

RESOLUTION NO. 2023-129

A RESOLUTION OF THE CITY OF MARINA APPROVING THE PHASE 4B
FINAL MAP FOR THE SEA HAVEN DEVELOPMENT PROJECT
SUBDIVISION (FORMERLY MARINA HEIGHTS), AND AUTHORIZING
THE CITY CLERK TO CERTIFY THE FINAL MAP ON BEHALF OF THE
CITY SUBJECT TO FINAL REVIEW AND APPROVAL BY THE CITY
ATTORNEY

WHEREAS, at the regular meeting of March 21, 2006, the City Council adopted Resolution No. 2006-56, approving the Phase 1 Final Map for the Marina Heights Development Project Subdivision. The Phase 1 final map and improvement plans were only for the major roadways (Arterials) and utilities for the Marina Heights Project, and;

WHEREAS, at the regular meeting of September 6, 2006, the City Council adopted Resolution 2006-228, approving the Phase 2 Final Map for the Marina Heights. The Phase 2 final map and improvement plans were for the first 299 residential units in the Marina Heights Project, and;

WHEREAS, at the regular meeting of August 7, 2019, the City Council adopted Resolution 2019-81, approving the Phase 5A Final Map for the Marina Heights (now Sea Haven), and;

WHEREAS, at the regular meeting of February 4, 2020, the City Council adopted Resolution 2020-23, approving the Phase 3A Final Map for the Sea Haven project, and;

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

WHEREAS, at the regular meeting of June 21, 2022, the City Council adopted Resolution 2022-84, approving the Phase 4A Final Map for the Sea Haven project, and;

WHEREAS, the developers have submitted the Phase 4B subdivision map (“EXHIBIT A”) to the City and the Marina Coast Water District for review and approval. Improvement plans have also been submitted to the City and the Marina Coast Water District for review and approval (“EXHIBIT B”- Cover Sheet Only). After review, staff has determined that the conditions of approval have been met for the Final Map and Improvement Plans for Phase 4B with the exception of a Public Improvement Agreement. Marina Coast Water District staff have also reviewed and approved the plans, and;

WHEREAS, the Developer has also submitted a Public Improvement Agreement for Council consideration and will provide labor and materials and faithful performance bonds required for the recordation of the Phase 4B Final Map. The Public Improvement Agreement will be discussed during this meeting and is a Tentative Map condition of Final Map approval and that it be accepted prior to Final Map approval. It has been determined that all other Tentative Map Conditions of Approval have been met, and;

WHEREAS, the Phase 4B final map and improvement plans are for 88 residential units in the Marina Heights Project. The Phase 4B final map and improvement plans include the specific neighborhood improvements such as parks and open space that support 88 residential units including 18 below market rate (BMR) single family residential units and one BMR condo site. The condo site will have six units for a total of 24 below market rate units for this phase, and;

WHEREAS, all required future phased final maps must meet all the appropriate conditions of approval and will be presented to City Council for consideration at a future date, and;

WHEREAS, should the City Council approve this request, the Developer has provided payment to cover the costs associated with the production, review, and recording of the Final Map.

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

1. Approve the Phase 4B Final Map for Sea Haven Development Project Subdivision (**“EXHIBIT A”**), and;
2. Authorize the City Clerk to certify the Final Map on behalf of the City subject to final review and approval by the City Attorney.

PASSED AND ADOPTED by the City Council of the City of Marina at a regular meeting duly held on the 5th day of December 2023, by the following vote:

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

NOES: COUNCIL MEMBERS: None

ABSENT: COUNCIL MEMBERS: None

ABSTAIN: COUNCIL MEMBERS: None

ATTEST:

Bruce Delgado, Mayor

Anita Sharp, Deputy City Clerk

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

OWNER'S STATEMENT

WE HEREBY CERTIFY THAT WE ARE THE OWNERS OF, OR HAVE SOME RIGHT, TITLE OR INTEREST IN AND TO THE REAL PROPERTY INCLUDED WITHIN THE SUBDIVISION SHOWN UPON THIS MAP, AND WE ARE THE ONLY PERSONS WHOSE CONSENT IS NECESSARY TO PASS A CLEAR TITLE TO SAID PROPERTY, AND WE CONSENT TO PREPARATION AND RECORDATION OF SAID MAP AND SUBDIVISION AS SHOWN WITHIN THE SUBDIVISION BOUNDARY LINE.

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

- FOR ROAD AND UTILITY PURPOSES, THOSE PORTIONS OF LAND DESCRIBED HEREON, ARROYO DRIVE, INYO COURT, RUBICON COURT, SAMWILL COURT, SALINAS AVENUE WITHIN THE SUBDIVISION. THIS OFFER OF DEDICATION TO THE CITY OF MARINA IS IRREVOCABLE; SUBJECT TO THE RESERVATION OF THE RIGHT TO MAINTAIN LANDSCAPING, IRRIGATION AND STORM DRAIN WITHIN SAID STREETS.

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

- FOR INGRESS AND EGRESS OF EMERGENCY VEHICLES (EMERGENCY VEHICLE ACCESS EASEMENT, OR EVAE), TO THE CITY OF MARINA, WITHIN THE SUBDIVISION, THE AREAS DESIGNATED HEREON AS PARCEL 4A5.
- FOR PEDESTRIAN ACCESS PURPOSES, PUBLIC TRAIL EASEMENTS (TE), TO THE CITY OF MARINA, WITHIN THE SUBDIVISION, OVER PARCELS N40, N43, N48 AND AREAS WHERE DESIGNATED WITHIN THE SUBDIVISION SHOWN ON THIS MAP.
- PUBLIC UTILITY EASEMENTS (PUE), OVER THE ENTIRETY OF PARCELS 4A5, N42, N43, N47, & N48, THE PORTION SO DESIGNATED ON PARCEL N40, AND AREAS WHERE DESIGNATED WITHIN THE SUBDIVISION SHOWN ON THIS MAP FOR THE CONSTRUCTION, MAINTENANCE, USE, REPLACEMENT, IMPROVEMENT, AND OPERATION OF, SANITARY SEWERS, AND WATER PIPELINES, GAS AND ELECTRICITY TRANSMISSION LINES, AND TELEPHONE LINES, AND ALL THE NECESSARY APPURTENANCES THERETO, TOGETHER WITH THE RIGHT OF INGRESS TO AND EGRESS FROM SAID EASEMENT.

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

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

WE ALSO HEREBY CREATE PARCELS G4, 4A5, N40, N42, N43, N47 AND N48 WHICH WILL REMAIN PRIVATE AND WILL BE TRANSFERRED TO THE HOME OWNER'S ASSOCIATION AT A FUTURE DATE.

