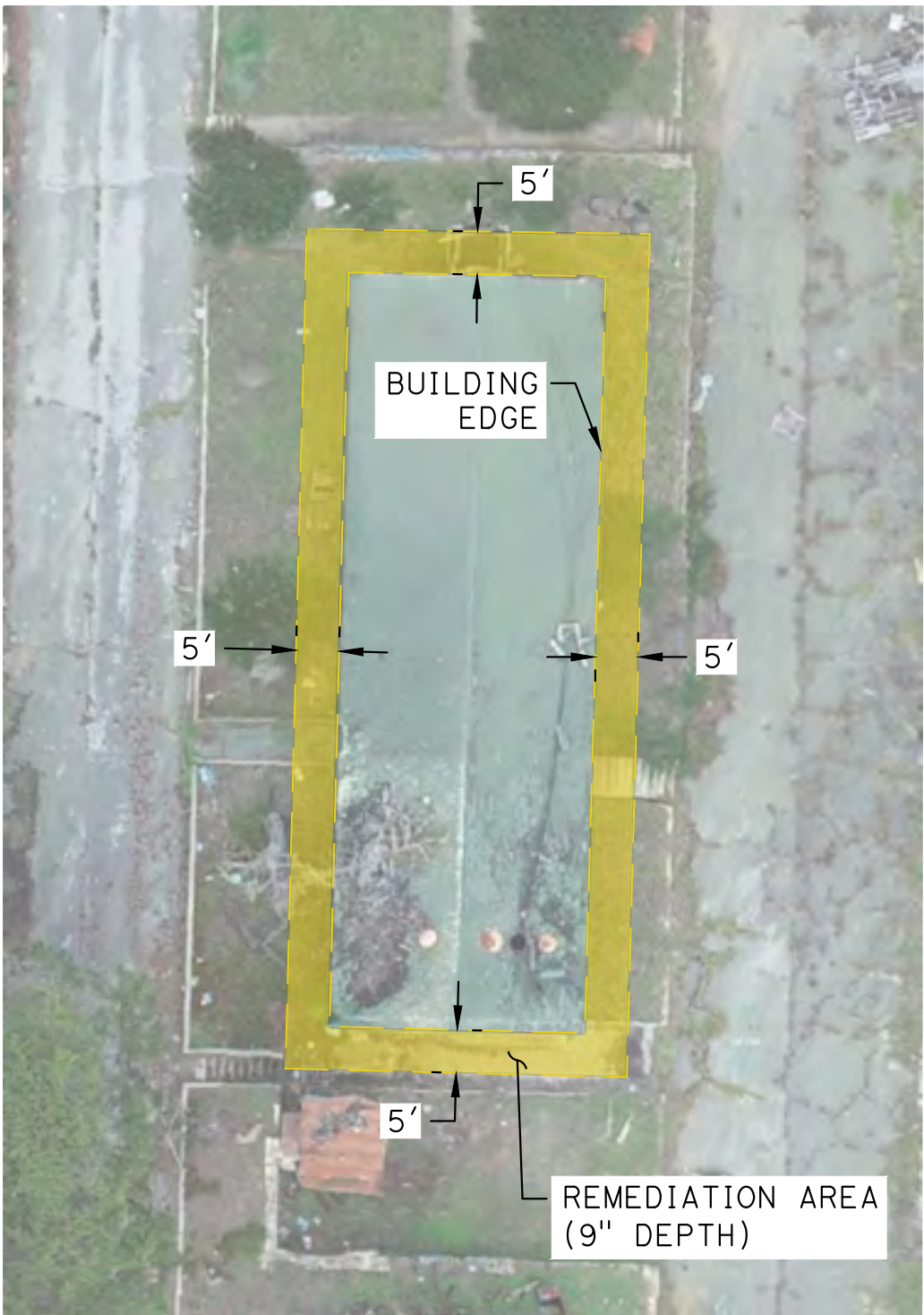


CITY PARK BARRACKS AND CYPRESS KNOLLS
BUILDINGS BLIGHT REMOVAL 2022 PROJECT

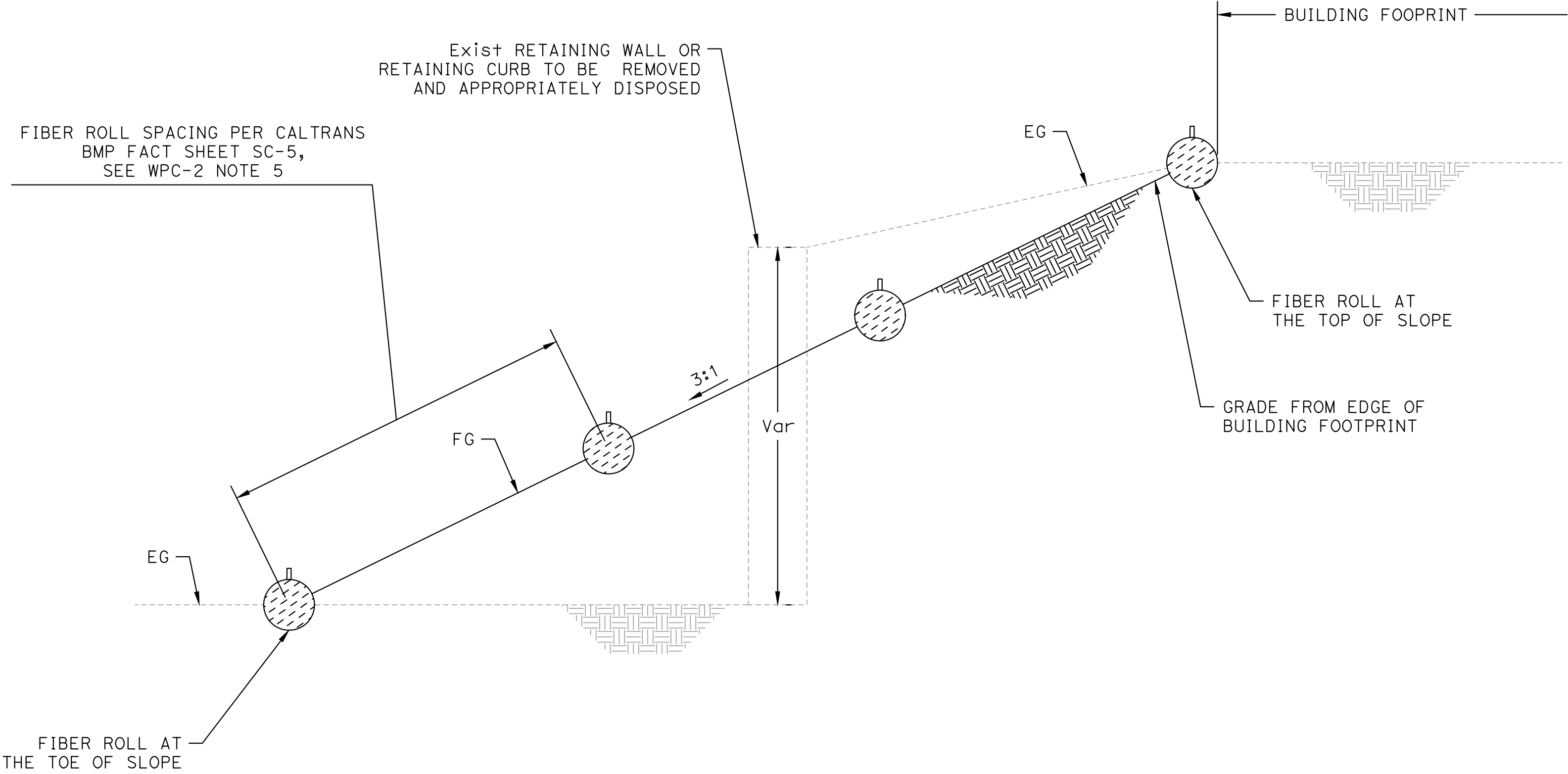
DEMOLITION PLAN

DM-1

DESIGNED BY	DRAWN BY	CHECKED BY	JOB NUMBER	SHEET	OF
EMC	ZVC	EMC	1585-0001	3	14



**SOIL REMEDIATION
LAYOUT (Typ)**
1"=20'



**ROUGH GRADING DETAIL AT RETAINING WALL OR CURB
(ADDITIVE ALTERNATIVE BID)**
NTS

REVISED DM-3 PER ADDENDUM No. 5

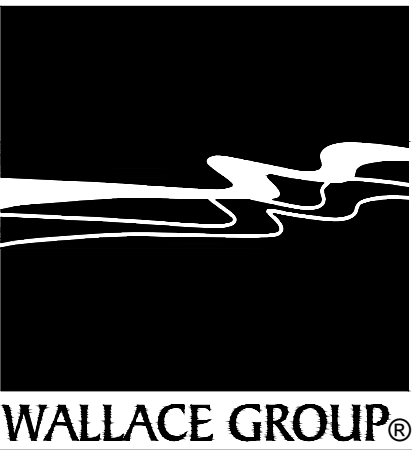


211 Hillcrest Avenue
Marina, CA 93933

CITY OF MARINA
DEPARTMENT OF PUBLIC WORKS

SCALE: HORIZ
VERT
ORIGINAL SCALE IN INCHES
FOR REDUCED PLANS
0 1 2

REVISIONS					
NO.	BY	DATE	DESCRIPTION	APPROVED BY	DATE
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CIVIL AND TRANSPORTATION ENGINEERING
CONSTRUCTION MANAGEMENT
LANDSCAPE ARCHITECTURE
MECHANICAL ENGINEERING
PLANNING
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SURVEYING / GIS SOLUTIONS
WATER RESOURCES

612 CLARION COURT
SAN LUIS OBISPO, CA 93401
T 805 544-4011 F 805 544-4294
www.wallacegroup.us

E. J. Machado
PROJECT ENGINEER

May 5, 2022
PLANS APPROVAL DATE



**CITY PARK BARRACKS AND CYPRESS KNOLLS
BUILDINGS BLIGHT REMOVAL 2022 PROJECT**

DEMOLITION PLAN

DM-3

DESIGNED BY	DRAWN BY	CHECKED BY	JOB NUMBER	SHEET	OF
EMC	ZVC	EMC	1585-0001	5	14

FILE NAME: 1585-0001-00 DM-2.DWG
5/5/2022 3:28 PM
ZACH CAMPANG

ATTACHMENT B

Tree Table

Tree ID	Scientific Name	Common Name	Individual Stem DBH (in)	Total DBH (in)	Dripline (ft)	Health	Recommendation	Comments
1284	<i>Hesperocyparis macrocarpa</i>	Monterey Cypress	60	60	75	Fair	Retain	
1291	<i>Hesperocyparis macrocarpa</i>	Monterey Cypress	10 8 6	14	18	Fair	Retain	
1293	<i>Hesperocyparis macrocarpa</i>	Monterey Cypress	58	58	73	Fair	Retain	
1296	<i>Hesperocyparis macrocarpa</i>	Monterey Cypress	45	45	56	Fair	Retain	
1297	<i>Hesperocyparis macrocarpa</i>	Monterey Cypress	66	66	83	Fair	Retain	
1298	<i>Pinus radiata</i>	Monterey Pine	33	33	41	Fair	Retain	
1302	<i>Hesperocyparis macrocarpa</i>	Monterey Cypress	43	43	54	Fair	Remove	Tree directly adjacent to building. Greater than 40% of CRZ proposed for removal
1303	<i>Hesperocyparis macrocarpa</i>	Monterey Cypress	30	30	38	Fair	Retain	
1306	<i>Hesperocyparis macrocarpa</i>	Monterey Cypress	45	45	56	Fair	Retain	
1308	<i>Hesperocyparis macrocarpa</i>	Monterey Cypress	72	72	90	Fair	Retain	
1309	<i>Hesperocyparis macrocarpa</i>	Monterey Cypress	33	33	41	Fair	Remove	Tree top damage. Greater than 40% of CRZ proposed for removal
1312	<i>Hesperocyparis macrocarpa</i>	Monterey Cypress	52	52	65	Fair	Retain	
1313	<i>Eucalyptus sp.</i>	Eucalyptus	17 20	26	33	Fair	Retain	
1316	<i>Hesperocyparis macrocarpa</i>	Monterey Cypress	24 30	38	48	Fair	Potential Removal	Tree requires significant trimming. Work proposed within 40% of CRZ
1317	<i>Hesperocyparis macrocarpa</i>	Monterey Cypress	54	54	68	Fair	Retain	
1320	<i>Hesperocyparis macrocarpa</i>	Monterey Cypress	61	61	76	Fair	Retain	
1329	<i>Hesperocyparis macrocarpa</i>	Monterey Cypress	12	12	15	Fair	Retain	
1330	<i>Hesperocyparis macrocarpa</i>	Monterey Cypress	32	32	40	Fair	Retain	
1331	<i>Hesperocyparis macrocarpa</i>	Monterey Cypress	24	24	30	Fair	Retain	
1332	<i>Hesperocyparis macrocarpa</i>	Monterey Cypress	26	26	33	Fair	Retain	
1333	<i>Hesperocyparis macrocarpa</i>	Monterey Cypress	36	36	45	Fair	Retain	
1334	<i>Hesperocyparis macrocarpa</i>	Monterey Cypress	48	48	60	Fair	Retain	
1335	<i>Hesperocyparis macrocarpa</i>	Monterey Cypress	32	32	40	Fair	Retain	
1336	<i>Hesperocyparis macrocarpa</i>	Monterey Cypress	19	19	24	Fair	Retain	
1337	<i>Hesperocyparis macrocarpa</i>	Monterey Cypress	30 18 13 15	40	50	Fair	Retain	
1338	<i>Hesperocyparis macrocarpa</i>	Monterey Cypress	32	32	40	Fair	Retain	
1339	<i>Hesperocyparis macrocarpa</i>	Monterey Cypress	32 40 25	57	71	Fair	Potential Removal	Tree requires significant trimming. Work proposed within 40% of CRZ
1340	<i>Hesperocyparis macrocarpa</i>	Monterey Cypress	72	72	90	Fair	Retain	
1341	<i>Hesperocyparis macrocarpa</i>	Monterey Cypress	7	7	9	Good	Retain	
1342	<i>Hesperocyparis macrocarpa</i>	Monterey Cypress	24	24	30	Fair	Retain	
1343	<i>Hesperocyparis macrocarpa</i>	Monterey Cypress	35	35	44	Fair	Retain	
1344	<i>Hesperocyparis macrocarpa</i>	Monterey Cypress	30	30	38	Fair	Retain	
1345	<i>Quercus agrifolia</i>	Coast Live Oak	8 8	11	14	Fair	Remove	Tree directly adjacent to building. Greater than 40% of CRZ proposed for removal
1347	<i>Hesperocyparis macrocarpa</i>	Monterey Cypress	10 18	21	26	Fair	Retain	
1348	<i>Hesperocyparis macrocarpa</i>	Monterey Cypress	11	11	14	Fair	Retain	
1349	<i>Hesperocyparis macrocarpa</i>	Monterey Cypress	34 36 28 10	58	72	Fair	Retain	
1352	<i>Pinus radiata</i>	Monterey Pine	20	20	25	Fair	Retain	
1392	<i>Hesperocyparis macrocarpa</i>	Monterey Cypress	7	7	9	Fair	Retain	
1394	<i>Hesperocyparis macrocarpa</i>	Monterey Cypress	66	66	83	Fair	Retain	
1395	<i>Hesperocyparis macrocarpa</i>	Monterey Cypress	72	72	90	Fair	Retain	

Tree ID	Scientific Name	Common Name	Individual Stem DBH (in)	Total DBH (in)	Dripline (ft)	Health	Recommendation	Comments
1396	<i>Hesperocyparis macrocarpa</i>	Monterey Cypress	64	64	80	Fair	Retain	
1397	<i>Hesperocyparis macrocarpa</i>	Monterey Cypress	64 25	69	86	Fair	Retain	
1398	<i>Hesperocyparis macrocarpa</i>	Monterey Cypress	66	66	83	Fair	Retain	
1399	<i>Hesperocyparis macrocarpa</i>	Monterey Cypress	16 16	23	28	Fair	Retain	
1400	<i>Hesperocyparis macrocarpa</i>	Monterey Cypress	31 30	43	54	Fair	Retain	
1401	<i>Hesperocyparis macrocarpa</i>	Monterey Cypress	12 12 11 11 13 15 16	34	43	Fair	Retain	
1403	<i>Hesperocyparis macrocarpa</i>	Monterey Cypress	8	8	10	Fair	Retain	
1404	<i>Eucalyptus</i> sp.	Eucalyptus	19	19	24	Fair	Retain	
1405	<i>Eucalyptus</i> sp.	Eucalyptus	35 8 9	37	46	Fair	Retain	
1406	<i>Hesperocyparis macrocarpa</i>	Monterey Cypress	20 9 9 10 6 10 11 18 32	48	60	Fair	Retain	
1409	<i>Hesperocyparis macrocarpa</i>	Monterey Cypress	6	6	8	Good	Retain	
1410	<i>Hesperocyparis macrocarpa</i>	Monterey Cypress	9	9	11	Good	Retain	
1411	<i>Hesperocyparis macrocarpa</i>	Monterey Cypress	6 6	8	11	Good	Retain	
1412	<i>Hesperocyparis macrocarpa</i>	Monterey Cypress	8 6 6	12	15	Good	Retain	
1413	<i>Hesperocyparis macrocarpa</i>	Monterey Cypress	12	12	15	Good	Retain	
1414	<i>Hesperocyparis macrocarpa</i>	Monterey Cypress	9	9	11	Good	Retain	

ATTACHMENT C

Photo Log

Proposed Removals



Photo 1. Tree 1302



Photo 2. Tree 1309



Photo 3. Tree 1345

Potential Removals



Photo 5. Tree 1316



Photo 6. Tree 1339

ATTACHMENT D

Best Management Practices

BEST MANAGEMENT PRACTICES WHEN WORKING NEAR TREES

Best Management Practices

The following BMPs are recommended to reduce impacts to trees:

- Do not deposit any fill around trees, which may compact soils and alter water and air relationships. Avoid depositing fill, parking equipment, or staging construction materials near existing trees. Covering and compacting soil around trees can alter water and air relationships with the roots. Fill placed within the critical rootzone or dripline may encourage the development of oak rot fungus (*Armillaria mellea*). As necessary, trees may be protected by boards, fencing or other materials to delineate protection zones.
- Pruning shall be conducted to avoid unnecessary injuries to the tree. General principals of pruning include placing cuts immediately beyond the branch collar, making clean cuts by scoring the underside of the branch first, and for live oak, avoiding the period from February through May.
- Native live oaks are not adapted to summer watering and may develop crown or root rot as a result. Do not regularly irrigate within the critical rootzone or dripline of oaks. Native, locally adapted, drought resistant species are the most compatible with this goal.
- Root cutting should occur outside of the springtime. Ideal time for root pruning will take place late June and July. Pruning of the live crown should not occur February through May.
- Oak material greater than 3 inches in diameter remaining on site more than one month that is not cut and split into firewood should be covered with thick clear plastic that is dug in securely around the pile. This will discourage infestation and dispersion of bark beetles.
- A mulch layer up to approximately 4 inches deep may be applied to the ground under selected oaks following construction. Only 1 to 2 inches of mulch should be applied within 1 to 2 feet of the trunk, and under no circumstances should any soil or mulch be placed against the root crown (base) of trees. The best source of mulch would be from chipped material generated on site.

Tree Protection Standards:

- All trees scheduled for preservation which may be at risk of injury or harm during the removal of trees approved for removal or during grading, trenching or other activities associated with the development or use of a property shall be temporarily fenced during such tree during such activities. Fencing shall be installed prior to the beginning of tree removals, grading or building. Fencing shall be installed at the edge of the root zone unless alternate location is determined essential to the construction of the project as approved. The root zone is determined to be the area located within a distance of 15 times the trunk diameter in all directions. Fencing shall consist of chain link or plastic link fence, rigidly supported and maintained during all construction at a minimum height of 4' 0" above grade. Removal of fencing shall only be at the direction of the City planning department. All trees to be fenced shall be clearly marked to notify all personnel and city inspectors that the subject tree(s) are to be fenced at all times during construction.
- Fenced areas shall not be used for material stockpile, storage or vehicle parking. Dumping of materials, chemicals or garbage shall be prohibited within the fenced area. Fenced areas shall be maintained in a natural condition and not compacted. Fenced areas shall be maintained at natural or existing grade.

- Utility and drain lines shall be located outside the root zone of all preserved trees unless essential to develop property as approved. Where alternative routes are not available, any digging or trenching necessary for utility conduit, pipe, wire and drain lines shall not cut any major root. Major roots are those with a diameter of 2 inches or more. Utility lines shall not be within 3 feet of the trunk of any tree.
- All approved construction within the root zone shall observe the following construction practices:
 1. Hand trenching at point or line of grade cuts closest to the trunk to expose major roots 2" or more in diameter.
 2. In cases where rock or unusually dense soil prevents hand trenching, mechanical trenching may be permitted provided that work inside the dripline is closely supervised to prevent tearing or other damage to major roots.
 3. Exposed major roots shall be cut with a saw to form a smooth surface and avoid tearing or jagged edges.
 4. Absorbent tarp or heavy cloth fabric shall be placed over grade cuts where roots are exposed and secured with stakes and 2" to 4" of compost or wood chips spread over the tarp to prevent moisture loss. Care shall be taken that moisture levels beneath tarped areas remain comparable to surrounding areas until backfilling occurs. Some watering of these areas may be necessary to maintain moisture levels, and such measures shall remain in effect through all phases of construction, including all delays and other periods of inactivity.

Tree Pruning

Pruning is to be minimal but performed only when necessary in accordance to American National Safety Institute ANSI A300 Pruning Standards. Pruning may include the larger canopied trees that have deadwood or are exhibiting some minor structural defect or minor disease that must be compensated. Should the health and vigor of any tree decline it will be treated as appropriately recommended by a certified arborist or qualified forester.

The following are offered as guidelines when pruning;

- In general trees will be assessed then pruned first for safety, next for health, and finally for aesthetics. No more than 25% of the tree overall crown will be pruned in one season.
- Type of pruning is determined by the size of branches to be removed. General guidelines for branch removal are:
 1. Fine Detail pruning-limbs under 2-inch diameter are removed
 2. Medium Detail Pruning-Limbs between 2- and 4-inch diameter
 3. Structural Enhancement-limbs greater than 4-inch diameter.
 4. Broken and cracked limbs-removed will be removed in high traffic areas of concern.

Crown thinning is the cleaning out of or removal of dead diseased, weakly attached, or low vigor branches from a tree crown and consist of the following steps:

- All trees will be pre-assessed on how the tree will be pruned from the top down.

- Tree trimmers will favor branches with strong, U-shaped angles of attachment and where possible remove branches with weak, V-shaped angles of attachment and/or included bark.
- Lateral branches will be evenly spaced on the main stem of young trees and areas of fine pruning.
- Branches that rub or cross another branch will be removed where possible.
- Lateral branches will be no more than one-half to three-quarters of the diameter of the stem to discourage the development of co-dominant stems where feasible.
- In most cases trimmers will not remove more than one-quarter of the living crown of a tree at one time. If it is necessary to remove more, it will be done over successive years.

Crown-raising removes the lower branches of a tree to provide clearance for buildings, vehicles, pedestrians and vistas and performed as follows:

- Live branches on at least two-thirds of a tree's total height will be maintained wherever possible. The removal of too many lower branches will hinder the development of a strong stem.
- All basal sprouts and vigorous epicormic sprouts will be removed where feasible.

Crown reduction is used to reduce the height and/or spread of trees and is used for maintaining the structural integrity and natural form of a tree and conducted as follows:

- Crown reduction pruning is used only when absolutely necessary. Pruning cuts will be at a lateral branch that is at least one-third the diameter of the stem to be removed wherever possible.
- When it is necessary to remove more than half of the foliage from a branch it may be necessary remove the entire branch.

Crown restoration is used to improve the structure and appearance of trees that have been topped or severely pruned using heading cuts. One of three sprouts on main branch stubs should be selected to reform a natural appearing crown. Selected vigorous sprouts may need to be thinned to ensure adequate attachment for the size of the sprout. Restoration may require several years of pruning.

ATTACHMENT E

Tree Removal Permit Application



PLANNING APPLICATION

Project Address/Location: Remediation/Demo at City Park **APN:** _____

Applicant(s):

Name: City of Marina
Mailing Address: _____
Phone: _____ Email: _____

Property Owner:

Name: SAME AS ABOVE
Mailing Address: _____
Phone: _____ Email: _____

Project Description: What do you want to do?

Removal permit request for 5 trees to facilitate the project and maintain health and safety of the urban forest in City Park.

Property Owner Authorization:

By signing this application I certify that I have reviewed this completed application and the attached material and consent to its filing. I agree to allow the Community Development Department to duplicate and distribute plans to interested persons as it determines is necessary for the processing of the application.

Applicant/Representative Certification:

I understand the City might not approve what I am applying for or might set conditions of approval. I agree to allow the Community Development Department to duplicate and distribute plans to interested persons as it determines is necessary for processing of the application.

Signed Date

Signed Date

Permission to Access Property

This section is to be completed by the **property owner** and/or occupant who controls access to the property. To adequately evaluate many project proposals Community Development Department Staff, Commissioners and City Council Members will have to gain access to the exterior of the real property in order to adequately review and report on the proposed project. Your signature below certifies that you agree to give the City permission to access the project site from 8 a.m. to 5 p.m., Monday through Friday, as part of the normal review of this planning application.

Signed Date

Indemnification Agreement:

The Owner/Applicant shall defend, indemnify and hold harmless the City or its agents or officers and employees from any claim, action or proceeding against the City or its agents, officers or employees, to attack, set aside, void, or annul, in whole or in part, the City's approval of this project. In the event that the City fails to promptly notify the Owner / Applicant of any such claim, action or proceeding, or that the City fails to cooperate fully in the defense of said claim, this condition shall thereafter be of no further force or effect.

Signed Date

FOR OFFICE USE ONLY:

Date Application Submitted: _____ Fee Collected: \$ _____
Date Application Complete: _____ Receipt Number: _____
File Number(s): _____
Planner Initials: _____ Associated Permits: _____

VICINITY MAP - CITY OF MARINA

Possible Ballfield locations

EXHIBIT D



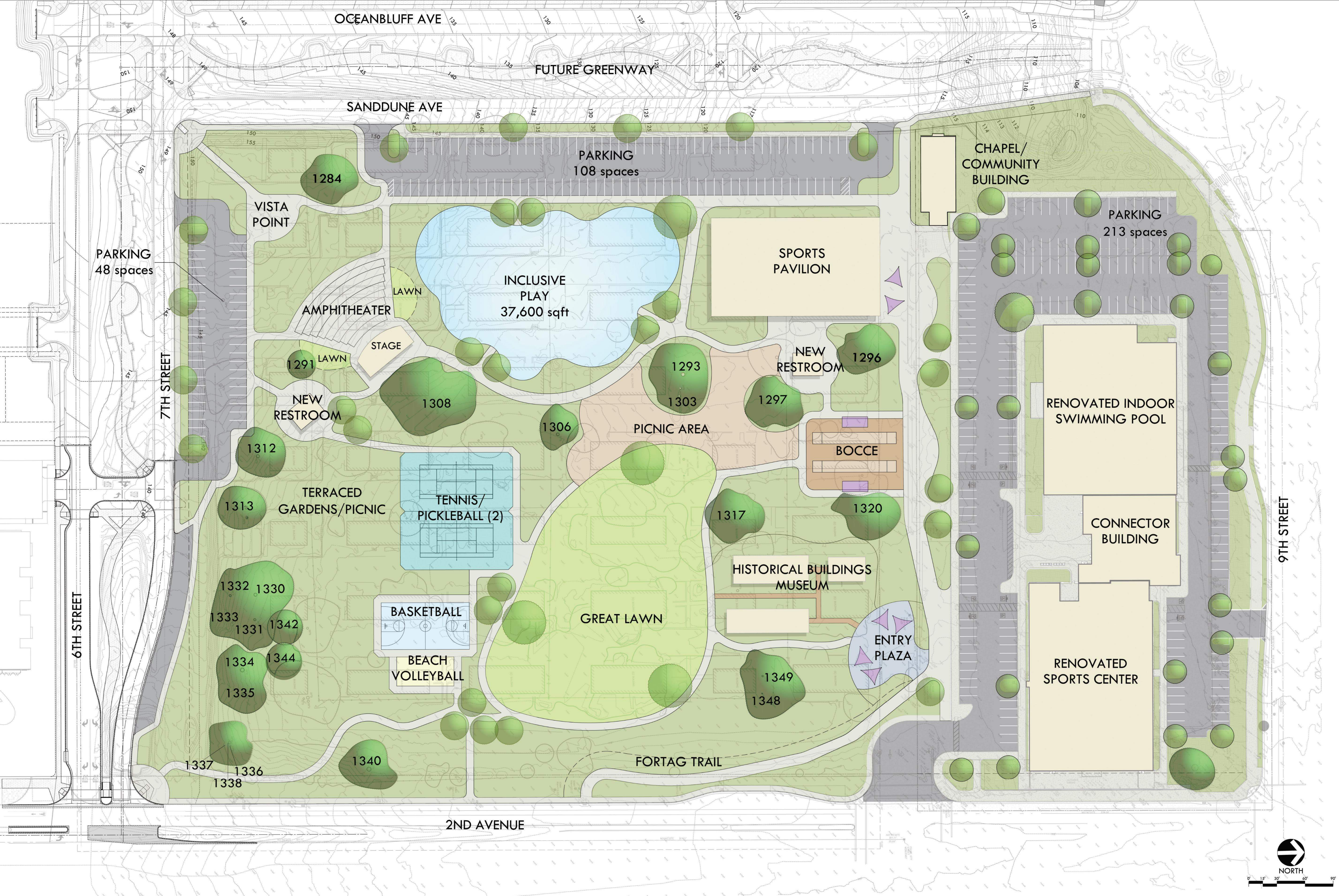
Planned park



Existing park with ballfields



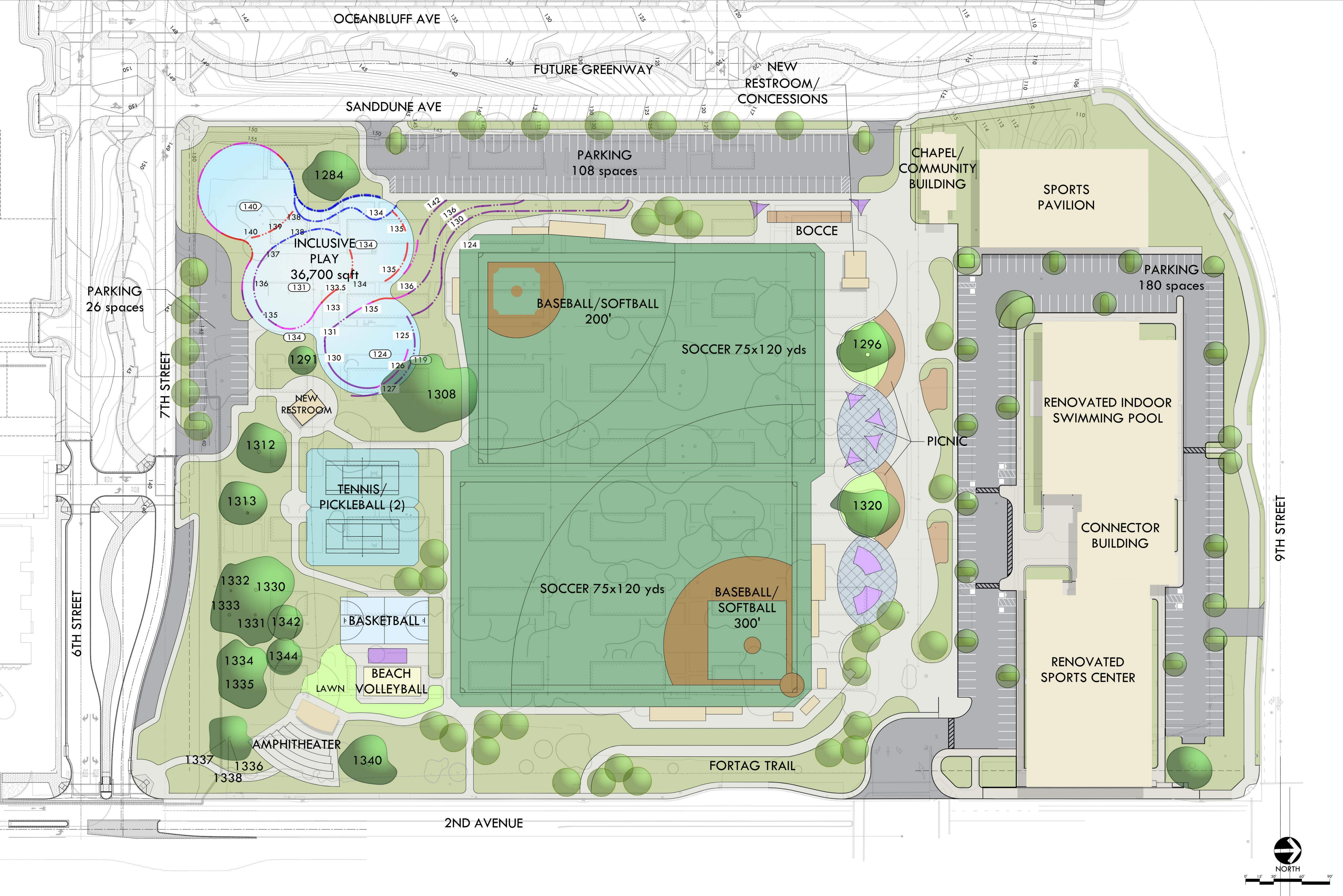
Existing park, no ballfields



Marina - Dunes Park - Option 1
City of Marina
Marina, CA



LANDSCAPE ARCHITECTURE
 CIVIL ENGINEERING
 SPORT PLANNING & DESIGN
 2455 The Alameda, Ste. 200
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 fax: 408.985.7260
 www.verdedesigninc.com