THE FILING OF THIS TRACT MAP SHALL SHOW THE SUBDIVISION OF LAND FOR THE PURPOSES OF CREATING UP TO 6 RESIDENTIAL CONDOMINIUM UNITS ON LOT 830

SUBDIVDER SHALL DEFEND, INDEMNIFY, AND HOLD HARMLESS THE CITY, ITS CITY COUNCIL, PLANNING COMMISSION, AGENTS, OFFICERS AND EMPLOYEES FROM ANY CLAIM, ACTION OR PROCEEDING AGAINST THE CITY OR ITS CITY COUNCIL, PLANNING COMMISSION, AGENTS, OFFICERS OR EMPLOYEES, TO ATTACK, SET ASIDE, VOID OR ANNUL AN APPROVAL OF THE CITY, ITS CITY COUNCIL, PLANNING COMMISSION, OR OTHER BOARD, ADVISORY AGENCY OR LEGISLATIVE BODY CONCERNING THIS SUBDIVISION. CITY WILL PROMPTLY NOTIFY THE SUBDIVIDER OF ANY CLAIM, ACTION OR PROCEEDING AGAINST IT AND WILL COOPERATE FULLY IN THE DEFENSE. THIS CONDITION IS IMPOSED PURSUANT TO CALIFORNIA GOVERNMENT CODE SECTION 66474.9.

WATHEN CASTANOS PETERSON HOMES, INC., A DELAWARE CORPORATION

BY: JOSHUA E. PETERSON, PRESIDENT

104 INVESTMENTS, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY

BY: FARID ASSEMI, MANAGER

LOCANS INVESTMENTS, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY

BY: FARID ASSEMI, MANAGER

WATHEN CASTANOS PETERSON COASTAL, LP, A CALIFORNIA LIMITED PARTNERSHIP
BY: ASSEMI GROUP, INC. A CALIFORNIA CORPORATION, ITS GENERAL PARTNER

BY: FARID ASSEMI, PRESIDENT

BY: JOHN A. BEZMALINOVIC, SECRETARY

OWNER'S ACKNOWLEDGEMENT

A NOTARY PUBLIC OR OTHER OFFICER COMPLETING THIS CERTIFICATE VERIFIES ONLY THE IDENTITY OF THE INDIVIDUAL WHO SIGNED THE DOCUMENT TO WHICH THIS CERTIFICATE IS ATTACHED, AND NOT TO THE TRUTHFULNESS, ACCURACY, OR VALIDITY OF THAT DOCUMENT.

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

PERSONALLY APPEARED , WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE/THEY EXECUTED THE SAME IN HIS/HER/THEIR AUTHORIZED CAPACITY(IES), AND THAT BY HIS/HER/THEIR SIGNATURE(S) ON THE INSTRUMENT THE PERSON(S), OR THE ENTITY UPON BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT.

I CERTIFY UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF CALIFORNIA THAT THE FOREGOING PARAGRAPH IS TRUE AND CORRECT.

WITNESS MY HAND, AND OFFICIAL SEAL.

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

OWNER'S ACKNOWLEDGEMENT

A NOTARY PUBLIC OR OTHER OFFICER COMPLETING THIS CERTIFICATE VERIFIES ONLY THE IDENTITY OF THE INDIVIDUAL WHO SIGNED THE DOCUMENT TO WHICH THIS CERTIFICATE IS ATTACHED, AND NOT TO THE TRUTHFULNESS, ACCURACY, OR VALIDITY OF THAT DOCUMENT.

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

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I CERTIFY UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF CALIFORNIA THAT THE FOREGOING PARAGRAPH IS TRUE AND CORRECT.

WITNESS MY HAND, AND OFFICIAL SEAL.

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

COUNTY RECORDER'S STATEMENT

FILED THIS ____ DAY OF , 2023, AT ____ : ____ .M. IN VOLUME ____ OF
CITIES AND TOWNS, AT PAGE ____ AT THE REQUEST OF OLD REPUBLIC TITLE COMPANY.

XOCHITL MARINA CAMACHO BY:
MONTEREY COUNTY CLERK-RECORDER
NAME: .DEPUTY

DOCUMENT NO.: FEE: \$

OWNER'S ACKNOWLEDGEMENT

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

PERSONALLY APPEARED , WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE/THEY EXECUTED THE SAME IN HIS/HER/THEIR AUTHORIZED CAPACITY(IES), AND THAT BY HIS/HER/THEIR SIGNATURE(S) ON THE INSTRUMENT THE PERSON(S), OR THE ENTITY UPON BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT.

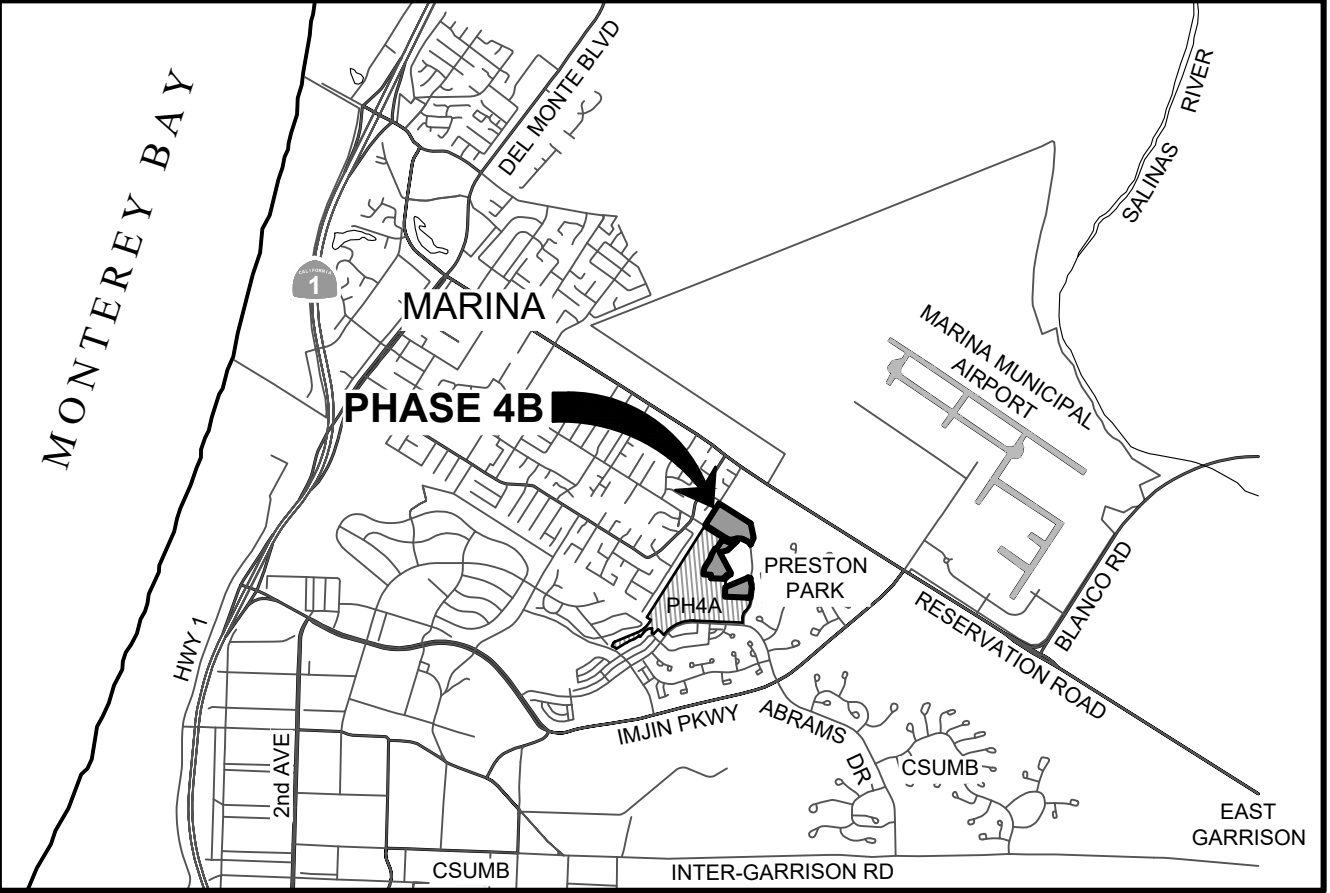
I CERTIFY UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF CALIFORNIA THAT THE FOREGOING PARAGRAPH IS TRUE AND CORRECT.

WITNESS MY HAND, AND OFFICIAL SEAL.

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

VICINITY MAP

SCALE: 1" = 4000'



TRACT NO. MARINA HEIGHTS PHASE 4B

A 20.46 AC. SUBDIVISION OF
PARCEL 6 AS SHOWN ON "TRACT MAP, MARINA HEIGHTS PHASE 1",
FILED IN VOLUME 23 CITIES & TOWNS, PAGE 29 AND
PARCELS 4B.1 & 4B.2 AS SHOWN ON
"PARCEL MAP, MARINA HEIGHTS PHASE 4A & 4B", FILED IN
VOLUME 24 PARCEL MAPS, PAGE 15, OFFICIAL RECORDS OF
MONTEREY COUNTY, CALIFORNIA

PREPARED BY:
WHITSON ENGINEERS
6 HARRIS COURT, MONTEREY, CALIFORNIA

BENEFICIARY STATEMENT

BANK OZK, AS BENEFICIARY UNDER A DEED OF TRUST RECORDED AS DOCUMENT #2021019806, OFFICIAL RECORDS OF MONTEREY COUNTY, CALIFORNIA, DOES HEREBY CONSENT TO THE PREPARATION AND RECORDATION OF THIS MAP AND SUBDIVISION AS SHOWN HEREON AS BENEFICIARY.

BANK OZK

BY: _____

NAME: MATT BUCHANAN

TITLE: EXECUTIVE VICE PRESIDENT

BENEFICIARY'S ACKNOWLEDGEMENT

A NOTARY PUBLIC OR OTHER OFFICER COMPLETING THIS CERTIFICATE VERIFIES ONLY THE IDENTITY OF THE INDIVIDUAL WHO SIGNED THE DOCUMENT TO WHICH THIS CERTIFICATE IS ATTACHED, AND NOT TO THE TRUTHFULNESS, ACCURACY, OR VALIDITY OF THAT DOCUMENT.

STATE OF _____)

COUNTY OF _____)

ON _____ ,

BEFORE ME, _____ , NOTARY PUBLIC

PERSONALLY APPEARED _____ , WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE/THEY EXECUTED THE SAME IN HIS/HER/THEIR AUTHORIZED CAPACITY(IES), AND THAT BY HIS/HER/THEIR SIGNATURE(S) ON THE INSTRUMENT THE PERSON(S), OR THE ENTITY UPON BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT.

I CERTIFY UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF CALIFORNIA THAT THE FOREGOING PARAGRAPH IS TRUE AND CORRECT.

WITNESS MY HAND, AND OFFICIAL SEAL.

SIGNATURE _____

NOTARY PUBLIC'S NAME: _____

COUNTY OF BUSINESS: _____

COMMISSION EXPIRATION DATE: _____

COMMISSION NUMBER: _____

DEDICATION CERTIFICATE

THE CITY OF MARINA SHALL, AS REQUIRED BY CALIFORNIA GOVERNMENT CODE SECTION 66477.5 IN ITS PRESENT FORM OR AS IT MAY FROM TIME TO TIME BE AMENDED, RECONVEY THOSE PORTIONS OF LAND DESIGNATED AS ARROYO DRIVE, INYO COURT, RUBICON COURT, SAMWILL COURT, AND SALINAS AVENUE WITHIN THE SUBDIVISION IN FEE FOR PUBLIC USE, TO THE SUBDIVIDER NAMED BELOW, THEIR SUCCESSORS, HEIRS OR ASSIGNEES, IF THE CITY COUNCIL OF THE CITY OF MARINA SHOULD DETERMINE THAT THE SAME PUBLIC PURPOSE FOR WHICH SAID PARCELS WERE DEDICATED NO LONGER EXISTS OR THAT SAID PARCELS OR ANY PORTION THEREOF IS NOT NEEDED FOR PUBLIC UTILITIES, EXCEPT FOR ALL OR ANY PORTIONS OF THE PROPERTY THAT IS STILL REQUIRED FOR THAT SAME PUBLIC PURPOSE OR FOR PUBLIC UTILITIES.

SUBDIVIDERS:

WATHEN CASTANOS PETERSON COASTAL, L.P.
2505 ALLUVIAL AVENUE
CLOVIS, CA 93611

WATHEN CASTANOS PETERSON HOMES, INC.
2505 ALLUVIAL AVENUE
CLOVIS, CA 93611

104 INVESTMENTS, LLC
5260 N. PALM AVENUE, SUITE 421
FRESNO, CA 93704

LOCANS INVESTMENTS, LLC
5260 N. PALM AVENUE, SUITE 421
FRESNO, CA 93704

BENEFICIARY STATEMENT

CYPRESS MARINA HEIGHTS LLC, A CALIFORNIA LIMITED LIABILITY COMPANY, AS BENEFICIARY UNDER A DEED OF TRUST RECORDED AS DOCUMENT #2018015916, OFFICIAL RECORDS OF MONTEREY COUNTY, CALIFORNIA, DOES HEREBY CONSENT TO THE PREPARATION AND RECORDATION OF THIS MAP AND SUBDIVISION AS SHOWN HEREON AS BENEFICIARY.

CYPRESS MARINA HEIGHTS, LLC,
A CALIFORNIA LIMITED LIABILITY COMPANY

BY: _____

NAME: _____

TITLE: AUTHORIZED REPRESENTATIVE

BENEFICIARY'S ACKNOWLEDGEMENT

A NOTARY PUBLIC OR OTHER OFFICER COMPLETING THIS CERTIFICATE VERIFIES ONLY THE IDENTITY OF THE INDIVIDUAL WHO SIGNED THE DOCUMENT TO WHICH THIS CERTIFICATE IS ATTACHED, AND NOT TO THE TRUTHFULNESS, ACCURACY, OR VALIDITY OF THAT DOCUMENT.

STATE OF FLORIDA

COUNTY OF PALM BEACH

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME, BY MEANS OF () PHYSICAL PRESENCE OR () ONLINE NOTARIZATION, THIS _____ DAY OF _____ , 2023, BY _____ , IN HIS/HER CAPACITY AS AN AUTHORIZED REPRESENTATIVE OF CYPRESS MARINA HEIGHTS LLC, A CALIFORNIA LIMITED LIABILITY COMPANY, WHO IS () PERSONALLY KNOWN TO ME OR WHO HAS PRODUCED _____ (TYPE OF IDENTIFICATION) AS IDENTIFICATION.