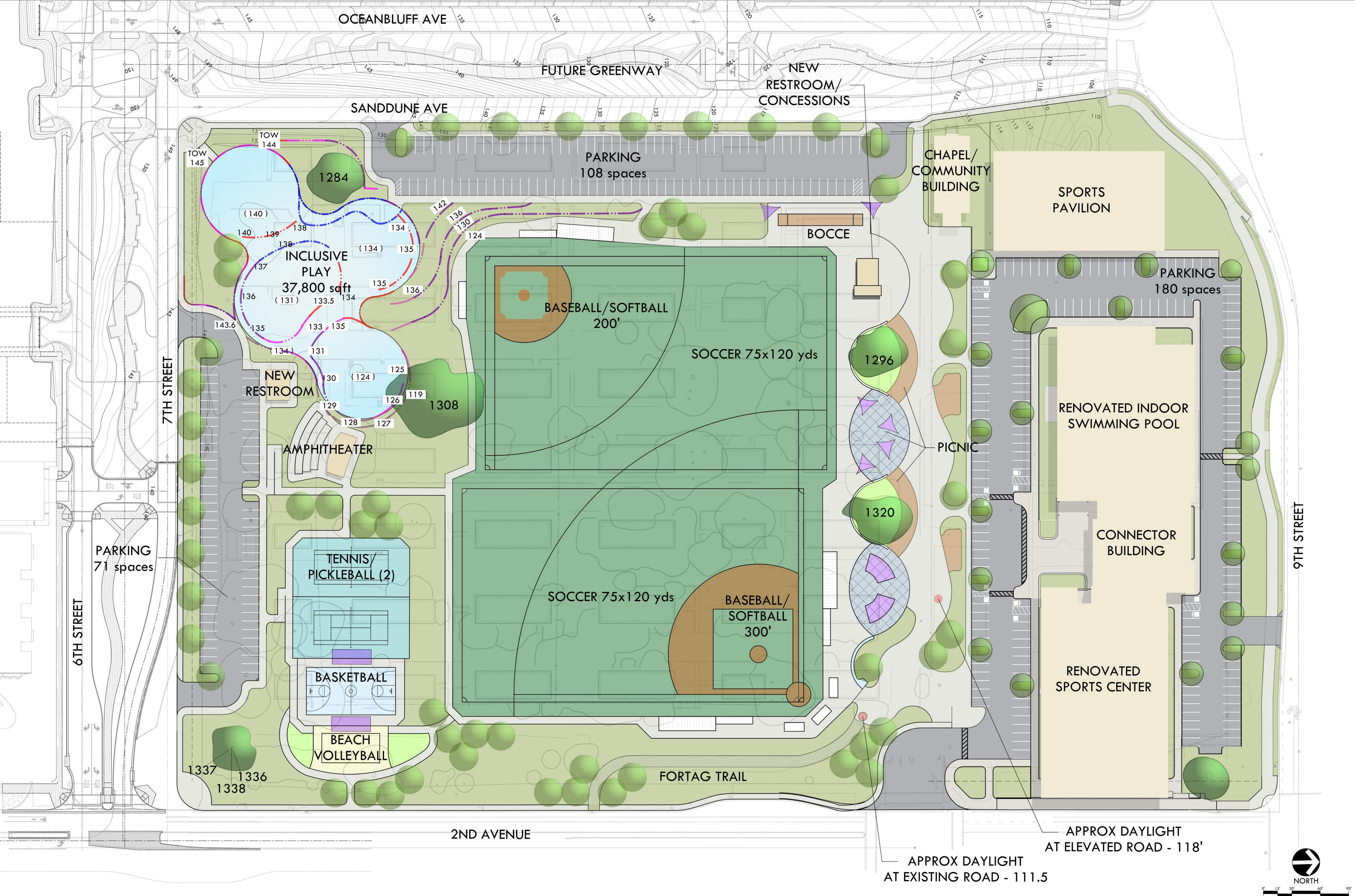
Wall Height Legend:

2' - 3'	5' - 8'
3' - 5'	8' +

Marina - Dunes Park - Option 3
 City of Marina
 Marina, CA



LANDSCAPE ARCHITECTURE
 CIVIL ENGINEERING
 SPORT PLANNING & DESIGN
 2455 The Alameda, Ste. 200
 Santa Clara, CA 95050
 tel: 408.985.7200
 fax: 408.985.7260
 www.verdedesigninc.com





VERDE DESIGN

2455 The Alameda,
Santa Clara, CA 95050
408.985.7200p | 408.985.7260f
www.verdedesigninc.com

MEETING REPORT

DATE: February 6, 2023 MEETING DATE: January 26, 2023
FACILITATOR: Derek McKee MEETING TYPE: Community Engagement
RECORDER: Daniel Collazos/Michaelle Mowery MEETING TIME: 6:30 to 8:00 PM
PROJECT NAME: Dunes Park Grading VERDE DESIGN, INC. 2121700
PROJECT NUMBER:

MEETING LOCATION:

ATTENDEES: Brian McMinn, City of Marina Derek McKee, Verde Design, Inc.
Layne Long, City of Marina Daniel Collazos, Verde Design, Inc.
Michaelle Mowery, City of Marina Marina residents
Elvie Camacho, Wallace Group
Rick Riedl, Wallace Group

COPY TO: File

FILE NAME & PATH: Y:\Projects-SC\2021\2121700 - marina-dunes park grading\Meeting Items\Community Meeting - 1-26-23\Report

MEETING REPORT
REVIEW / COMMENTS This report, if not corrected within seven (7) days after receipt by any party in attendance, shall be acknowledged as an accurate report of the events that took place at this meeting.

MEETING CONTEXT: Community Engagement – Dunes Park Options

MEETING PURPOSE: Determining the preferred option(s) for Marina Dunes Park.

INTENDED RESULTS: 1. Review and tally Community input.
2. Develop one design concept based on Community and City input.

ITEMDISCUSSION AND ACTION**Introduction and Questions from the Community**

Brian and Layne introduced the project which primed several questions from the Community, mostly around funding and priorities for the City's parks:

1. Preston Park overlaps? Separate soccer fields. After these two parks the City will expand Preston Park.
2. Who makes the final decision on the Dunes Park design? City Council votes and makes final decision.
3. Already finalized, on-going maintenance included in price? 2-year budget, additional stuffing needed for maintenance and upkeep, hope to approve new budget for more allowance.
4. What are the funds for Dunes? \$8.5MM for Dunes but not everything is included, fields cost money, the park will work as a community park.
5. Is there money for Preston Park? Preston Park set aside \$1MM, impact fee money that can be allocated towards Preston Park.
6. Preston Park already hard to park, how are we going to add fields and no additional parking? Planning will incorporate parking with fields.
7. Liability for kids with injuries and unsafe upkeep of the fields at Preston Park? \$1MM has been set aside for Preston Park, but this issue has not been addressed yet. Money by state law has been added for upkeep, but is it not being used yet.
8. Which parks are getting upgrades? \$1.5MM for GJT/pump track, \$0.5MM for Windy Hill Park, and \$1MM for Preston Park.
9. How long will be needed to wait for more sports fields? We should start with Preston Park now with the funds the City has; or why not spend the money for Dunes Park instead of Preston Park? Submit those comments and go to City Council.

PROJECT NAME:
VERDE DESIGN, INC.
PROJECT NO.:
MEETING LOCATION:

LUHSD Baseball Improvements
2111100
Web Progress Meeting

MEETING REPORT FOR:
MEETING DATE:
REPORT DATE:

60% Submittal Review Meeting
02/17/2022
02/24/2022

Synthetic vs Natural Turf

1. Elements can be added to the natural grass to improve water holding.
2. Sand based fields can be a financial burden.
3. Unsure on what type of turf to be used at Preston Park.
4. For the synthetic turf fields, we would use organic infills like cork which absorb water and smell better than plastic infills.

Sports Fields User Groups - Issues & Needs

1. Baseball has 200+ kids, soccer has 500+ kids but have bad fields, injuries, have to use school fields for availability and school sports take precedence, so sometimes out there practicing at 8:00 AM.
2. Marina Youth Sports have been promised fields and have yet to get them. They would like fields now for the kids who are in sports now.
3. Marina High to refurbish their fields.
4. Are we working with schools? Yes, working with Marina High and will be going out to a cooperative to work together/
5. 700 kids in the community that need new fields now. They are forced to close sign ups because there aren't enough practice fields.
6. President of Marina Youth Soccer states that he has 455 kids that need to be all in the same place and time and Preston Park doesn't incorporate them all.
7. Need a girls softball area and field for them to practice and pay. 85-90% of these kids and parents are Marina residents, but don't have an area other than schools and at schools they will need to share.

Fields Maintenance

1. Lack of maintenance overall at City's parks.
2. Residents work at King School and they do the maintenance and are able to use the ballfield because they contribute to the field.
3. Residents have to keep up the fields themselves, because it does not get done since little City help, but they can't maintain all.

Light Pollution

1. MIRA (Monterey Institute for Research in Astronomy) would like to eliminate some light fixtures as it intrudes on their telescope viewing. CEQA will evaluate lighting during the environmental review process.

Dunes Park Elements

1. Questions on whether the amphitheater will be more effective in the SW steeper corner than a playground. The slope can also be used favorably in the playground design, although it could cost more money – engineering, grading, and drainage would need to be considered.
2. Sports pavilion to have plastic flooring, roller skating, roller hockey, and be open walled.
3. No dog park; will have one at GJT Park and Hilltop Park. No synthetic grass for a dog park as maintenance is very messy; needs real grass or bark.
4. Trees/shade – minimal shade in Marina, a few trees around the picnic areas.
5. Bocce ball courts – there is a nearby park that have courts but not very popular.
6. Tennis/pickleball courts – have at least one tennis court.
7. Other parks furnishings? *The park will incorporate benches, trash cans, bike racks, and EV charging stations per Green Building code.*
8. BBQ/picnic areas? *Yes, and possibly shade structures. Will also have group picnic areas and GJT will also have BBQs but they tend to gathering spots for the homeless.*
9. Walking trails? *Yes, the FORTAG trail goes through the park and walking paths throughout.*

Parking

1. Park underground? *OK in more urban areas, plus too costly.*
2. CSUMB parking lot is working with a master developer so not for public use at this time.

PROJECT NAME:
VERDE DESIGN, INC.
PROJECT NO.:
MEETING LOCATION:

LUHSD Baseball Improvements
2111100
Web Progress Meeting

MEETING REPORT FOR:
MEETING DATE:
REPORT DATE:

60% Submittal Review Meeting
02/17/2022
02/24/2022

**Design Options
Comments**

1. Option 4 has less trees and less parking but might be best for community.
2. Option 3 is preferred by the sports people (coaches, parents) as it has more existing trees preserved than option 4 while still having all the park elements shown in the other options.
3. The less sports people prefer Option 2 as it has sports fields (half of Options 3 and 4) while preserving all trees and having more space for other elements such as the amphitheater.
4. Access to playground in Options 3 and 4? Playgrounds are accessible but may be more expensive due to the topography. One suggestion was to flip the playground for the amphitheater in these options.

END OF MEETING REPORT

DUNE CITY PARK RANKING/COMMENTS SUMMARY					
Comment No.	Option 1	Option 2	Option 3	Option 4	Comments
1			1		Need of ballfield for growing youth population
2			1		Please count this as a vote for option 3, the only viable multipurpose use of the area being developed for the City of Marina's Dunes City Park Development
3					Our daughter plays softball in Marina and we are a family that enjoys recreation. We feel that ensuring parks and fields are supported is important. As Marina grows, it's vital that parks and recreations fields grow as well and that includes keeping up with regular maintenance. It will not only allow for continued support of existing sports and related non profits but entice new family who are looking for a place to live and raise their families. Please support fields and parks in Marina as you consider Marina's growth.
4		1			Option 3/4 have too many sports fields and the hilly play area can be done well but accessible grade changes take up space, and traversing elevation changes while following a child can be exhausting. SEE email for additional comments and proposed sketch
5					Proper Light sheilding and avoid intrusive flood lights. SEE additional Comments
6	1				See the Dunes Park as natural as possible, however Option 2 is next choice.
7					Comments on Skating not Dunes.
8	1				Dog Park area?
9	1				Comments in support of Option 1. SEE Comments
10		1			Use inclusive play area in 3 to be used in 2. Keep all the existing trees
11			1		Ampitheater on the west side
12			1		Opt. 3 seems to be best placed to address the influx of younger families coming to town.
13	1				Top Optiosn 1 and 2. Locate Sports fields at more remote areas. Save more trees and limit amount of parking
14			1		
15		1			
16					GJT Comments
17	1				Likes Great Lawn, and Historical Bldg/Museum as triute to the Legacy of Fort Ord.
18	1				Historical Bldg.
19		1			Good balance , Opt 3 is second
20	1				love the great lawn and historical bldg, next choice is opt 2
21	1				Incorporate tribute to Ft Ords History
22	1				Preserve as many trees, more pickle balls - SEE comments
23	1				preserve more trees and historical center
24			1		
25		1			ballfields max. saved trees
26	1				keep most trees and space feels most versatile
27	1				w/ the historic museum. Retails all significant trees
28	1				Historical Building Museum, sentimental place and important part of history
29		1			or 3 . SEE COMMENTS ON THE INCLUSIVE PLAY SPACE
30					Demand for additional dedicated pickerball at the Dunes City park. SEE Comments
31				1	Second selection 3, he wants more ballfield and parking

DUNE CITY PARK RANKING/COMMENTS SUMMARY

Comment No.	Option 1	Option 2	Option 3	Option 4	Comments
32	1				Good green space in our city for unstructured recreation,•Historical center that honors the service of hundreds of thousands of military personnel, families, and government civilians that served our nation at Fort Ord. Save trees
33	<u>1</u>				
34	<u>1</u>				Option 1 with a single ballfield. SEE ADDITIONAL Comments
35			1		Opt 4 for ballfield
36			1		Opt 4 for ballfield
37			1		
38			1		or 4 but pref 3
39			1		
40				1	or 3
41			1		4
42			1		
43			1		or 4
44					Did not indicate what option but advocating for playing fields
45			1		or 4 like Cutino Park in Seaside
46			1		or 4
47			1		or 4
48			1		or 4
49	1				great lawn for versatility
50	1				or option 2
51			1		or 4
52		1			or 1 good balance for active and non active type recreation
53			1		or 4 and better pickle ball and tennis
54			1		or 4
55				1	
56			1		
57			1		or 4
58			1		or 4
59	1				or 2. Option 1makes it useable to everyone
60		1			
61			1		or 4
62	1				Data showing the need of ballfield and data for water usage for maintenance
63		1			
64			1		or 4
65					or 1. Save trees and Options 2 or 1 serves wider group
66		1		1	or 3 See comment
67			1		or 4
68			1		
69	1				
70	1				
71			1		or 4
72			1		or 4
73			1		or 4
74		1			
75			1		
76			1		
77			1		
78			1		or 4
79		1			or 1
80			1		
81			1		or 4

DUNE CITY PARK RANKING/COMMENTS SUMMARY					
Comment No.	Option 1	Option 2	Option 3	Option 4	Comments
82			1		or 4
83			1		
84			1		or 4
85			1		or 4
86				1	
87		1			
88	1				or 2
89	1				See Comments
90			1		
91				1	
92			1		or 4
93			1		or 4
94			1		or 4
95			1		or 4
96			1		or 4
97		1			
98	1				
99			1		
100					No selection but request for arts and name it Terry Siegrist Performing Arts Center. See comments
101			1		or 4
102			1		
103				1	
104	1				playing fields at Preston Park
105	1				Option 1 provides some great new features for Marina: an amphitheater, a museum (finally!), and space to enjoy the outdoors in a variety of activities. SEE COMMENTS
106	1				followed by 2
107			1		followed by 2
108	1				I really like the idea of the great lawn and preserving some of the historical buildings.
109	1				
110	1				Bundle playground at Preston Park
111		1			
112		1			
113	1				. Love all the variety, including an amphitheater. The green area will be great for frisbee, baseball catch, football toss. Things for both kids and adults. Don't like having 2 big fields taking up most of space.
114		1			
115		1			
116		1			
117			1		SEE Commets
118	1				or 2 ,add tennis court and bocce ball
119			1		or 4
120	1				SEE Comments
121					or 2 , Centralize ballfield like Heather Farms Park. SEE Comments . Vote is included on earlier email
122			1		SEE COMMENTS on Input on design
123		1			next is 1,4 and 3
124	1				
TOTAL	35	20	54	7	

Comment No. 1

Sent: Thursday, January 26, 2023 9:58 PM
To: ourparksdunes@cityofmarina.org
Subject: Option 3

**** WARNING:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe. ******

Please consider Option 3 as the only logical plan for the youth of Marina. As a grandparent as well as parent of former soccer/softball players we need a field to play both sports that is not currently provided. There aren't any other fields in the city for our growing youth population and option 3 would minimize the yearly costs of maintenance.