NOTARY PUBLIC

MY COMMISSION EXPIRES _____)

CITY ENGINEER AND SURVEYOR'S STATEMENT

I, BRIAN McMINN, CITY ENGINEER AND CITY SURVEYOR OF THE CITY OF MARINA, HEREBY STATE THAT I HAVE EXAMINED THIS MAP; THAT THE SUBDIVISION SHOWN HEREON IS SUBSTANTIALLY THE SAME AS IT APPEARED ON THE TENTATIVE MAP, AND ANY APPROVED ALTERATIONS THEREOF, AS APPROVED BY THE CITY COUNCIL OF THE CITY OF MARINA, ON THE 16TH DAY OF SEPTEMBER, 2003; THAT ALL PROVISIONS OF THE CALIFORNIA "SUBDIVISION MAP ACT", AS AMENDED, AND THE CITY OF MARINA SUBDIVISION ORDINANCE, TITLE 16 OF THE MARINA MUNICIPAL CODE HAVE BEEN COMPLIED WITH, AND THIS MAP IS TECHNICALLY CORRECT.

BRIAN McMINN, PE 64143, PLS 8116
CITY ENGINEER, CITY SURVEYOR
CITY OF MARINA, CALIFORNIA

DATE: _____

SURVEYOR'S STATEMENT

THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS BASED UPON A FIELD SURVEY IN CONFORMANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCE AT THE REQUEST OF WATHEN CASTANOS PETERSON HOMES, INC IN SEPTEMBER 2019. I HEREBY STATE THAT ALL THE MONUMENTS ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED, OR THAT THEY WILL BE SET IN THOSE POSITIONS ON OR BEFORE DECEMBER, 2024 AND THAT THE MONUMENTS WILL BE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED, AND THAT THIS FINAL MAP SUBSTANTIALLY CONFORMS TO THE CONDITIONALLY APPROVED TENTATIVE MAP.

RICHARD P. WEBER
P.L.S. No. 8002

DATE: _____



PLANNING COMMISSION STATEMENT

I, GUIDO F. PERSICONE, COMMUNITY DEVELOPMENT DEPARTMENT DIRECTOR, CITY OF MARINA, HEREBY STATE THAT I HAVE EXAMINED THIS MAP; THAT THE SUBDIVISION SHOWN HEREON IS SUBSTANTIALLY THE SAME AS IT APPEARED ON THE TENTATIVE MAP, AND ANY APPROVED ALTERATIONS THEREOF, AS APPROVED BY THE CITY COUNCIL OF THE CITY OF MARINA ON SEPTEMBER 16, 2003, THAT ALL THE PROVISIONS OF THE CALIFORNIA "SUBDIVISION MAP ACT", AS AMENDED, AND THE CITY OF MARINA SUBDIVISION ORDINANCE, TITLE 16 OF THE MARINA MUNICIPAL CODE, HAVE BEEN COMPLIED WITH..

GUIDO F. PERSICONE
COMMUNITY DEVELOPMENT DIRECTOR
CITY OF MARINA

DATE

CITY CLERK'S STATEMENT

I, ANITA SHEPHERD-SHARP, DEPUTY CITY CLERK OF THE CITY OF MARINA, HEREBY CERTIFY THAT THE CITY COUNCIL OF SAID CITY OF MARINA APPROVED THE HEREIN MAP ON THE _____ DAY OF _____, 2023, AND ACCEPTS ON BEHALF OF THE PUBLIC, IN FEE, SUBJECT TO IMPROVEMENTS, THOSE PORTIONS OF SAID LANDS DESIGNATED ON SAID MAP BY RESOLUTION NO. _____ AND ACCEPTS ON BEHALF OF THE PUBLIC ALL PARCELS OFFERED FOR DEDICATION, IN CONFORMITY WITH THE TERMS OF THE OFFER OF DEDICATION, AND ACCEPTS ALL PUBLIC EASEMENTS OFFERED FOR DEDICATION.

BY: _____

ANITA SHEPHERD-SHARP
DEPUTY CITY CLERK OF MARINA

SIGNATURE OMISSIONS

SIGNATURES OF THE FOLLOWING HOLDERS OF EASEMENT INTERESTS OVER THE SUBDIVIDED LANDS HAVE BEEN OMITTED FROM THIS MAP IN ACCORDANCE WITH SECTION 66445(e) OF THE CALIFORNIA SUBDIVISION MAP ACT:

- PACIFIC GAS & ELECTRIC COMPANY – EASEMENT HOLDER PER REEL 3506, PAGE 1533 AND DOC. #2006063194, OFFICIAL RECORDS OF MONTEREY COUNTY
- MARINA COAST WATER DISTRICT – EASEMENT HOLDER PER DOC. # 2006063192, OFFICIAL RECORDS OF MONTEREY COUNTY

SOILS REPORT STATEMENT

A SOILS REPORT DATED JULY 7, 2021 PREPARED BY QUANTUM GEOTECHNICAL INC. HAS BEEN SPECIFICALLY PREPARED FOR THIS SUBDIVISION AND IS ON FILE WITH THE CITY OF MARINA'S PUBLIC WORKS DEPARTMENT.

TRACT NO. _____
MARINA HEIGHTS
PHASE 4B

A 20.46 AC. SUBDIVISION OF
PARCEL 6 AS SHOWN ON "TRACT MAP, MARINA HEIGHTS PHASE 1",
FILED IN VOLUME 23 CITIES & TOWNS, PAGE 29 AND
PARCELS 4B.1 & 4B.2 AS SHOWN ON
"PARCEL MAP, MARINA HEIGHTS PHASE 4A & 4B", FILED IN
VOLUME 24 PARCEL MAPS, PAGE 15, OFFICIAL RECORDS OF
MONTEREY COUNTY, CALIFORNIA