Sent from my iPhone

Comment No. 2

Sent: Thursday, January 26, 2023 9:02 PM
To: ourparksdunes@cityofmarina.org
Subject: Needed space for youth sports

**** WARNING:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe. ******

Please count this as a vote for option 3, the only viable multipurpose use of the area being developed for the City of Marina's Dunes City Park Development.

Sent from my iPhone

From: Thursday, January 26, 2023 9:58 PM
Sent: ourparksdunes@cityofmarina.org
To: Option 3
Subject:

**** WARNING:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe. ******

Please consider Option 3 as the only logical plan for the youth of Marina. As a grandparent as well as parent of former soccer/softball players we need a field to play both sports that is not currently provided. There aren't any other fields in the city for our growing youth population and option 3 would minimize the yearly costs of maintenance.

Sent from my iPhone

Comment No. 3

Sent: Thursday, January 26, 2023 8:38 PM
To: ourparksgjt@cityofmarina.org
Subject: Support for better recreation fields and parks in Marina

WARNING: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Good evening,

I am writing to share my family's support for better recreation fields and parks in Marina.

Our daughter plays softball in Marina and we are a family that enjoys recreation. We feel that ensuring parks and fields are supported is important. As Marina grows, it's vital that parks and recreations fields grow as well and that includes keeping up with regular maintenance. It will not only allow for continued support of existing sports and related non profits but entice new family who are looking for a place to live and raise their families.

Please support fields and parks in Marina as you consider Marina's growth.

Comment No. 4

Sent: Thursday, January 26, 2023 4:13 PM
To: ourparksdunes@cityofmarina.org
Subject: Dunes City Park Development

WARNING: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi City of Marina,

My comments on the Dunes City Park are:

My favorite plan is Option 2 with the one soccer/baseball field, the restroom near the play area, and the play area being away from the southwest high corner. I suggest looking into a walking path and benches in the southeast corner with the existing trees.

Option 3/4 have too many sports fields and the hilly play area can be done well but accessible grade changes take up space, and traversing elevation changes while following a child can be exhausting.

Option 1 puts the sports pavilion in the park to get extra parking spaces which I don't value since I live down the street. I don't know how important the extra parking would be to other users especially if there aren't as many simultaneous sports games. I don't expect the historical area to be as valuable as the alternatives. The restrooms are not next to the play area.

For all the options I think there is too much Bocce. We have 2 Bocce courts at one of the parks at the dunes already and they are not popular. I would also appreciate efforts in the play area design that maintaining line of sight be a design consideration. As a parent I don't like that the artificial hill at one of the dunes parks blocks line of sight and that there are roads nearby. In the context of these parks the issue would be children running into the parking areas. I understand the reasoning and appreciate making the play area accessible, however I do know many parents that live at the dunes that want a traditional park setup with swings, ladders, and slides.

I was told by multiple people I could find the drawings online but haven't found them. If a URL could be sent to me that would be appreciated. I did take pictures which allowed me to talk about the concepts with my wife.



VERDE DESIGN

Comment No. 5

DUNES CITY PARK DEVELOPMENT



SELECTION/COMMENTS:

We have two main aims/potential concerns

- Proper light shielding to reduce light pollution
- Avoid intrusive flood lighting on the Western horizon of our Marina observatory - which is important for planetary observations.

* This impacts public viewings of this - our community observatory and specific high profile research programs that need this site.

SUBMIT COMMENTS AT THE MEETING OR EMAIL TO Ourparksdunes@cityofmarina.org

Attached some misc documents relating to previous MIRA submissions on lighting. We have decades of experience working with architects and councils. We can help!



VERDE DESIGN

Comment No. 6

DUNES CITY PARK DEVELOPMENT



SELECTION/ COMMENTS:

~~I don't think~~ I would like to see the Dunes City Park as natural as possible. There are beautiful trees currently. So I would prefer Option 1. However, if more soccer/baseball fields then Option 2 would be my next choice.

If you would like more information you can go to the projects folder on the website www.cityofmarina.org

Or email ourparksdunes@cityofmarina.org



VERDE DESIGN

Comment No. 7

DUNES CITY PARK DEVELOPMENT



SELECTION/COMMENTS:

Thank you for providing opportunity for input.
Glad to hear that skating area(s) are still part of the design. Skating is great for families. A flat surface for skating (indoors or outdoors) helps with learners & beginners.

SUBMIT COMMENTS AT THE MEETING OR EMAIL TO Ourparksdunes@cityofmarina.org



Comment No. 8
DUNES CITY PARK DEVELOPMENT



SELECTION/COMMENTS:

OPTION 1 is great. Is there a dog
park area being considered?
Followed by #1, 3, 2, then 1.

SUBMIT COMMENTS AT THE MEETING OR EMAIL TO Ourparksdunes@cityofmarina.org



VERDE DESIGN

Comment No. 9

DUNES CITY PARK DEVELOPMENT



SELECTION/ COMMENTS:

I prefer option #1 because it provides a more holistic intergenerational park experience.

I especially like the outdoor amphitheatre as Marina has very few performing arts or speaker spaces. A large group picnic area is also important as many cultures like to gather outdoors w/ family & friends. I also think pickleball is important as it is an outdoor recreational activity especially beneficial to older adults.

If you would like more information you can go to the projects folder on the website www.cityofmarina.org

Or email ourparksdunes@cityofmarina.org



VERDE DESIGN

Comment No. 10

DUNES CITY PARK DEVELOPMENT



SELECTION/COMMENTS:

Given the demographics 2. Playing fields seems redundant - I lose too many trees
Opt 2 is best for the most uses & keeps most of the existing trees
~~Option 1~~ I like where Pickle Ball Court is incorporated
~~the amphitheater & lawn~~ - seems unnecessary, would love to see the inclusive
play area from option 3 used in opt 2 instead of amphitheater & lawn.
Work with the slope - keep upper contour instead of grading the whole site.
Please keep all the existing trees! They have history

If you would like more information you can go to the projects folder on the website www.cityofmarina.org

Or email ourparksdunes@cityofmarina.org



VERDE DESIGN

Comment No. 11

DUNES CITY PARK DEVELOPMENT



SELECTION/ COMMENTS:

#3 ramp on West side

#4

If you would like more information you can go to the projects folder on the website www.cityofmarina.org

Or email ourparksdunes@cityofmarina.org



VERDE DESIGN

Comment No. 12

DUNES CITY PARK DEVELOPMENT



SELECTION/ COMMENTS:

~~With~~ With the number of new houses coming to town, I suspect that the need for athletic fields will grow. Option 3 seems to be best placed to address the influx of younger families that will be coming to town -

If you would like more information you can go to the projects folder on the website www.cityofmarina.org

Or email ourparksdunes@cityofmarina.org



VERDE DESIGN

Comment No. 13

DUNES CITY PARK DEVELOPMENT



SELECTION/COMMENTS:

TOP OPTIONS FOR ME ARE #1 & #2

LOCATE SPORTS FIELDS AT MORE REMOTE AREA.

SAVE MORE TREES AND LIMIT AMOUNT OF PARKING

If you would like more information you can go to the projects folder on the website www.cityofmarina.org

Or email ourparksdunes@cityofmarina.org



VERDE DESIGN

Comment No. 14

DUNES CITY PARK DEVELOPMENT



SELECTION/COMMENTS:

Field #3

If you would like more information you can go to the projects folder on the website www.cityofmarina.org

Or email ourparksdunes@cityofmarina.org



Comment No. 15
DUNES CITY PARK DEVELOPMENT



SELECTION/COMMENTS:

option 2

SUBMIT COMMENTS AT THE MEETING OR EMAIL TO Ourparksdunes@cityofmarina.org



Comment No. 16
DUNES CITY PARK DEVELOPMENT



SELECTION/COMMENTS:

for Gloria Jean - have space for
beginning cyclist - Kids learning how to
ride - toddlers & young kids need enough
room to practice safely.

SUBMIT COMMENTS AT THE MEETING OR EMAIL TO Ourparksdunes@cityofmarina.org



VERDE DESIGN

Comment No. 17

DUNES CITY PARK DEVELOPMENT



SELECTION/COMMENTS:

I PREFER OPTION 1. THE "GREAT LAWN" OPEN SPACE PROVIDES KIDS THE ABILITY TO PLAY SOFTBALL/BASEBALL AND SOCCER. AND I LIKE THE HISTORICAL BUILDINGS/MUSEUM AS A TRIBUTE TO THE LEGACY OF FORT ORD.

If you would like more information you can go to the projects folder on the website www.cityofmarina.org

Or email ourparksdunes@cityofmarina.org



VERDE DESIGN

Comment No. 18
DUNES CITY PARK DEVELOPMENT



SELECTION/ COMMENTS:

OPTION #1

HISTORICAL BID - \$

SUBMIT COMMENTS AT THE MEETING OR EMAIL TO Ourparksdunes@cityofmarina.org



VERDE DESIGN

Comment No. 19

DUNES CITY PARK DEVELOPMENT



SELECTION/ COMMENTS:

I like option 2 as I feel it is a good balance
between play / ball creeps + open space.
My second option would be option 3.

SUBMIT COMMENTS AT THE MEETING OR EMAIL TO Ourparksdunes@cityofmarina.org



Comment No. 20
DUNES CITY PARK DEVELOPMENT



SELECTION/ COMMENTS:

* 1st choice - Love option #1 - Love the Great Lawn and
Historical Buildings/Museum

2nd choice - option 2

* Love more trees - don't use up large area w/ synthetic field

SUBMIT COMMENTS AT THE MEETING OR EMAIL TO Ourparksdunes@cityofmarina.org



VERDE DESIGN

Comment No. 21

DUNES CITY PARK DEVELOPMENT



SELECTION/ COMMENTS:

Option 2 plan incorporates a tribute to Ft Ord's History
with the museum/buildings. Love this!
Also, Love the large lawn and sports pavilion incorporated into the park.
My choice would be option 1!

SUBMIT COMMENTS AT THE MEETING OR EMAIL TO Ourparksdunes@cityofmarina.org

The popularity of pickleball requires 4 courts in any location
 Carmel - 4 PG - 4 - Chamisal - 8 and fully used, Meadowbrook - 4
 Seaside - 4, Monterey - 2 and people always waiting

Comment No. 22



VERDE DESIGN

DUNES CITY PARK DEVELOPMENT



SELECTION/ COMMENTS:

Preserve as many trees!!! Ball fields can go to Preston or Los Arboles, spend money to improve these 2 locations. Love the amphitheatre location in 1 & 2. Option 1 is the only plan incorporating any acknowledgment of military Fort Ord history these buildings could be linked to the connector building

option 1 or option 2

↓
like historic
building

↓
Like location
of pickleball / basketball

If you would like more information you can go to the projects folder on the website www.cityofmarina.org →

Or email ourparksdunes@cityofmarina.org

Business →
city projects



VERDE DESIGN

Comment No. 22 Cont.
DUNES CITY PARK DEVELOPMENT



SELECTION/ COMMENTS:

Need more permanent pickleball
courts NOT dual striping
4 minimum courts in any location

If you would like more information you can go to the projects folder on the website www.cityofmarina.org →

Or email ourparksdunes@cityofmarina.org

Business →
cityprojects

✓ chapel as meeting Rm
sports pavilion
amphitheatre upper corner
Basketball court

Comment No. 22 Cont.



VERDE DESIGN

Comment No. 23

DUNES CITY PARK DEVELOPMENT



SELECTION/COMMENTS:

OPTION #1 PREFERENCE

+ MORE TREES +

+ HISTORICAL CENTER

- DON'T SEE A NEED FOR MORE SPORT FIELDS

*QUESTION: WE NEED MORE WATER POLO MATCH QUALITY POOLS IN THIS
PART OF THE REUNION - CAN THE POOL HOST/BE AT WATER
POLO MATCH DEPTH + REGULATIONS*

If you would like more information you can go to the projects folder on the website www.cityofmarina.org

Or email ourparksdunes@cityofmarina.org

Comment No. 24
DUNES CITY PARK DEVELOPMENT



COMMENTS:

OPTION #3



VERDE DESIGN

Comment No. 25

DUNES CITY PARK DEVELOPMENT



SELECTION/COMMENTS:

I like option 2 best: ball fields, maximum
saved trees, 2 restrooms.

Historical Bldg is a low priority for me.

If you would like more information you can go to the projects folder on the website www.cityofmarina.org

Or email ourparksdunes@cityofmarina.org



VERDE DESIGN

Comment No. 26

DUNES CITY PARK DEVELOPMENT

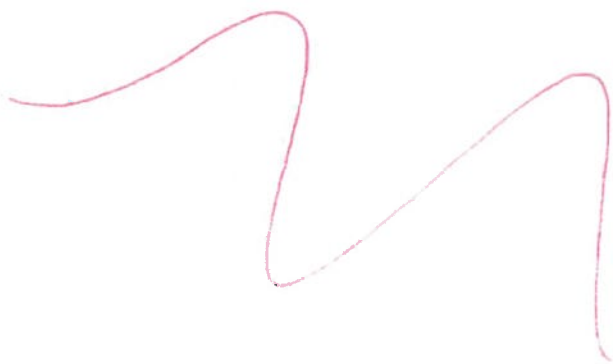


SELECTION/COMMENTS:

Option 1 seems the best one. It keeps the most trees and the space feels the most versatile.
Thank you

If you would like more information you can go to the projects folder on the website www.cityofmarina.org

Or email ourparksdunes@cityofmarina.org





VERDE DESIGN

Comment No. 27

DUNES CITY PARK DEVELOPMENT



SELECTION/COMMENTS:

I like Option #1 w/ the historic museum that are not
in the other options. I feel that this option retains
all significant trees.

If you would like more information you can go to the projects folder on the website www.cityofmarina.org

Or email ourparksdunes@cityofmarina.org



VERDE DESIGN

Comment No. 28
DUNES CITY PARK DEVELOPMENT



SELECTION/COMMENTS:

Thank you so much for including a Historical Bldg Museum in Option 1.
It's such a sentimental place and an important part of history for many of us who served
while Fort Ord was active. It's almost a must! Thank you.

While I love baseball... it's not played by many and public ball fields tend to decay into
dirty, dead grass. No Baseball please. Baseball field = wasted space for most.

The sports pavilion is brilliant. Very excited about this development! Only Option 1 makes great
sense! 😊

If you would like more information you can go to the projects folder on the website www.cityofmarina.org

Or email ourparksdunes@cityofmarina.org



VERDE DESIGN

Comment No. 29
DUNES CITY PARK DEVELOPMENT



SELECTION/COMMENTS:

* As a baseball/softball parent and coach, I experience firsthand the lack of fields for our teams to practice & play on. I love options 2+3 the most!

* I also encourage as much grading as possible for the inclusive play space. Terracing and retaining walls take up so much of the usable space!

If you would like more information you can go to the projects folder on the website www.cityofmarina.org

Or email ourparksdunes@cityofmarina.org

Comment No. 31

Sent:	Thursday, February 2, 2023 3:12 PM
To:	ourparksdunes@cityofmarina.org
Subject:	Marina Dunes Park comments
Follow Up Flag:	Follow up
Flag Status:	Flagged

WARNING: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hello,

I'm submitting my comments on the proposed Dunes Park options.

I would prefer Option 4 (then Option 3 as my second choice). We need to move forward with a park plan that includes ball fields. Options 1 and 2 should not even be considered due to their lack of ball fields.

I prefer Option 4 over 3 because it has more parking on the south side—which will also be used by CSUMB students and discgolfers because they removed the free parking along 2nd Ave last year (presumably by request of MBFC so people will have to pay to park when attending games; or possibly due to residential construction in that area).

Comment No. 32

Sent: Wednesday, February 1, 2023 4:11 PM
To: ourparksdunes@cityofmarina.org
Cc: Community Input on Dunes Phase II Park
Subject:

Follow Up Flag: Follow up
Flag Status: Flagged

WARNING: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

I wanted to submit input and recommended option for the Dunes Phase II park for me (), my wife (), son , and disabled adult son ().

We prefer Option #1 for the following reasons:

- Good green space in our city for unstructured recreation
- Good plan and space for accessible playground areas
- Historical center that honors the service of hundreds of thousands of military personnel, families, and government civilians that served our nation at Fort Ord
- Meaningful space for the amphitheater – a reduced footprint will likely result in minimal use
- Given the number of trees in the area that needed to be removed, Option #1 saves the most healthy trees
- Lowest light pollution impact on MIRA
- Lowest noise pollution for the surrounding community

The sport fields issues at Preston Park need to be addressed but not (1) at the expense of Dunes Park, and (2) from the resources collected from The Dunes. There is adequate space at Preston Park for multiple sport fields and it is definitely more convenient for players, families, and officials if all of the sport fields are in one area to reduce transit between sport fields.

Comment No. 33

Sent: Monday, February 6, 2023 1:29 PM
To: ourparksdunes@cityofmarina.org
Subject: Dunes City Park

Follow Up Flag: Follow up
Flag Status: Flagged

**** WARNING:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe. ******

I vote for plan #1.

Sent from my iPad

Comment No. 34

February 5, 2023

Having attended both the onsite Q & A meeting/Tour at the future Dunes City Park site and the Architect's Presentation at the Marina City Council Chambers on January 26th 2023, and earlier onsite visits to discuss preservation of Legacy trees on the park site, and having listened to the questions and comments by participants of each, I am prepared to present my opinion/choices for the Dunes City Park development.

Having been told that "there is room for manipulation" in each option, I am advocating for **the Option 1 design with modifications to incorporate the single field design and possible placement of the Sports Pavilion similar to those in the Option 2 design.**

Focus for this decision-making process:

- Optimize use of current topography to minimize need for retaining walls by placing amphitheater in southwest corner of the site.
- Optimizing the space for the amphitheater allowing higher attendance for community events, including the possibility for summer plays or other performing arts events/fundraisers (MPC's Performing Arts program already has a presence on their Marina campus).
- Placement of All Inclusive Playground to allow easier access for physically challenged youth and their guardians/assistants in moving between vehicles and playground.
- Optimize Legacy and Significant Tree preservation.
- Appropriate field usage for neighborhood youth and room for community events.
- Appropriate nod to site legacy/history.

Background/Qualifications

My Husband and I each moved to California from the Midwest after graduating from Big Ten schools. We married in 1997 and lived in our San Jose home for 23 years before moving to

Marina in May of 2020. We were licensed as Foster-Adoptive parents in 2000 and adopted our two daughters in 2003. Our younger daughter experienced learning and physical differences from an early age. We have strong connections in the Foster-Adoptive and Special Ed communities in Santa Clara County, having volunteered, raised and advocated for children in those sectors. Among my experiences were having input into school programs and playground designs that directly impacted the success of my own child and some of her peers.

Considerations/Further Questions

- Consideration: I heard loud and clear the anger, frustration and concern of coaches and parents attending the Architect's Presentation over the poor maintenance of existing fields and the need for more fields available to their soccer/baseball teams.
- Consideration: I also heard from another source that the parents in Preston Park aren't interested in driving their children to multiple sites around the city for practices and competitions. The convenience of practices and games closer to home and/or school allows for more family, meal and rest time for the youth of these participating neighborhoods.
- Question: Is there a better long-term solution to meeting the needs of these teams for better maintenance of the existing Preston Park fields and for convenient placement of additional fields either next to the existing fields or closer to the schools the players attend?
- Question: Could the maintenance solution attached to the upkeep of the Dunes City Park be shared with the existing fields in Preston Park and or new fields built for organized sports?
- Consideration: With the University Village apartment complex near the north end of the proposed Dunes Park and another under market high density housing complex being built at the south end, and with the existing The Dunes on Monterey Bay community to the east of 2nd avenue and the planned continuation of Phase II to the west of the park, there may be an opportunity here to provide drop-in play for those youth not participating in organized sports.
- Consideration: Marina is located in a region suffering from recurring drought seasons interspersed with extreme wet seasons. Insertion of a large area of natural grass could provide many logistical obstacles including the expense and time table of installing the

necessary infrastructure for watering, upkeep and repair of the sodded area, additional maintenance and upkeep during drought/flood seasons and pest/vermin abatement.

- Consideration: The impact of increasing development surrounding the park and the plans for the park development on local traffic and the subsequent impact on local residents (including children living close to the park).
- Consideration: Many artificial turf products contain toxic ingredients or by-products (off-gassing).
- Question: Assuming a better location for the organized sports fields, is it necessary for a single field designed for drop-in use by neighborhood students to be regulation size (ie would providing a smaller field for incidental use discourage the encroachment by out of county leagues/clubs)?
- Question: Will there be posted hours for the park as there are for the Dunes State Park?
- Question: If a non-toxic/environmentally friendly artificial turf product for the field is not currently available, how cost-prohibitive would it be to replace an installed field with a less toxic version in the future?
- Consideration: The architect voiced a fascination with the prospect of designing a multi-level All-Inclusive Playground in the southwest corner of the Dunes City Park site and believes there may be enough room for one. There is no comparative precedent in the surrounding area. Such configuration may have additional ADA adaptive considerations and retaining wall needs requiring an increase in time/cost.
- Consideration: Configuration of All-Inclusive Playground to allow optimal integrative play between physically abled children and children with limitations (eg if you wanted a central hub for integration with peripheral mixed or separate stations) and easier access for physically challenged youth and their guardians/assistants in moving between vehicles and playground (eg reserved parking stalls and/or ramps, wider gates, etc).
- Question: Would a more round configuration (Option 1 design) better fit the desired equipment/needs for children with limitations or would the oblong configuration (Option 2 design) be a better fit?

- Consideration: There is a legacy to the site under consideration for Dunes City Park. Many city residents have family/friends who have served or have personally served at Fort Ord. Only Option 1 provides for a museum to house photographs and other mementos from that legacy era.
- Question: In the current Option 1 design, would moving the Historical Buildings Museum up next to the Chapel/Community Building allow for preservation of the 22 extra parking spaces in the Option 1 design?
- Question: Assuming we can save the field for local use (meaning youth from the surrounding neighborhoods), is there still a requirement for those extra parking spaces between the anticipated number of park participants and the Recreation/Aquatic Center guests/staff?
- Question: Would moving the Sports Pavilion up next to the Chapel/Community Building (as it appears in the other 3 design options) allow more flexibility in accommodating the addition of a single field (as appears in Option 2) in the Option 1 design?

Final Decision-making Process

- I believe that (1) using the current site topography to minimize need for retaining walls by placing an amphitheater in the southwest corner is the optimal use of that space and available funds and that (2) the addition of 2 regulation fields to this site in attempt to meet the current and future needs of Organized Sports in other neighborhoods will negatively impact the design needs supporting the youth in the neighborhoods immediately surrounding the Dunes City Park site without meeting the needs for convenient field locations of participating Organized Sports families. There are many in our city who strongly believe in making every possible effort to preserve existing native trees. Given those beliefs, I ruled out the Option 3 and Option 4 designs.
- Design Option 1 and Design Option 2 are very similar. Each places the amphitheater in the southwest corner increasing the approx. capacity from 80 in Options 3 & 4 to 250. Each retains all Legacy and Significant trees on the site. The configuration of the Rec/Aquatics Center appears to be about the same. In the end I believe that modifying Option 1 to retain the Historical Buildings Museum and the configuration of the All-Inclusive Playground while adding a single field for use by youth in the surrounding

neighborhoods makes the best long term use of the existing site with a lower traffic impact on the surrounding neighborhoods.

Comment No. 35

Sent: Monday, February 13, 2023 7:23 PM
To: ourparksdunes@cityofmarina.org
Subject: Dunes Park

WARNING: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Good evening,

Thank you for the effort put forth to provide 4 very thoughtful options for Dunes Park. I would like to voice my support for options 3 or 4 as they provide the ball fields the community is desperately in need of. There are many nearby options for outdoor space but limited options for ball fields.

Thank you for your time.

Comment No. 36

Sent: Monday, February 13, 2023 9:33 PM
To: ourparksdunes@cityofmarina.org
Subject: Option 3 or 4 for Marina Dunes Build

WARNING: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

To Whom It May Concern, I am writing this email as a parent and a Marina resident of the last 19 years. I would like to extend my input in the new housing development building options 1-4. I would like to choose either option 3 or 4 because I would like to support the children of Marina who play sports and need a good and safe field to play on. Both of my children have played soccer and baseball for Marina over the years on fields in Marina that are sub par with uneven ground and a large amount of gopher holes making for an unsafe and difficult area to play on. Please consider my request when deciding which building option to choose.

Comment No. 37

Sent:
To:

Monday, February 13, 2023 9:47 PM
ourparksdunes@cityofmarina.org

WARNING: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

I have played sports here in marina as a kids and now my kids play here in marina. I love our growing town. BUT we need to put more energy into our organized sports. An that mean being able to provide a place for our community to gather and play on quality an cared for fields. We want to vote for park option #3

Comment No. 38

Sent: Monday, February 13, 2023 10:25 PM
To: ourparksdunes@cityofmarina.org
Subject: Park Option

**** WARNING:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe. ******

How wonderful that this is being built. It will be a great addition to the city and citizens. I would be happy with either option 3 or 4 but would prefer 3.

Comment No. 39

Sent: Monday, February 13, 2023 10:27 PM
To: ourparksdunes@cityofmarina.org
Subject: City Park Options

**** WARNING:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe. ******

Vote for Option 3.

Sent from my iPhone

Comment No. 40

Sent: Saturday, February 11, 2023 1:33 PM
To: ourparksdunes@cityofmarina.org
Subject: Ranking of development projects

Follow Up Flag: Follow up
Flag Status: Flagged

**** WARNING:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe. ******

Good afternoon,

I am emailing to advocate for the development of project 4 or 3. Most preferred option being project 4. As a mom of three who also lived and grew up in Marina my whole life, Marina is in need of well developed baseball/softball fields & sports facilities. The fields that currently exist are not sufficient to running successful youth sports programs for our growing community. We have traveled with our sons who have played baseball in many cities throughout northern & southern California that provide numerous well-kept, well developed sports facilities. It always makes us wish, and feel disappointed, that our community does not have better sports complexes to offer the youth.

With the number of new homes being developed, projects that benefit the growing youth population would be most beneficial and appreciated. Thank you for your consideration, it's with great hope that new baseball fields/multi-sport fields are soon underway.

Comment No. 41

Sent: Monday, February 13, 2023 8:06 AM
To: ourparksdunes@cityofmarina.org
Subject: Please approve park options #3 or #4 for new Dunes park

Follow Up Flag: Follow up
Flag Status: Flagged

WARNING: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

The City of Marina is in dire need of usable sports fields. Our youth soccer, baseball and softball leagues have been punted to different substandard fields over the years, fields pockmarked with dangerous gopher holes, with limited parking and viewing areas. Our youth deserve dedicated fields in the new development. Please approve option #3 or #4 for the new park at the Dunes.

Comment No. 42

Sent: Monday, February 13, 2023 8:26 AM
To: ourparksdunes@cityofmarina.org
Subject: Dunes City Park Development- option #3

Follow Up Flag: Follow up
Flag Status: Flagged

WARNING: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

I have been a homeowner in Marina for 13 years. My children have grown up playing for Marina Youth Soccer and Marina Youth Baseball Softball over the years. Marina playing fields, compared to other towns around the peninsula are in horrible condition and downright dangerous to play on at times. I have been following the Dunes development project and am not sure why there are now 4 options for the "sports complex". Marina needs playing fields now, not future promises. Marina is the fastest growing town with hundreds if not thousands of new families moving in. We need sports fields!! We need OPTION #3. This gives everyone a little something. Please support the youth of Marina! They are our future!!

Comment No. 43

Sent: Monday, February 13, 2023 8:36 AM
To: ourparksdunes@cityofmarina.org
Subject: Dunes Park Project

Follow Up Flag: Follow up
Flag Status: Flagged

**** WARNING:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe. ******

Attention City of Marina,

Invest in Marina's youth and Please go with option 3 or 4 for the Dunes Park Project. Marina is dire need of usable sports fields for their youth. Existing fields don't meet the various standards of sports play. For example, in baseball you need a smaller diamond for the youngest kids and full size for the older youth. Further, parking is an issue at all existing fields, not nearly enough. Overflow parking spills in to nearby streets and neighborhoods.

As stated on the city's website "Marina has the highest development on the peninsula". This means more families with kids moving to Marina and an increasing need for youth sports and access to public sports fields. The existing fields will clearly not meet this goal and clearly don't meet current needs. Please consider options 3 or 4 and give marina youth the opportunity to play sports where they live. It's an investment in our future.

Please confirm you received this email.

Comment No. 44

Sent: Monday, February 13, 2023 11:23 AM
To: ourparksdunes@cityofmarina.org
Subject: Park

**** WARNING:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe. ******

Playing fields for children is a vital role in a child's youth. It may be expensive today but it pays for it self as a deterrent to illegal activities later on in life. As a lifelong resident who is now raising a family in marina it would be a disgrace if our leaders chose to ignore the youth of our community. Give our community what it needs more than anything. Game usable fields that we as a community can support through the many youth leagues that desperately need them.

Comment No. 45

Sent: Tuesday, February 14, 2023 5:17 AM
To: ourparksdunes@cityofmarina.org
Subject: Marina Park

**** WARNING:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe. ******

As a mother of 6 children who all play sports. I wanted to voice my opinion on the necessity of needed new, clean, and safe fields for my kids to play. Supporting the community in sports is a huge deal as you are supporting kids in being active in the community and keeping them off the "street" in the future. Options 3 and 4 are the best options you have, however do us a favor and think more about the kids in their town. Give these kids something to look forward to. Something amazing. Seaside was able to build the most amazing field for baseball/softball and soccer. I wish we had a field like theirs. Check it out, David Cutino Park. They invested in their athletes, you should too.

Comment No. 46

Sent: Monday, February 13, 2023 4:16 PM
To: ourparksdunes@cityofmarina.org
Subject: Parks Options

WARNING: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

My grandchildren have lived in Marina for about 13 years, they are involved in the sports that are offered to the children of Marina, I have been to & have driven them to so many of their practices and games. I am requesting the city approve option #3 or #4 for the new Dunes Park, with more families moving into Marina, there needs to be more public playing fields for the kids to go to other than the streets, they need someplace to practice, please think of the kids and families that will use those public playing fields and other organizations that will use them. Please approve #3 or #4

Comment No. 46 Cont.

|
Sent: Monday, February 13, 2023 3:29 PM
To: ourparksdunes@cityofmarina.org
Subject: approval

WARNING: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

My 2 grandchildren have lived in Marina, for about 13 years, they are involved in sports that are offered to the children of Marina, I have been to so many of their baseball/softball games. I am requesting the city approve option #3 or #4 for the new Dunes Park, with more families moving into Marina there needs to be more public playing fields for kids to go to, KEEP them off the streets, they need somewhere to play, and practice their sports, please think of the kids and younger generations that will use these public playing fields and other organizations using them. PLEASE approve #3 or #4 on behalf of my grandchildren and all Marina kids'

Comment No. 47

Sent: Tuesday, February 14, 2023 8:07 AM
To: ourparksdunes@cityofmarina.org
Subject: Please vote for option 3 or 4!

**** WARNING:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe. ******

Hi. I am a resident of Marina and a mother of 2 kids.
Both of my kids play softball, baseball, and soccer with Marina baseball and Marina soccer.
We need more field because first of all, there is just not enough fields for all the teams.
Secondly, the fields the kids use are not well maintained. It sometimes leads to injuries.
Also, no lights so practice is cut short during winter.
With the plan 3, or 4, We can host more tournaments, games and events to bring more people to Marina and that will increase revenue for local stores and restaurants as well!
Please vote for plan 3, or 4!!
Thank you

Sent from my iPhone

Comment No. 48

Sent: Tuesday, February 14, 2023 8:35 AM
To: ourparksdunes@cityofmarina.org
Subject: Options for new park at the Dunes

WARNING: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

I would like to support option 3 or 4 (the options with 2 ball fields).
After hearing the public comment at the public presentation it seems we need more ball fields for youth in our community and I remember when this park was originally presented it's focus was to provide new soccer/baseball/softball opportunities for our community.