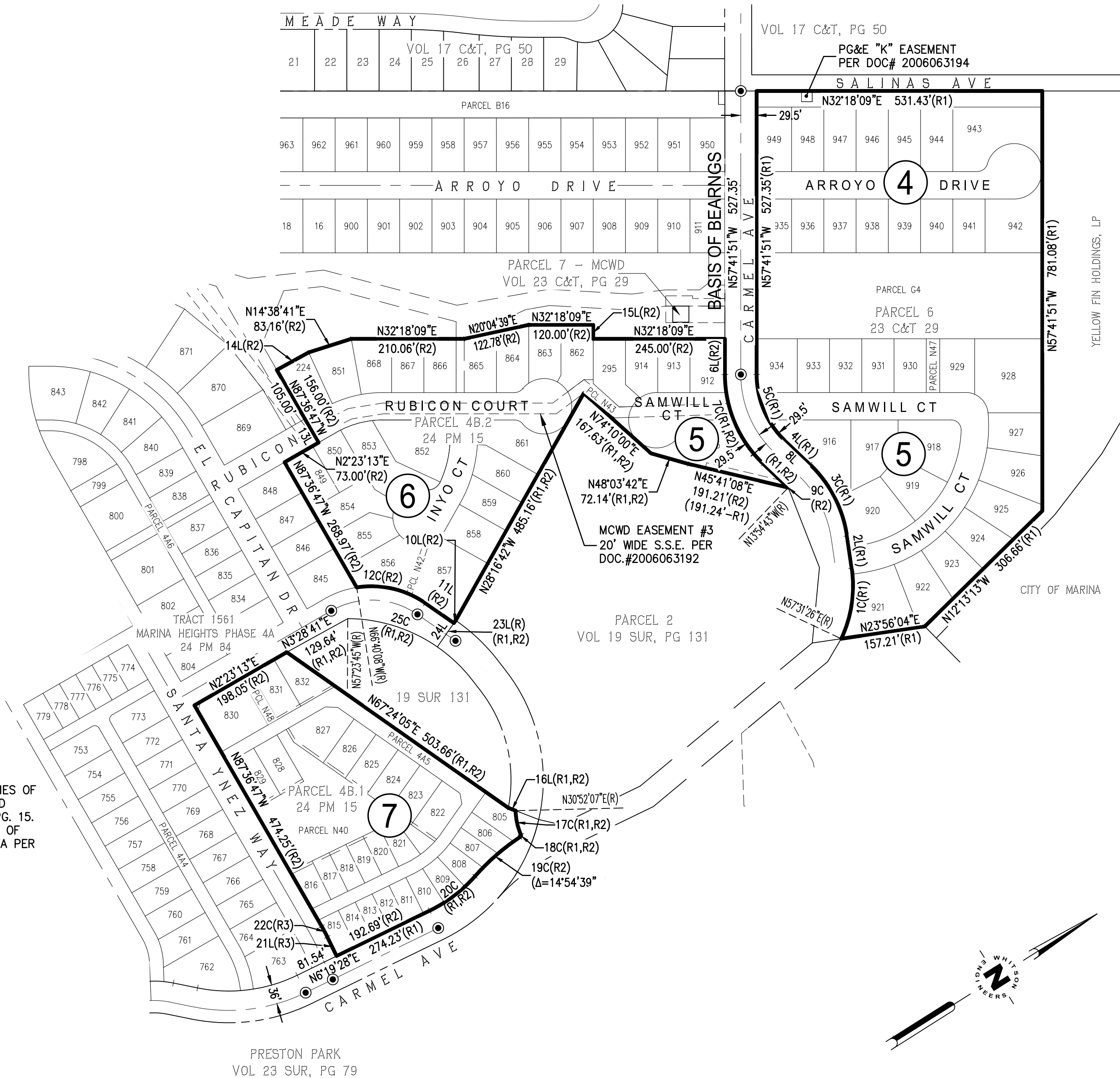
PREPARED BY:

WHITSON ENGINEERS
6 HARRIS COURT, MONTEREY, CALIFORNIA

LINE & CURVE DATA				
No.	DELTA/BEARING	RADIUS	LENGTH	
1C	33°34'55"	229.50	134.51	
2L	N66°03'29"W		60.88	
3C	38°01'31"	229.50	152.31	
4L	N75°55'00"E		63.81	
5C	46°23'09"	170.50	138.03	
6L	N57°41'51"W		66.35	
7C	46°23'09"	229.50	185.80	
8L	S75°55'00"W		63.81	
9C	0°10'18"	170.50	0.51	
10L	N22°56'46"W		5.99	
11L	N67°03'14"E		64.88	
12C	43°43'22"	175.50	133.93	
13L	N87°36'47"W		51.00	
14L	N03°32'52"E		67.68	
15L	N57°41'51"W		26.00	
16L	N53°18'06"E		14.60	
17C	21°58'20"	119.50	45.83	
18C	79°49'33"	3.50	4.88	
19C	14°54'38"	429.50	111.77	
20C	22°30'47"	271.00	106.48	
21L	N83°40'32"W		39.63	
22C	3°56'15"	325.50	22.37	
23L	N22°56'46"W		60.00	
24L	N22°56'46"W		54.01	
25C	34°26'59"	295.00	177.37	

RECORD REFERENCES

DIMENSIONS SHOWN ALONG THE EXTERIOR BOUNDARIES OF PARCELS 4B.1 AND 4B.2 REPRESENT MEASURED AND RECORD DATA PER VOL. 24 OF PARCEL MAPS AT PG. 15. DIMENSION SHOWN ALONG THE EXTERIOR BOUNDARY OF PARCEL 6 REPRESENT RECORD AND MEASURED DATA PER VOLUME 23 OF CITIES AND TOWNS AT PAGE 29.



LEGEND

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

BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS MAP AND SURVEY IS THE BEARING OF N 57°41'51" W BETWEEN MONUMENTS FOUND ALONG THE CENTERLINE OF CARMEL AVENUE AND SHOWN HEREON, AS SHOWN ON THAT MAP FILED FOR RECORD IN VOLUME 24 OF PARCEL MAPS AT PAGE 15, MONTEREY COUNTY, CALIFORNIA.

RECORD REFERENCES

- (R1) VOLUME 23 OF CITIES & TOWNS, AT PAGE 29
- (R2) VOLUME 24 OF PARCEL MAPS , AT PAGE 15

NOTES:

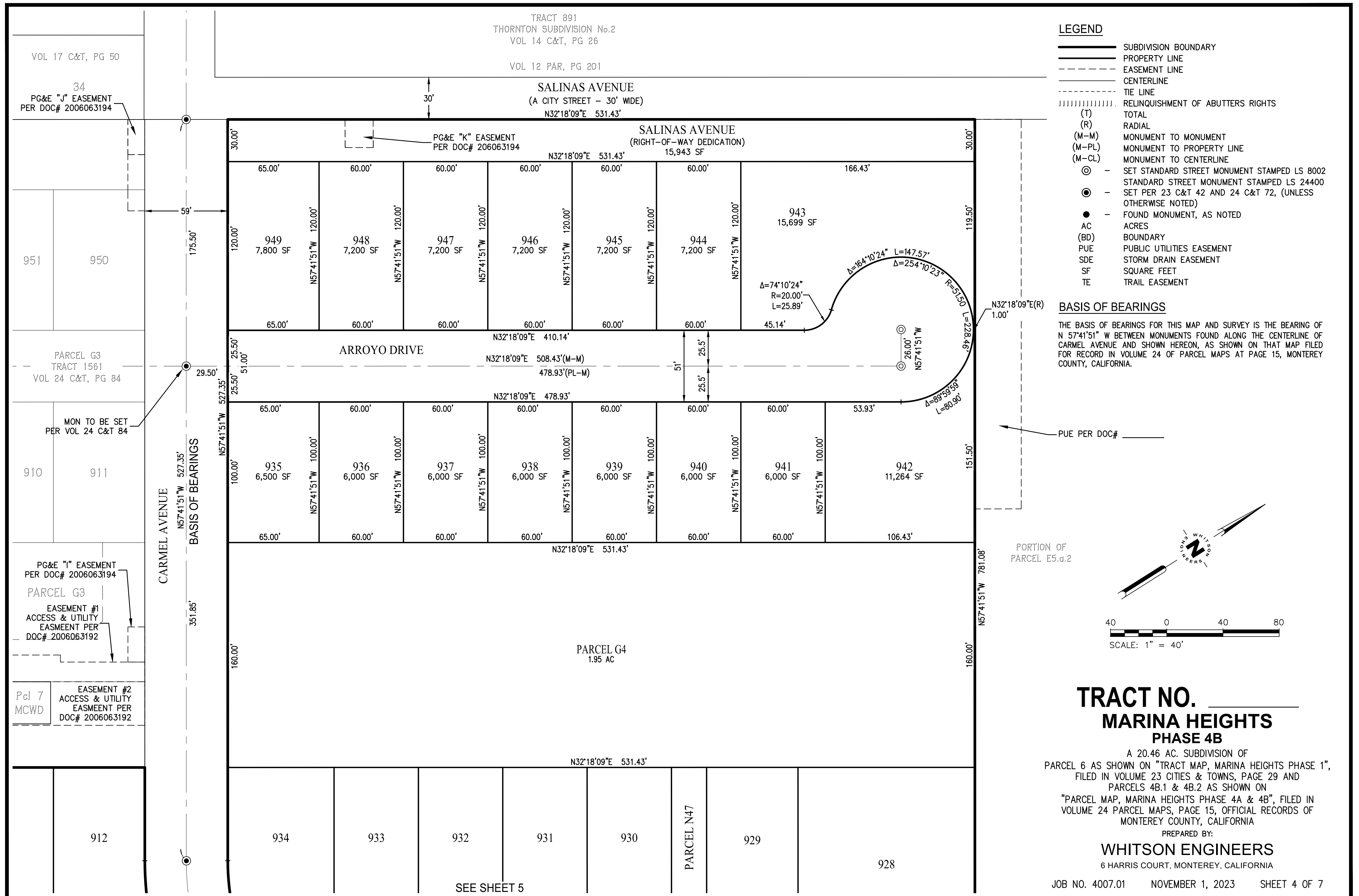
- ALL PROPERTY CORNERS ADJACENT TO STREET FRONTAGES SHALL BE REFERENCED WITH A BRASS TAG STAMPED "LS 8002" SET IN CONCRETE, 1 FOOT INTO THE RIGHT-OF-WAY ALONG THE PROJECTED LOT SIDELINES.
- ALL PROPERTY CORNERS ADJACENT TO THE LANE FRONTAGES SHALL BE REFERENCED WITH A BRASS TAG STAMPED "LS 8002" SET ALONG THE PROJECTED LOT LINE AT AN ARBITRARY DISTANCE FROM THE LOT CORNER IN CONCRETE CURB. FOR THIS MAP THE LANE IS REPRESENTED AS PARCEL 4A5.