My number one priority is to see the pool/rec centers get renovated as I would love to have a public, family friendly pool in our community (learning to swim early can be a life saver).

Thank you Marina City Staff and the design team for all your work.

Comment No. 49

Sent: Tuesday, February 14, 2023 9:30 AM
To: ourparksdunes@cityofmarina.org
Subject: Park vote

**** WARNING:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe. ******

Hi,
I'm a resident of the Dunes neighborhood and my family would love to see Option 1 for the new park space. I have two small children and the great lawn would provide a lot of versatility in the future. I also think the location of the amphitheater in Option 1 makes the most sense.

Comment No. 50

Sent: Tuesday, February 14, 2023 10:32 AM
To: ourparksdunes@cityofmarina.org
Subject: Dunes parks

WARNING: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hello, I am writing today to voice my support in the building of the new Dunes Park recreation area, and specifically my support of option 1. I firmly believe that marina has the potential to be a community driven, walkable city and option 1 seems to be most aligned with that vision. The different areas look to be more commingled, rather than isolated, encouraging community interaction regardless of the reason for attending the park. I think option 2 has potential as well, if a baseball/soccer field is deemed necessary.

As a young mother, I look forward to a marina that can be used by all generations.

Comment No. 51

Sent: Tuesday, February 14, 2023 12:32 PM
To: ourparksdunes@cityofmarina.org
Subject: Marina Youth Softball/Baseball

WARNING: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

To whom it may concern,

As a long time resident of Marina, I would like to vote with option 3 or 4 for the proposed Marina dunes Sports field.

Comment No. 52

Sent: Tuesday, February 14, 2023 12:58 PM
To: ourparksdunes@cityofmarina.org
Subject: Plans

**** WARNING:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe. ******

Hi, I prefer plans 1 or 2. 2 is a good balance between active and non active type of recreation. 3 and 4 are too sports centric. Not everyone plays sports.

One concern I have is how do you vet public comments that they are indeed from Marina residents? I see people from Seaside share the links to the this web page.

Sent from my iPhone

Comment No. 53

Sent:
To:

Tuesday, February 14, 2023 1:29 PM
ourparksdunes@cityofmarina.org

WARNING: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

The City of Marina is in need of usable sports fields. Our youth soccer, baseball and softball leagues have been punted to different substandard fields over the years, fields pockmarked with dangerous gopher holes, with limited parking and viewing areas. Our youth deserve dedicated fields in the new development. Please approve option #3 or #4 for the new park at the Dunes. Also we need better pickleball and tennis courts please. Thank you.

Comment No. 54

Sent: Tuesday, February 14, 2023 1:40 PM
To: ourparksdunes@cityofmarina.org
Subject: new Sport field in Marina

WARNING: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi,

I am writing this email to voice the need for a new Sport field in Marina. From the 4 options, options 3 or 4 would be a great space for our community.

Comment No. 55

Sent: Tuesday, February 14, 2023 1:57 PM
To: ourparksdunes@cityofmarina.org
Subject: Dunes park development

WARNING: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi there -

I saw a Facebook post about design input for the Dunes park development. I believe that design #4 is the best option - sports fields are so important for children and design #4 seems to have the best balance of function and parking.

Looking forward to seeing the results!

Comment No. 56

Sent: Tuesday, February 14, 2023 2:34 PM
To: ourparksdunes@cityofmarina.org
Subject: Marina Dunes Park Input

WARNING: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hello,

My wife and I will be closing on a home in The Dunes on March 2nd., after signing our purchase agreement in May 2022. We've closely followed the development taking place in Marina since early 2022. We are very excited by the development throughout the community and it was the number one reason we decided to move from San Francisco to Marina.

The Dunes Park was a specific plan that excited us. We would share with family and friends how great it was that a new regional park was part of the plans related to the neighborhood we were joining.

We submit our input that your Dunes Park options 3 or 4 are **STRONGLY** preferred for our own child and certainly for a wider swath of all children in Marina. The idea of spending this much time and resources on a brand new park and not having any baseball/softball/soccer fields is *unconscionable*. One field (option 2) is not enough to support the amount of new families entering the community.

New sports fields large enough to support baseball/softball/soccer are difficult to add to existing communities. They require much more space, obviously, than basketball courts or playgrounds (which can vary significantly in size but still meet the needs of local neighborhoods). Marina should not squander this opportunity to utilize the space within the planned Dunes Park to provide children a modern field to support their enjoyment of these sports, while still providing plenty of other facilities for inclusive play, tennis, bocce, etc. There is no trade off worth making here.

We additionally believe option 3 is best because it has more trees than option 4 and less parking. Marina has done a great job of planning pedestrian and bike friendly pathways in new development, and therefore it can justify reducing the parking in lieu of more trees and park space when deciding between options 3 and 4. Our own family will be about a half-mile from this park and would not need to always drive, for example. This would be true for many new families in the Dunes neighborhood.

--

Comment No. 57

Sent: Tuesday, February 14, 2023 3:02 PM
To: ourparksdunes@cityofmarina.org
Subject: New softball baseball fields for Marina

**** WARNING:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe. ******

Our kids need more fields. Options 3&4!

Sent from my iPhone

Comment No. 58

Sent: Tuesday, February 14, 2023 4:15 PM
To: ourparksdunes@cityofmarina.org
Subject: DUNES PARK

WARNING: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

To whom it may concern

I'm a local mother of 2 living in Marina with my family. We moved down here from Aptos 4 years ago to buy a home and start our family which we did. We chose Marina because of the affordability and family aspect. There are so many kids here and more coming with the large new developments of Sea Haven and Dunes. However we have a lack of clean and updated parks here. There are no sports fields and minimal activities available for kids. I hope you consider putting in a sport activities center/fields by choosing options 3 or 4 in your final plan of the dunes park.

Sent from my Verizon, Samsung Galaxy smartphone

Comment No. 59

Sent: Tuesday, February 14, 2023 4:21 PM
To: ourparksdunes@cityofmarina.org
Subject: Dunes City Park Development

**** WARNING:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe. ******

I like proposal number 1 best, 2 second best, and don't like 3 or 4.

We have such a lovely opportunity to make a natural looking space and I don't think having half the space taken up with sports fields is a good idea, as it would only benefit a very small percentage of Marina residents, whereas a plan like #1 makes it useable to everybody. Also, a sports field doesn't feel very natural.

Sent from my iPhone

Comment No. 60

Sent: Tuesday, February 14, 2023 4:54 PM
To: ourparksdunes@cityofmarina.org
Subject: Option 2

WARNING: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hello.

I feel like option 2 would give a lot of options to families

Comment No. 61

Sent: Tuesday, February 14, 2023 5:26 PM
To: ourparksdunes@cityofmarina.org
Subject: Dunes Park

WARNING: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Good Evening,

Just wanted to give my input on the upcoming project for the new park being built. It is important for the community to have a baseball and softball field that is up to date with the times. The youth deserve it and so does the growing population of Marina. Right now there are no turf fields or anyplace for the kids to go to practice on nice fields and in which have forced some to go into other cities.

Please go with either option 3 or 4.

Comment No. 62

Sent: Tuesday, February 14, 2023 5:31 PM
To: ourparksdunes@cityofmarina.org
Subject: Dunes park options

WARNING: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi,
I live on Bungalow Dr. Marina

Our family prefers park Option 1. We think it has a variety of options for more people. Definitely NOT Options 3 or 4, we don't need 2 sets of sport fields taking most of the space basically for 2 sports.

If there is data showing overcrowding of other baseball/ soccer fields in the town by youth or rec sport teams **based in Marina** we might be convinced to vote for option 2 as long as it is a true softball field with baseball, not just making the girls sort it out from a baseball field.

I would also like to see data on water usage to maintain the different options.

Comment No. 63

Sent: Tuesday, February 14, 2023 5:34 PM
To: ourparksdunes@cityofmarina.org
Subject: Ranking - Option 2

WARNING: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi there,

I'm a Marina resident
City Park development

in the dunes. I would like to submit my ranking for the Dunes

Ranking preferred: Option 2

Comment No. 64

Sent: Tuesday, February 14, 2023 5:36 PM
To: ourparksdunes@cityofmarina.org
Subject: Dunes Park Sports Field

**** WARNING:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe. ******

Hi, I'm a local resident of marina and I saw a post on the baseball/softball facebook page about a new park area. It would be best for Marina's student athletes (like myself) to have a good place to practice sports or extra curriculars, and just be able to have fun at. I play softball and the only field in my area now is at Los Arboles Middle School since the one at Gloria Jean Tate Park was recently destroyed. There are many dirt fields in all of monterey county but there aren't even as many turf fields so having one would be a plus for the city of marina. By this I'm trying to say I believe options 3 or 4 are the best, especially for the local athletic programs. Hopefully this gets received and taken into thought.

Comment No. 65

Sent: Tuesday, February 14, 2023 5:48 PM
To: ourparksdunes@cityofmarina.org
Subject: Dunes Park ranking

WARNING: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

After reviewing the proposed park plans my preferences are as follows, with the top being the most desired:

1. Design #2
2. Design #1
3. Design #3
4. Design #4

I would really love to see the most trees saved that we can, and don't like the extra mature trees being removed for the 3rd and 4th options. I also think the first two options serve a wider group of people and would better benefit the community.

Comment No. 66

Sent: Tuesday, February 14, 2023 6:41 PM
To: ourparksdunes@cityofmarina.org
Subject: Ranking of Development Projects

**** WARNING:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe. ******

Good evening,

I am emailing to advocate for the development of project 4 or 3. Most preferred option being project 4. As a dad of three who also lived and grew up in Marina my whole life, Marina is in need of well developed baseball/softball fields & sports facilities. The fields that currently exist are not sufficient to running successful youth sports programs for our growing community. We have traveled with our sons who have played baseball in many cities throughout northern & southern California that provide numerous well-kept, well developed sports facilities. It always makes us wish, and feel disappointed, that our community does not have better sports complexes to offer the youth.

With the number of new homes being developed, projects that benefit the growing youth population would be most beneficial and appreciated. Thank you for your consideration, it's with great hope that new baseball fields/multi-sport fields are soon underway.

Comment No. 71

Sent: Tuesday, February 14, 2023 8:34 PM
To: ourparksdunes@cityofmarina.org
Subject: Parks

**** WARNING:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe. ******

I am a Marina resident and I support plan 3 and 4. We need fields for our youth sports.

Sent from my iPad

Comment No. 72

Sent: Tuesday, February 14, 2023 8:49 PM
To: ourparksdunes@cityofmarina.org
Subject: Parks

**** WARNING:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe. ******

We are very interested in hanging in having the parks we would love option 3 or 4 !

Thank you!

Sent from my iPhone

Comment No. 73

Sent: Tuesday, February 14, 2023 8:52 PM
To: ourparksdunes@cityofmarina.org
Subject: Dunes park in motion

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Voting for Option 3 or 4.

My son played for Marina Soccer before. And it so sad that there wasn't enough place to play or practice around the area. Kids needs our help.

Marina Resident.

Sent from my iPhone

Comment No. 74

Sent: Tuesday, February 14, 2023 9:04 PM
To: ourparksdunes@cityofmarina.org
Subject: Voting for youth sports field

WARNING: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hello
As a resident of Marina, I would like to vite for options #2.

Thank you

Comment No. 75

Sent: Tuesday, February 14, 2023 9:10 PM
To: ourparksdunes@cityofmarina.org
Subject: Marina Park

WARNING: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

I vote option 3!!! Give us our fields!!!

Comment No. 77

Sent: Tuesday, February 14, 2023 9:37 PM
To: ourparksdunes@cityofmarina.org
Subject: Marina parks

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Option #4

Sent from my iPhone (Siri Dictation)

Comment No. 78

Sent: Tuesday, February 14, 2023 9:39 PM
To: ourparksdunes@cityofmarina.org
Cc: Marina Pony Baseball Softball
Subject: Future parks

WARNING: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

To whom it may concern:

As a Marina resident and mother of two children, I ask the City Council of Marina to consider the Dunes Park Plans 3 or 4 so that we can have more sports fields for our children.

Every year my son plays baseball for Marina Pony Baseball, but over the years the fields have gotten more and more run down.

Last year my son was teased by another city's baseball team for how poor our fields look. It's unfair that our children should be teased, especially now that the City has the opportunity to build new fields. Marina High School recently built a new field. It would be great if we could have new fields for our younger players.

Again, please consider Plans 3 or 4.

Comment No. 79

Sent: Tuesday, February 14, 2023 9:50 PM
To: ourparksdunes@cityofmarina.org
Subject: Rankings for Dunes Park

WARNING: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hello:

I live in the Dunes. My vote would be for:

1. Option 2
2. Option 1

Comment No. 80

Sent: Tuesday, February 14, 2023 9:59 PM
To: ourparksdunes@cityofmarina.org
Subject: Dunes park

WARNING: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

To whom it may concern,

Hello, I am emailing you about the options of the dunes park. Please do not let option 1 be chosen. Our youth is in need of positive outlets like sports, now more than ever I believe. Especially the youngsters that are not able to play in school sports yet. They rely heavily on the marina youth sports associations that don't have their own fields to provide for our children like schools sports do. I would love to see option 3.

Comment No. 81

Sent: Tuesday, February 14, 2023 10:18 PM
To: ourparksdunes@cityofmarina.org
Subject: Options 3 & 4

**** WARNING:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe. ******

As a former Recreation Commissioner for the City of Marina, and as a former Head Coach of Marina Soccer - MYSA, I respectfully submit my support of Options 3 and/or 4 for the Parks at The Dunes. These two park options provide the best solutions for the highest population of youth sports participants.

PLEASE consider Options 3 and/or 4 — the kids deserve it!!

Comment No. 82

Sent: Tuesday, February 14, 2023 10:29 PM
To: ourparksdunes@cityofmarina.org
Subject: Dunes Park project

WARNING: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Sir/Madam,

As a long time member of the Marina community and former board member of both the Marina Youth Soccer Association and Marina Youth Baseball and Softball, I strongly urge you to consider the youth of Marina when you vote on your plan for the new Marina Dunes Park project. Please choose plan 3 or plan 4 so that our Marina kids can have a safe place to play.

Comment No. 83

Sent: Tuesday, February 14, 2023 11:54 PM
To: ourparksdunes@cityofmarina.org
Subject: Park options

WARNING: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hello City of Marina employees,

I find that the most inclusive option presented here that would allow for youth sports to continue to flourish in our neighborhoods would be option 4.

This would allow for a variety of youth sports which will keep kids involved in their communities and not sitting idle and becoming disinterested or disillusioned with what it is to grow up in today's society.

Sports provides a healthy challenge to the psychology of how a child learns to socialize, problem solve and prioritize their problem solving skills. Providing these kinds of opportunities and remembering that this is for our children will help in providing the city its best well rounded foot forward.

I hope that you find this email with an open mind.

Comment No. 84

Sent: Tuesday, February 14, 2023 11:55 PM
To: ourparksdunes@cityofmarina.org
Subject: Future of Dunes Park

WARNING: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hello,

I am writing you to express my interest and concern in the lack of community parks and ball fields accessible to our youth, families, and community members of the City of Marina.

I moved to this area in 2004 to attend CSUMB and I quickly fell in love with this community. I had no doubt I wanted to make this town my home and despite the high cost of living my husband and I chose to remain here and call Marina our home.

Together we have two boys. A 5 year old and a 5 months old whom we dedicate all our free time to. We are very family oriented and our 5 year old is very active amongst the local sports community. He enjoys playing t-ball/baseball (he was the youngest player selected to play in the all-stars team last year) soccer, and flag football.

The last 2 years my husband and I have coached his t-ball team and have seen first hand the struggle it has been to secure a field, gather volunteers to clean up field's before games, and most importantly play in run down facilities. It would be great if the City of Marina joined THEIR community in supporting the need to build a park that will meet not only the needs of our local sports community but those of the entire city.

Marina is the only City on the Peninsula without a City Park facility that has restrooms, ball fields, a playground, picnic area, and parking all at one site.

In recent years I've found having a birthday party for my son in the outdoors as a safer and healthier way to celebrate. However, each year I struggle finding a park that meets our needs within Marina city limits that is not in a residential neighborhood and has limited access to non residents. For this reason I've always taken my business to a nearby city that has parks that meet our needs. It would be amazing if in the near future we don't have to continue doing this, and can start celebrating within our city.

For this reason I ask you to please consider options 3 and 4 for the future of the Dunes Park.

These options best fit our growing community and will be of great benefit to generations to come.

Please join your local community in supporting our needs to make Marina and even better place to live with a park that we'll all benefit from.