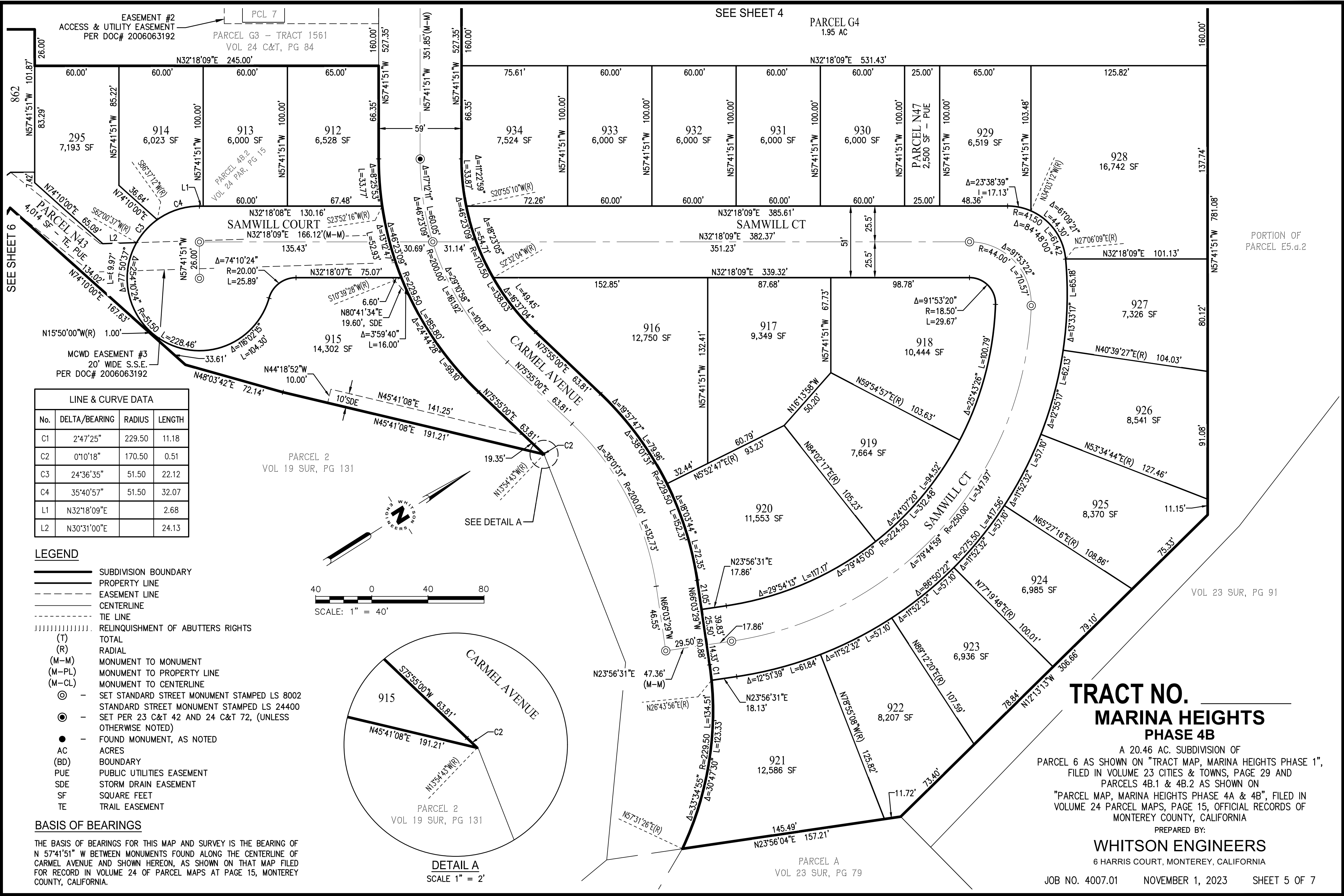
TRACT NO. MARINA HEIGHTS PHASE 4B

A 20.46 AC. SUBDIVISION OF PARCEL 6 AS SHOWN ON "TRACT MAP, MARINA HEIGHTS PHASE 1", FILED IN VOLUME 23 CITIES & TOWNS, PAGE 29 AND PARCELS 4B.1 & 4B.2 AS SHOWN ON "PARCEL MAP, MARINA HEIGHTS PHASE 4A & 4B", FILED IN VOLUME 24 PARCEL MAPS, PAGE 15, OFFICIAL RECORDS OF MONTEREY COUNTY, CALIFORNIA

PREPARED BY:

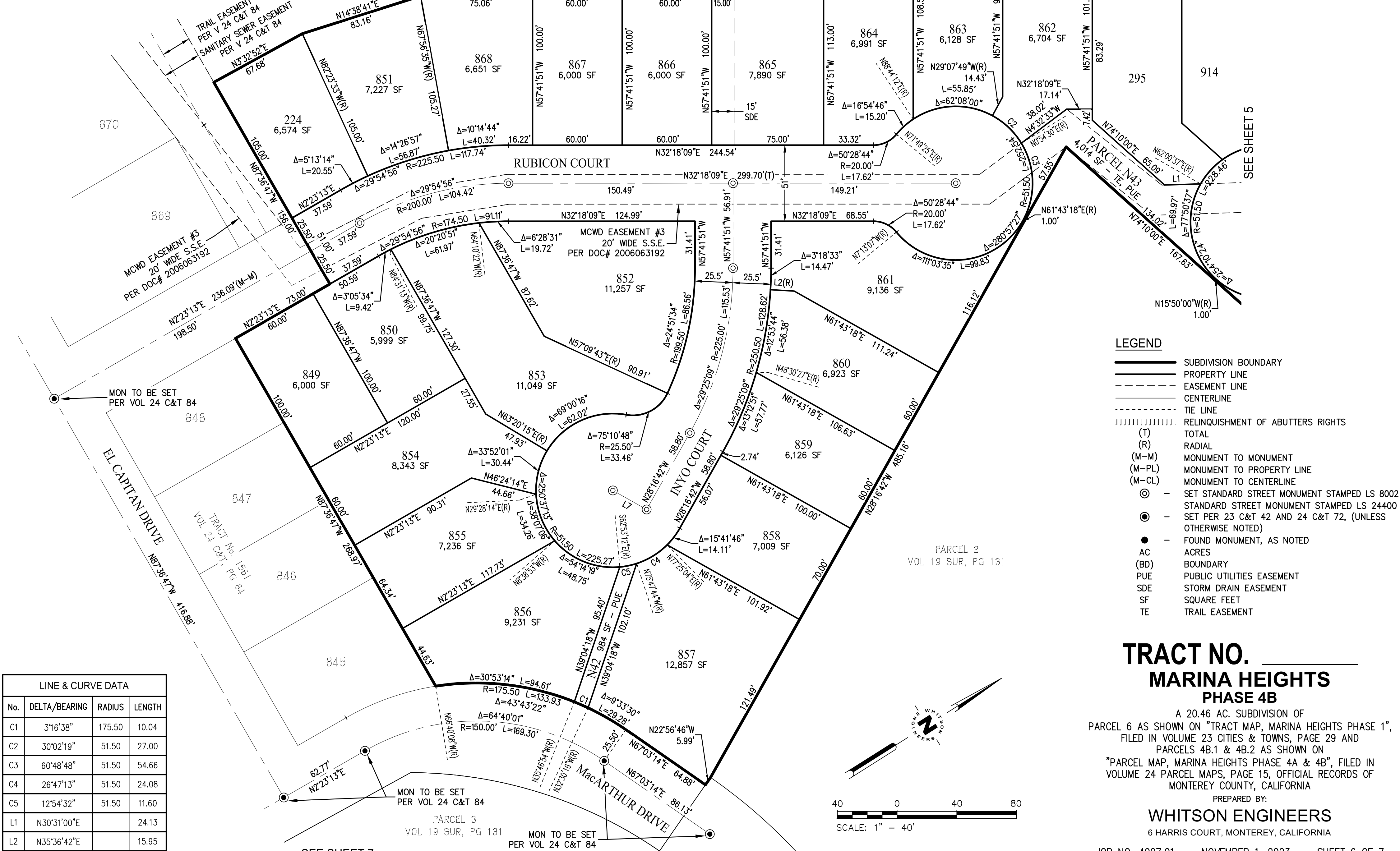
WHITSON ENGINEERS
6 HARRIS COURT, MONTEREY, CALIFORNIA





BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS MAP AND SURVEY IS THE BEARING OF N 57°41'51" W BETWEEN MONUMENTS FOUND ALONG THE CENTERLINE OF CARMEL AVENUE AND SHOWN HEREON, AS SHOWN ON THAT MAP FILED FOR RECORD IN VOLUME 24 OF PARCEL MAPS AT PAGE 15, MONTEREY COUNTY, CALIFORNIA.



LINE & CURVE DATA			
No.	DELTA/BEARING	RADIUS	LENGTH
C1	3°16'38"	175.50	10.04
C2	30°02'19"	51.50	27.00
C3	60°48'48"	51.50	54.66
C4	26°47'13"	51.50	24.08
C5	12°54'32"	51.50	11.60
L1	N30°31'00"E		24.13
L2	N35°36'42"E		15.95

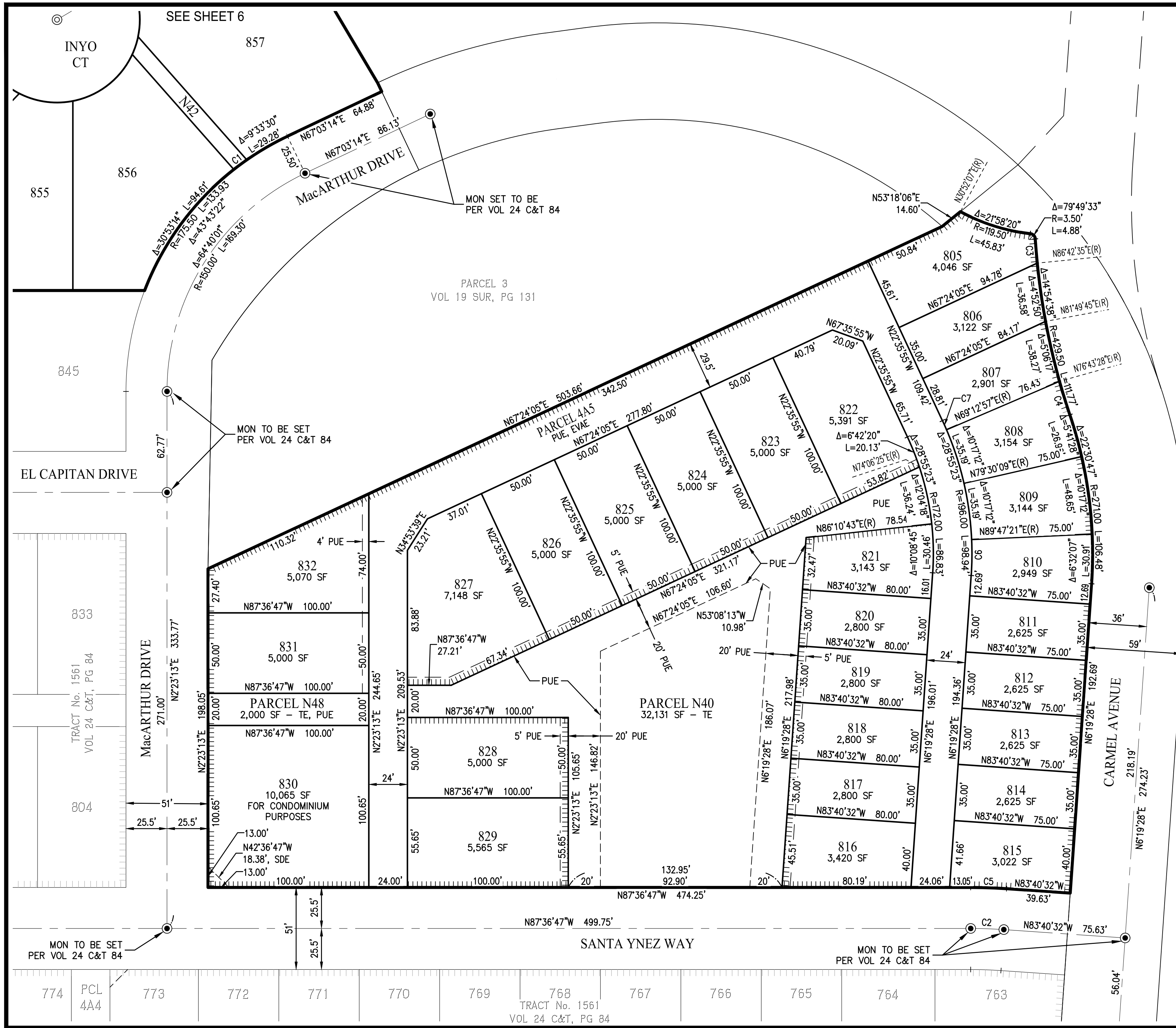
- LEGEND**
- SUBDIVISION BOUNDARY
 - PROPERTY LINE
 - EASEMENT LINE
 - CENTERLINE
 - TIE LINE
 - RELINQUISHMENT OF ABUTTERS RIGHTS
 - (T) TOTAL
 - (R) RADIAL
 - (M-M) MONUMENT TO MONUMENT
 - (M-PL) MONUMENT TO PROPERTY LINE
 - (M-CL) MONUMENT TO CENTERLINE
 - ⊙ - SET STANDARD STREET MONUMENT STAMPED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