Thank you for your time.

Comment No. 85

Sent: Wednesday, February 15, 2023 12:04 AM
To: ourparksdunes@cityofmarina.org
Subject: Future of Dunes Park

**** WARNING:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe. ******

Hello,

> I am writing you to express my interest and concern in the lack of community parks and ball fields accessible to our youth, families, and community members of the City of Marina.

>

> I moved to this area in 2004 when I transferred to CSUMB and I quickly fell in love with this community. I had no doubt I wanted to make this town my home and despite the high cost of living my wife and I chose to remain here and call Marina our home.

>

> Together we have two boys. A 5 year old and a 5 months old whom we dedicate all our free time to. We are very family oriented and our 5 year old is very active amongst the local sports community. He enjoys playing t-ball/baseball (he was the youngest player selected to play in the all-stars team last year) soccer, and flag football.

>

> The last 2 years my wife and I have coached his t-ball team and have seen first hand the struggle it has been to secure a field, gather volunteers to clean up field's before games, and most importantly play in run down facilities. It would be great if the City of Marina joined THEIR community in supporting the need to build a park that will meet not only the needs of our local sports community but those of the entire city.

>

> Marina is the only City on the Peninsula without a City Park facility that has restrooms, ball fields, a playground, picnic area, and parking all at one site.

>

> In recent years we've found having a birthday party for our son in the outdoors as a safer and healthier way to celebrate. However, each year we struggle finding a park that meets our needs within Marina city limits that is not in a residential neighborhood and has limited access to non residents. For this reason we've always taken our business to a nearby city that has parks that meet our needs. It would be amazing if in the near future we don't have to continue doing this, and can start celebrating within our city.

>

> For this reason I ask you to please consider options 3 and 4 for the future of the Dunes Park.

>

> These options best fit our growing community and will be of great benefit to generations to come.

>

> Please join your local community in supporting our needs to make Marina and even better place to live with a park that we'll all benefit from.

Thank you for your time.

Comment No. 86

Sent: Wednesday, February 15, 2023 5:56 AM
To: ourparksdunes@cityofmarina.org
Subject: Marina Dunes park

**** WARNING:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe. ******

Please consider option 4- for our youth sports.

Comment on the amphitheater- when they wanted to place the amphitheater at Locke Paddon Park there were ideas of wonderful summer performances. So it was built. I have never hear of anyone using that venue for anything. I hope that doesn't happen with this new one.

Comment No. 87

Sent: Wednesday, February 15, 2023 6:29 AM
To: ourparksdunes@cityofmarina.org
Subject: Park designs

WARNING: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hello,

I would like to vote for option 2 for the new city park.i like the large children's play area and sports field.
Thank you for sharing the plans with the community.

Comment No. 88

Sent: Tuesday, February 14, 2023 7:30 PM
To: Ourparksdunes@cityofmarina.org
Subject: Dunes City Park Development

** WARNING: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe. **

For your consideration,
The Southwest corner of the proposed park dimensions is quite steep. Option 1 and 2 propose an amphitheater to cost-effectively utilize slope on the space. Also, the tremendous view of the Monterey Bay and peninsula from the Southwest corner provides for fantastic passive enjoyment.

I learned at the park pow-wow a few weeks ago that to install the "inclusive play area" will be exponentially more expensive as the contractor will need to install many walls to tier the area. Options 3 and 4 specifications show the play area to be constructed on the steep slope at the Southwest corner.

My preference is option 1 or 2. I think these options will be the most cost-effective, for both buildout and long-term maintenance.

Comment No. 89

Sent: Wednesday, February 15, 2023 6:34 AM
To: ourparksdunes@cityofmarina.org
Subject: Dunes City Park

WARNING: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Good afternoon, ► Option preferences: - I strongly prefer Option 1. - I do NOT like Options 2, 3 and 4. ► Option 1 may have a high maintenance cost so the designers should explore increasing artificial landscaping or hardscaping. ► Given that funding for the Sports Pavilion is still questionable, I recommend that its area be kept as open space. ► I have concerns about the use of astroturf. - To the best of my knowledge, there is no such thing as "safe" PFAS. - Can we please get more information on what materials will be used before the city proceeds? Kind

Comment No. 90

Sent: Wednesday, February 15, 2023 6:42 AM
To: ourparksdunes@cityofmarina.org
Subject: Sports fields

WARNING: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hello, I vote for option 3. My child plays soccer for Marina and the field we had to play in had so many holes ot was dangerous! Please help our youth have somewhere to play sports in our city of Marina. Thank you.

Comment No. 92

Sent: Wednesday, February 15, 2023 8:07 AM
To: ourparksdunes@cityofmarina.org
Subject: Dunes Park

WARNING: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

To whom this may concern,

Regarding the four options presented for Dune Park, I would like to see either option 3 (ideally) or 4 implemented. The city of Marina needs fields for youth sports. Thank you.

Comment No. 93

Sent: Wednesday, February 15, 2023 8:51 AM
To: ourparksdunes@cityofmarina.org
Subject: New field project

**** WARNING:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe. ******

Good morning city of Marina,
Please choose options 3 or 4 for the new dunes field project. This is extremely important to our youth have had made due with what we have been given for many years. This design will allow all ages to come together as a community for many outdoor and indoor recreational activities and is very important to the community to help create this community cohesiveness.

Sent from my iPhone

Comment No. 94

Sent: Wednesday, February 15, 2023 9:09 AM
To: Ourparksdunes@cityofmarina.org
Subject: Park plans

WARNING: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear planning committee,

As a teacher and parent here on the peninsula, I see the need and love for sports fields. I highly urge you to consider options 3 and 4. My inclination would be option 3, as it retains the most trees, and saves the most money with less tree removal costs and less need for retaining walls.

Particularly in a post pandemic world, we need areas for kids to run and flourish in a team environment that meets both their physical and social-emotional needs.

Comment No. 96

Sent: Wednesday, February 15, 2023 10:26 AM
To: ourparksdunes@cityofmarina.org
Subject: Dunes Park

**** WARNING:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe. ******

To whom it may concern:

With Marina community growing, I feel it is very important to offer what we can to our younger population. Youth sports fields would be such an asset to the community. Please hear what the community of Marina would greatly appreciate and that would be to have a youth sports field! Please listen to the growing families of Marina. Choices 3 and 4 could offer that! Thank you for listening

Sent from my iPhone

Comment No. 97

Sent: Wednesday, February 15, 2023 10:48 AM
To: ourparksdunes@cityofmarina.org
Subject: Sports field options

**** WARNING:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe. ******

Hello,

I have reviewed the 3 options and I think option 2 would be great for our community.

Comment No. 98

Sent: Wednesday, February 15, 2023 11:27 AM
To: ourparksdunes@cityofmarina.org
Subject: Option 1

**** WARNING:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe. ******

Greetings,

I am a Marina resident in the Dunes and would like to place my input for the new park design. I like option 1.

Comment No. 99

Sent: Wednesday, February 15, 2023 11:50 AM
To: ourparksdunes@cityofmarina.org
Subject: Option 3 as a parent

WARNING: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hello,

I am sending this as a parent of youth in Marina, please choose option three, it has a bit of everything for all to enjoy.

Comment No. 100

Sent: Wednesday, February 15, 2023 12:03 PM
To: ourparksdunes@cityofmarina.org;
What about the arts?

Subject:

WARNING: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Aloha,

It is my understanding that several sports teams are complaining that they want new and improved sports fields, that the city will be adding in everything from pickle ball courts, to the new bike pump track, more basketball courts, more sports, the pool and more parks.

That's all awesome and I love getting outdoors in our beautiful community. I just thought I'd point out the obvious, what about the arts? What about a place to hold a show on an actual stage? We're the only community without a stage. While others are wanting more and better fields, all I'm asking for is a proper space for performances. We've tried using the World theater stage at CSUMB, it was over \$10,000 a day with their union workers. The schools that have stages use them for their after school child care programs until 5:30 each day after school and then campus needs to close for cleaning. The middle school? No stage, although we have one we build in a cafeteria that is a band aid. Local Marina churches? No stages, plus conflicts for the many cultural groups represented in Marina. That mini platform near the basketball court at the youth center that is used around the clock is dominated by sports, the seniors and kids at the youth center. Plus it's a sorry excuse for the only community space to have any performances.

Wouldn't it be nice to have a venue for live music, theater, bands and productions like Seaside, Monterey, Carmel, Salinas and all of our other neighbors including Watsonville? We've lived here 15 years and I would be happy to be a liason director should someone feel inclined to shift a fraction of our funds away from sports and throw the arts a bone. It doesn't have to be grand either. We can do better. We could even call it the Terry Siegrist Performing Arts Center, he was after all, a Broadway baby.

Not everyone plays sports.

Comment No. 101

Sent: Wednesday, February 15, 2023 12:05 PM
To: ourparksdunes@cityofmarina.org
Subject: Dunes Park option 4

WARNING: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hello,

As a parent of 3 growing children it is necessary the city builds more ball fields for the youth in our community.

Option 3 and 4 make the most sense. And it is what is needed to make a huge impact in the community today. Both non profit programs in Our community serve about 500-700 families combined.

I have been a part of both organizations MYBS and MYSA for more than a decade. Talks and issues form local families all stem from the lack of care in parks and sports fields from the city to build and maintain more for youth in our community.

Today the rise in sports has alot do do with our growing community. The city should be proud and honored to have this option available for families. The families that run these programs do so 100% volunteer run with no payment needed. With no political motives or personal ambitions but simply for the love of the sport and to keep it alive in our society today.

Please make the change you know is needed for our youth. Don't dealy in continued broken promises. Please give the families of Marina the opportunity to have a beautiful sports complex at the dunes. To do anything less and make excuses and is reprehensible.

Please take time to really understand and see what having youth sports does for the city.

Comment No. 102

Sent: Wednesday, February 15, 2023 1:28 PM
To: ourparksdunes@cityofmarina.org
Subject: Marina Dunes Park Option 3

WARNING: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

I think that the City of Marina should adopt Option 3 for the Marina Dunes Park. It strikes a good balance between retaining existing trees, creating 2 new soccer fields and baseball/softball fields, and uses more of the space for the park and less for parking. Options 1 & 2 have lawns that occupy space better used for sports fields (which can also be used as "lawns" when not in use by recreational users) and have a much larger ampitheater (which is space that I think can be better used by sports fields that will serve many more people's interests on a more regular basis).

Marina has very few good fields for playing sports or playgrounds in good condition. These are the two highest priorities for me and my family.

Comment No. 103

Sent: Wednesday, February 15, 2023 1:57 PM
To: ourparksdunes@cityofmarina.org
Subject: Dunes Park Plans

WARNING: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

I support plan four with the two *ball fields and pickle ball courts* for the new Dunes park. I am ok with plan three also.

Thanks.

Comment No. 104

Sent: Wednesday, February 15, 2023 3:01 PM
To: Ourparksdunes@cityofmarina.org
Subject: New City Park

WARNING: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

To whom it may concern.

I prefer option one for the new city park off 2nd Avenue by The Dunes development.

It makes more sense to bundle the playing fields in one location (Preston Park). The museum will pay tribute to those who served at Fort Ord.

Comment No. 105

Sent: Wednesday, February 15, 2023 4:07 PM
To: ourparksdunes@cityofmarina.org
Subject: Dunes City Park Rankings

**** WARNING:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe. ******

Hello,

My family of three has lived in the Dunes development for 4 1/2 years and we enjoy almost daily walks/hikes throughout the area. We're excited for the Dunes City Park and appreciate the effort that the landscape architect has put into the plans. We also appreciate the opportunity to comment on the potential plans.

Our preferred design is Option 1, with Option 2 a distant second choice. Options 3 and 4 are not liked at all. Here's why we have these preferences:

1) Option 1 provides some great new features for Marina: an amphitheater, a museum (finally!), and space to enjoy the outdoors in a variety of activities.

2) Option 1 preserves all significant trees. As anyone who lives in The Dunes can attest, growing healthy trees in Marina's extremely windy environment is not trivial and many "new" trees aren't going to survive the first few years.

3) Option 2 adds a single combo playing field, but the planners have to realize that the park is in an extremely exposed/windy location, it's not a good location for sports fields. There's essentially nothing between the park and the ocean so for half the year there are prevailing winds in double-digits and it tends to get ground fog in the late spring through early autumn. People are going to hate playing baseball there.

4) Options 3 and 4 are simply playing fields (in a bad location) with a few amenities scattered about. We lose the potential museum. A tiny amphitheater adjacent to 2nd Avenue is a non-starter due to street noise and wind exposure and the loss in utility from seating only 80 people. And the loss of 16 trees to "design" is unacceptable given how hard it is to grow mature attractive trees in Marina.

A few general observations:

1) We've heard that Marina has existing ball fields at two other parks and that the fields are marginally maintained. Will Marina's park maintenance budget support both any new fields at the Dunes park plus deferred maintenance/potential field expansions at other Marina city parks?

2) Given that new landscaping has a tough time establishing itself in Marina (see how many Dunes street trees are replaced every time we have a major storm) and that people prefer trees that grow reasonably straight (see also Dunes street trees near this park location), does the City have plans to over-budget for landscape materials and maintenance for at least the first 3 years?

3) Speaking of budget, has the city realistically planned for park maintenance to ensure that the park retains its attractiveness over the years? I understand that some of Marina's other parks are rather forlorn because the city lacks both budget and human resources for regular and deferred maintenance. It would be a shame if this park suffers the same fate. The two small "private but open to the public" parks within the Dunes development require intensive homeowner-paid maintenance several times per month. I've occasionally seen a crew of landscapers there whose size probably matches the entire Marina park maintenance staff's size. It would be great if the City could match this level of maintenance, but I'm skeptical.

Thanks for letting us share one family's opinions!

Comment No. 106

Sent: Wednesday, February 15, 2023 4:09 PM
To: ourparksdunes@cityofmarina.org
Subject: Dunes park option

WARNING: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hello,

I am a long time Marina resident. My preferred order of ranking for the Dunes park is option 1 followed by option 2.

Sent from my Verizon, Samsung Galaxy smartphone

Comment No. 107

Sent: Wednesday, February 15, 2023 4:25 PM
To: ourparksdunes@cityofmarina.org
Subject: Dunes City Park Development Options Comments

WARNING: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

I'd like to first thank the committee for the time that they have put into the designs offered and to the range of options presented. Looking at the 4 options provided, my first preference is for Option 3. We have only recently moved to Marina in 2022 so I'm only speculating on the need for playing fields but I know that is a problem in just about every town. Having a design that includes 2 full sized soccer fields and 2 baseball/softball fields seems like the wisest choice if the goal is to accommodate the city's recreational needs into the future. While doing this, option 3 still attempts to respect many of the significant existing trees that are located on the property while still providing a large inclusive play area in the southwest corner of the park.

If there is significant pushback on the number of trees that would be taken down with option 3 or if there is demand for a larger amphitheatre, option 2 would be my next choice.

Again, thank you for the thought and effort that has gone into the project to date and we look forward to seeing how the project progresses.

Comment No. 108

Sent: Wednesday, February 15, 2023 4:27 PM
To: ourparksdunes@cityofmarina.org
Subject: Dunes City Park comment/rankings

WARNING: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi!

I'm a resident of Marina and am submitting my preference for Option 1 for the Dunes City Park. I really like the idea of the great lawn and preserving some of the historical buildings. I like the layout of the park and playground on Option 1 as well. Thanks for considering my opinion.

Comment No. 109

Sent: Wednesday, February 15, 2023 4:54 PM
To: ourparksdunes@cityofmarina.org
Subject: The Dunes Park Concept Designs

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Hi,
I vote for Design #1.

Comment No. 110

Sent: Wednesday, February 15, 2023 6:05 PM
To: ourparksdunes@cityofmarina.org
Subject: Park options

WARNING: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

To whom it may concern.

I prefer option one for the new city park off 2nd Avenue by The Dunes development.

It makes more sense to bundle the playing fields in one location (Preston Park). The museum will pay tribute to those who served at Fort Ord.

Comment No. 111

Sent: Wednesday, February 15, 2023 6:09 PM
To: ourparksdunes@cityofmarina.org
Subject: Voting option 2!

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Option 2!

Sent from my iPhone

Comment No. 112

Sent: Wednesday, February 15, 2023 6:27 PM
To: ourparksdunes@cityofmarina.org
Subject: Dunes City Park Development

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Vote for option #2

Sent from my iPhone

Comment No. 113

Sent: Wednesday, February 15, 2023 6:39 PM
To: ourparksdunes@cityofmarina.org
Subject: Dunes Park

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I vote for #1 option. Love all the variety, including an amphitheater. The green area will be great for frisbee, baseball catch, football toss. Things for both kids and adults. Don't like having 2 big fields taking up most of space.
Sent from my iPhone

Comment No. 114

Sent: Wednesday, February 15, 2023 6:44 PM
To: ourparksdunes@cityofmarina.org
Subject: polished

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voting for the dunes park

number #2 please

Sent from my iPhone

Comment No. 115

Sent: Wednesday, February 15, 2023 6:44 PM
To: ourparksdunes@cityofmarina.org
Subject: Voting

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I vote for Option 2 , please !

Sent from my iPhone

Comment No. 116

Sent: Wednesday, February 15, 2023 6:55 PM
To: ourparksdunes@cityofmarina.org
Subject: Voting for dunes park

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I vote for Option 2, please!

Sent from my iPhone

Comment No. 117

Sent: Wednesday, February 15, 2023 8:50 PM
To: ourparksdunes@cityofmarina.org
Subject: New sports field

**** WARNING:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe. ******

Hi I am writing to ask for you to please consider putting option 3 for our new sports field. I have two children who have played with Marina Soccer for years and also was on the board for 5 years. We have played on marina fields that have been dangerous for the kids because they are not kept well, lots of gopher holes. I have seen kids get injured playing on those field's numerous times. We really need to have good fields all in one area that are well kept. As a parent watching my kids having to travel from field to field at different locations is very difficult and sometimes I have to miss watching one of my kids because they are not at the same field when playing. Marina NEEDS this. Please support our youth and the families that live in marina. So many families leave the area for convenience and the safety of their children. I know because I did. Please please pick option 3.

Comment No. 118

Sent: Wednesday, February 15, 2023 8:56 PM
To: ourparksdunes@cityofmarina.org
Subject: Park at Dunes

WARNING: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Thanks for park design work.

I prefer **options 1 or 2**.

Particularly important to me is for the City to retain **tennis courts** in the park design.

The City has apparently decided that courts at a park in the new Sea Haven neighborhood would be striped only for pickle ball. Therefore, I hope the City would devote a couple courts at the Dunes for tennis.

I also hope the park design will retain a couple **bocce ball** courts. They don't take much space, yet provide for friendly and casual activity, especially for older citizens.

Comment No. 119

Sent: Wednesday, February 15, 2023 10:42 PM
To: ourparksdunes@cityofmarina.org
Subject: New sports fields at the Dunes for the local youth in our community

**** WARNING:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe. ******

Dear City of Marina Council Members,

Please consider the design options 3 or 4 that will build new sports fields for the Marina Community.

I grew up in Surrey, BC Canada. It's one of the fastest growing cities in Canada. I've seen how wonderful community programs, centers, and public spaces for community sports, community festivals enrich families, youth, children. Now that I've lived in Marina the past 5 years, I hope that there are spaces for my 2 young toddler girls, and for my husband and I to have a space to participate and become a part of, to build a welcoming, thriving, vibrant community.

Comment No. 120

Sent: Wednesday, February 15, 2023 2:16 PM
To: ourparksdunes@cityofmarina.org
Subject: Dunes City Park Development

WARNING: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Good afternoon,

My preference for the new Dunes City Park is option 1.

- Option 1 is the least expensive and will require the least maintenance up-keep for the city.
- Option 1 includes historical buildings which is a nice tribute to legacy of former Ford Ord.
- Option 1 preserves more of the legacy trees that are beautiful and beneficial in a park.
- Option 1 & 2 have the Amphitheater in the southwest corner of the park which is appealing with the views of the Monterey Bay and Peninsula; in addition will hold larger capacity for community events.

This is supposed to be a City Park. I feel the baseball/softball/soccer fields should be centralized at one location like Preston Park. Heather Farms Park in Walnut Creek CA is a great example with many ball fields in one location.

Comment No. 121

Sent: Wednesday, February 15, 2023 1:07 PM
To: ourparksdunes@cityofmarina.org
Subject: Dunes City Park Development

WARNING: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Following up to my previous email:

My preference for the new Dunes Park is option 1 or 2.

- Option 1 or 2 will be the most cost-effective, for both initial build-out and long-term maintenance.
- Option 1 or 2 will preserve many more of the legacy trees that provide the beautiful optics lacking in our town.
- Option 1 includes a tribute to the rich heritage of the former Fort Ord, a big part of our town's legacy.
- The soccer and baseball/softball fields should be centralized at one location at the existing Preston Park. Centralized fields have been very successful in other towns, such as the Heather Farms Park in Walnut Creek.

Comment No. 122

Sent: Wednesday, February 15, 2023 12:34 PM
To: ourparksdunes@cityofmarina.org
Subject: NEW Sport fields - Options 3 or 4!!!
Importance: High

WARNING: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Good morning!

As a long time coach in the city of Marina I cannot emphasize enough the need for new, modern sports fields and facilities for our local youth. I've spent many years in Marina coaching my own children at MYSA and then serving the broader community as the head coach of the Marina High School Girl's Soccer team. To be absolutely clear, the sports fields in Marina are in horrible condition! Most of the fields are gopher hole ridden and generally unsafe for organized play of any kind. It is the primary reason that MPUSD is planning to completely replace its multipurpose field with a artificial turf surface. The rationale should be the same for the City of Marina. This is a once in a generation opportunity to build something that will provide a healthy and positive outlet for our local youth. We live in a world of inactive children addicted to mobile devices. In Monterey County diabetes has become a serious public health crisis. Youth delinquency and the influence of gangs is a real threat to our local youth and the communities they live in.

Regarding the Dunes Park options presented, here's my feedback:

Option #1, with no fields is simply short sighted and frankly incomprehensible considering the state of parks in Marina. I have not idea how that even made the final cut. Hard no!

Option #2, with a single field is far too conservative for the local youth population. A single field would end up being packed at all hours from dawn to midnight due to the demand for a quality playing field. Look no further than the city of Seaside's David Cutino Park to see what a single field future looks like. Seaside built a fantastic modern park but it's booked nearly 100% of the time. To be fair, Seaside had no choice but a single field due to available real estate on the existing parks footprint. Marina has no such limitation. Please don't be short sighted with this important decision as there will be no opportunity for a "do-over". This is not the time to think small.

Only options 3 & 4 provide multiple fields and are therefore the only logical choices. A few comments on what these fields need to include:

1. Ideally, the two 11v11 full sided soccer fields will include 9v9 and/or 7v7 lines on each half to get as much play as possible out of the limited space. If done right you'll have up to eight 7v7 fields, four 9v9 fields, and two 11v11 soccer fields, along with the 2 baseball/softball fields.
2. The fields **MUST** be artificial turf playing surfaces! If not, please stop now and don't waste taxpayer money. EVERY natural turf field in Marina needs to be dug up and replaced due to the damage caused by the burrowing animals that are abundant in Marina. A natural surface in Marina **REQUIRES** full time dedicated professional maintenance for the lifetime of the park....just like any of our local golf courses. If you're not

prepared to fund and staff the maintenance of a natural turf surface then you're going to repeat the same mistakes and was money on fields that will be unusable in less than 3 years.

3. Include lights! This time of year it gets dark very early. Kids still need things to do after school when the sun goes down. Adults need physical activity after their workday ends. Get maximum use out of your investment by including lights on the athletic fields. Also insure there is plenty of ambient lighting around walkways, picnic areas and parking lots for safety.

4. For the renovated indoor recreations center or the sports pavilion, may I suggest including regulation futsal court lines along with the basketball courts. It's a relatively minor and inexpensive feature that would provide Marina with a unique ability to accommodate the fastest growing indoor sport in the world. The closest futsal courts in Northern California are located in Walnut Creek and Sacramento. This would provide Marina with accolades not seen since Marina built its world class skate park. I'd be happy to chat with anyone interested in discussing this option and how simple this would be incorporate. There are many examples from around the world of how to incorporate futsal seamlessly with basketball courts and it provides one more option for local youth.

Thank you for considering my feedback. Best of luck and please don't hesitate to contact me if you have any questions or concerns.

Comment No. 123

Sent: Wednesday, February 15, 2023 8:31 AM
To: ourparksdunes@cityofmarina.org
Subject: Comments on Proposed Dunes City Park

WARNING: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hello,

My first choice is Option 2.
Next second choice is Option 1.
Third choice is Option 4.
Fourth choice is Option 3.

Comment No. 124

Sent: Thursday, February 16, 2023 10:33 AM
To: Ourparksdunes@cityofmarina.org
Subject: vote on park plans

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My vote is for Plan 1

From: Wednesday, February 15, 2023
12:34 PM
Sent: ourparksdunes@cityofmarina.org
NEW Sport fields - Options 3 or 4!!!
To:
Subject:
Importance: High

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Good morning!

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prepared to fund and staff the maintenance of a natural turf surface then you're going to repeat the same mistakes and was money on fields that will be unusable in less than 3 years.

3. Include lights! This time of year it gets dark very early. Kids still need things to do after school when the sun goes down. Adults need physical activity after their workday ends. Get maximum use out of your investment by including lights on the athletic fields. Also insure there is plenty of ambient lighting around walkways, picnic areas and parking lots for safety.

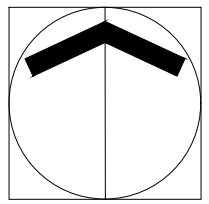
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Thank you for considering my feedback. Best of luck and please don't hesitate to contact me if you have any questions or concerns.

All the best,



FIELD LAYOUT - CONCEPT 2



March 16, 2023,

Item No. **13d**

Honorable Mayor and Members
of the Marina City Council

City Council Meeting
of March 21, 2023

**CITY COUNCIL TO CONSIDER ADOPTING RESOLUTION NO. 2023-
RECEIVING A PRESENTATION AND, PROVIDING INPUT ON THE
DUNES CITY PARK PROJECT**

REQUEST:

It is requested that the City Council consider approving and adopting Resolution No. 2023-, for the following actions:

1. Receiving a presentation, **EXHIBIT A**, for the four options for the proposed Dunes City Park Project.
2. Providing input on the design for the proposed Dunes City Park Project.

BACKGROUND:

On May 17, 2005, the City Council passed Resolution 2005-130 adopting the University Village Specific Plan. Included in the University Village Specific Plan is the park at the Dunes, now known as Dunes City Park.

Several parks have been planned for development within Marina. On June 21, 2005, City Council passed Resolution 2005-159 Adopting a Negative Declaration and Parks and Recreation Facilities Master Plan. The Master Plan served as the basis for the preliminary planning for the city parks.

Community outreach for parks planning was held on November 13, 2018. The design consultant team retained by the City, Verde Design (Verde), prepared parks concept plans for City various parks, including the Dunes City Park, that were presented to a joint Public Works Commission and Recreation and Cultural Services Commission on February 21, 2019.

On April 9, 2019, Resolution 2019-36 the city council received a presentation and provided comments on several city parks including the Dunes City Park, **EXHIBIT B**. Comments for this park included space for the Tatum's Garden/Treehouse, FORTAG Trail, consideration of stabilizing examples of barracks, phasing for barracks removal, phasing for existing trees and other amenities. Concerns were raised about the extent of retaining walls on the site with 40 feet of grade difference and the impact of grading on existing trees.

A structural and cost analysis was completed by WRD for the three barracks considered for stabilization. The report concluded that either rehabilitating or demolishing and rebuilding is feasible, however one of the buildings was recommended for rebuild due to structural difficulty and expense to retrofit. The cost to rehabilitate versus demolish and rebuild is comparable. The Barracks Blight Removal project is on its final phase and estimated to be completed mid-April 2023.

At a regular meeting on May 1, 2019, the City Council approved the FY 2019-20 & 2020-21 Capital Improvement Program (CIP) budget, The Dunes Park Project, QLP 2017, was included and with appropriated budget amount of \$500,000. Additional funding of \$1,000,000 for FY 2021-2022 was appropriated and \$8,400,000 of developer contribution was anticipated for FY 2022-2023. \$3.8 million of the \$8.4 million has been received by the City with the remaining \$4.6 million due upon a future phase of land sale.

As part of the Blight Removal project, Denise Duffy & Associates, Inc was hired to survey and prepare report on the health and impact of the blight removal and soil remediation to existing trees at the Dunes City Park (**EXHIBIT C**). On March 10, 2022, the City Planning Commission held a public hearing and adopted Resolution No. 2022-05b, approving the removal of trees and required replacement of 2:1 ratio. Existing trees shown on Options 1-4 of **EXHIBIT D** are trees that remained after the Blight Removal project.

A topographic survey of the site was completed to assess grading requirements and impacts to trees. Four concept plan options were prepared by Verde with Option 4 incorporating the majority of the comments from the April 9, 2019, City Council Meeting.

On January 26, 2023, an on-site Marina community engagement open house was held and was followed by an in-person public presentation in the City Council Chambers. There were 35 and 42 attendees of the community engagement and public presentation, respectively. Participant preferred option, questions and comments were received at the community engagement as well as through the email address created specifically for this project (**EXHIBIT E**).

ANALYSIS:

Verde prepared four options for the proposed Dunes City Park Project, **EXHIBIT D**. The following are brief narratives on these four options.

OPTION 1: GREAT LAWN, MUSEUM and SPORTS PAVILION

This option does not have sports fields. It includes a generous informal lawn area, an inclusive playground, a 250-person capacity amphitheater, and sports courts. It also includes a sports pavilion and historical military buildings. It retains all the significant existing and legacy trees. This option includes 326 parking spaces and parking demand at maximum use is 273. The current estimate for the development of Option 1 is \$27.7 million with \$6.5 million being for the barracks buildings and sports pavilion. The sports pavilion, at an estimated cost of \$3.5 million is not included in Options 2 thru 4 but is included with the sports and aquatic center planning and design effort.

OPTION 2: LAWN and ONE MULTI SPORTS FIELD

This option has one (1) multi-sports field. It includes an inclusive playground, a 250-person capacity amphitheater, reduced informal lawn areas, and sports court. It retains all the significant existing and legacy trees. This option includes 326 parking spaces and parking demand at maximum use is 419. The current estimate for the development of Option 2 is \$23.8 million.

OPTION 3: TWO MULTI SPORTS FIELD WITH AMPHITHEATER

This option has two (2) multi-sports fields. It includes an inclusive playground, an 80-person capacity amphitheater, and sports court. It retains the existing trees along the south side of the park and the legacy trees (8). This option includes 304 parking spaces and parking demand at maximum use is 420. An estimate was not prepared for Option 3 but development of Option 3 is expected to be between the cost of Option 2 (\$23.8 million) and Option 4 (\$27.7 million).

OPTION 4: TWO MULTI SPORTS FIELD

This option has two (2) multi-sports fields. Only legacy trees (8) are retained. This option includes 349 parking spaces and parking demand at maximum use is 420. The current estimate for the development of Option 2 is \$27.7 million.

The City received 124 comments with preferred options; thirty-five (35) indicated Option 1, twenty (20) for Option 2, fifty-four (54) for Option 3 and seven (7) for Option 4. Comments and option preferences are tabulated and included as **EXHIBIT E**.

In response to questions and comments at the public presentation, staff is working with SSA Landscape Architect for the concept design to optimize ballfield programs and update Preston Park. A preliminary concept drawing is included as **EXHIBIT F**. This preliminary concept for Preston Park will provide the much-needed additional ballfield for the community should Option 1 or 2 be selected for the Dunes City Park. A community engagement and presentation for the Preston Park Upgrade will be scheduled in the future.

on March 16th, 2023, the Public Works Commission received a presentation and provided input on the Dunes Parks options. Input and comments from the meeting will be provided to City Council prior to the March 21st, 2023 meeting.

FISCAL IMPACT:

No fiscal implications at this time.

Partial funding for the Dunes Park Project is included in the Capital Improvement Program budget, QLP 2017.

Preliminary project cost estimates are between \$23,764,474 (Option 2) and \$27,680,751 (Option 4). Option 1 project cost estimates is \$27,661,702. The project cost estimates for the option selected will be updated as the project design progress. The estimated cost of expansion and rehabilitation of Preston Park to include additional play fields is \$12,000,000.

The City currently does not have sufficient staffing to maintain additional park space. Based upon maintained acreage, the City currently needs four additional maintenance workers with an annual cost of \$440,000. Full development of the Dunes Park would increase that number by one lead worker at an annual cost of \$150,000 and one maintenance worker at an annual cost of \$110,000. Materials and equipment costs to maintain the Dunes Park are estimated at \$100,000 per year above the staffing costs.

CONCLUSION:

This request is submitted for City Council for consideration and input.

Respectfully submitted,

Brian McMinn, P.E., P.L.S.
Public Works Director/City Engineer
City of Marina

REVIEWED/CONCUR:

Layne P. Long
City Manager
City of Marina