TRACT NO. _____
MARINA HEIGHTS
PHASE 4B

A 20.46 AC. SUBDIVISION OF
PARCEL 6 AS SHOWN ON "TRACT MAP, MARINA HEIGHTS PHASE 1",
FILED IN VOLUME 23 CITIES & TOWNS, PAGE 29 AND
PARCELS 4B.1 & 4B.2 AS SHOWN ON
"PARCEL MAP, MARINA HEIGHTS PHASE 4A & 4B", FILED IN
VOLUME 24 PARCEL MAPS, PAGE 15, OFFICIAL RECORDS OF
MONTEREY COUNTY, CALIFORNIA

PREPARED BY:

WHITSON ENGINEERS
6 HARRIS COURT, MONTEREY, CALIFORNIA

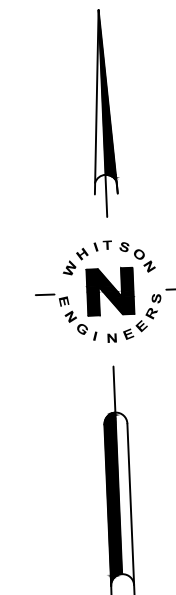


BASIS OF BEARINGS

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LEGEND

- SUBDIVISION BOUNDARY
- PROPERTY LINE
- EASEMENT LINE
- CENTERLINE
- TIE LINE
- RELINQUISHMENT OF ABUTTERS RIGHTS
- (T) TOTAL
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- STANDARD STREET MONUMENT STAMPED LS 24400
- SET PER 23 C&T 42 AND 24 C&T 72, (UNLESS OTHERWISE NOTED)
- FOUND MONUMENT, AS NOTED
- AC ACRES
- (BD) BOUNDARY
- PUE PUBLIC UTILITIES EASEMENT
- SDE STORM DRAIN EASEMENT
- SF SQUARE FEET
- TE TRAIL EASEMENT
- EVAE EMERGENCY VEHICLE ACCESS EASEMENT



CURVE TABLE			
NO.	DELTA	RADIUS	LENGTH
C1	3°16'38"	175.50'	10.04'
C2	3°56'15"	300.00'	20.62'
C3	2°00'45"	429.50'	15.09'
C4	2°54'47"	429.50'	21.84'
C5	3°56'15"	325.50'	22.37'
C6	6°32'07"	196.00'	22.36'
C7	1°48'53"	196.00'	6.21'

40 0 40 80
SCALE: 1" = 40'

TRACT NO. _____ MARINA HEIGHTS PHASE 4B

A 20.46 AC. SUBDIVISION OF
PARCEL 6 AS SHOWN ON "TRACT MAP, MARINA HEIGHTS PHASE 1",
FILED IN VOLUME 23 CITIES & TOWNS, PAGE 29 AND
PARCELS 4B.1 & 4B.2 AS SHOWN ON
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MONTEREY COUNTY, CALIFORNIA

PREPARED BY:

WHITSON ENGINEERS

6 HARRIS COURT, MONTEREY, CALIFORNIA

JOB NO. 4007.01

NOVEMBER 1, 2023

SHEET 7 OF 7

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

DAN GARSON
(805) 310-2498

CIVIL ENGINEER

WHITSON ENGINEERS
6 HARRIS COURT
MONTEREY, CA 93940

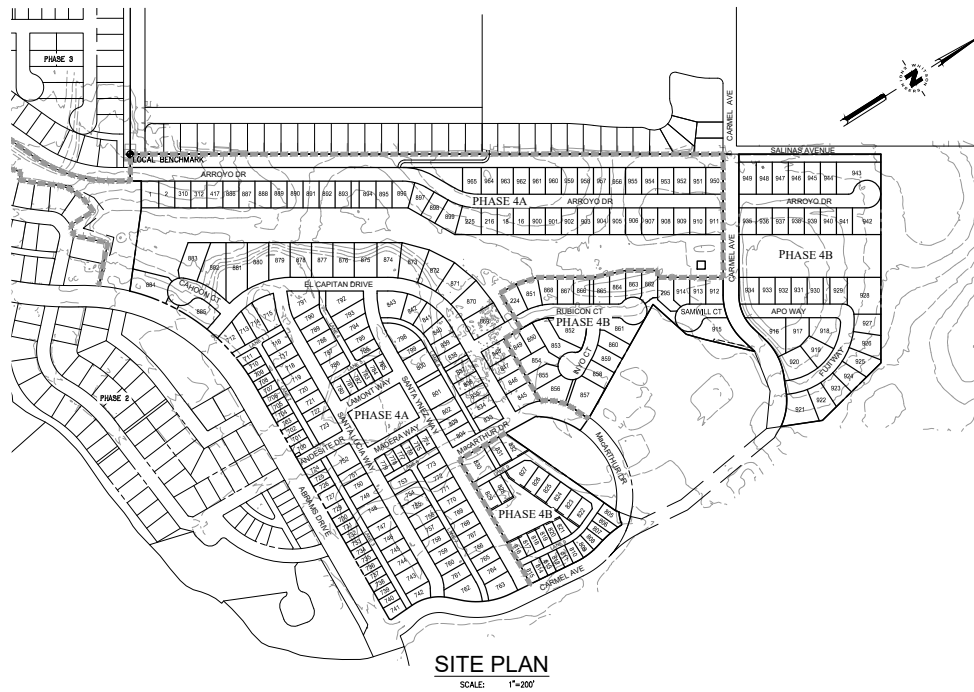
ANDREW HUNTER, RCE 67730
(831) 649-5225

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

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

SEA HAVEN PHASE 4 MARINA, CALIFORNIA IMPROVEMENT PLANS

**EXHIBIT B TO
STAFF REPORT**

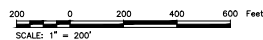


BENCHMARK NOTES

- SURVEY CONTROL IS BASED ON PROLOGATION OF AN EXISTING CONTROL NETWORK PREVIOUSLY ESTABLISHED BY CENTRAL COAST SURVEYORS FOR PREVIOUS PROJECTS SOUTH OF THE SEA HAVEN (MARINA HEIGHTS) DEVELOPMENT.
- THE SURVEY CONTROLS ARE LOCATED AT THE FOLLOWING COORDINATES:
- POINT A - UTM COORDINATE: 60 879 400.00E; 6 750 000.00N
COORDINATE SYSTEM: NAD 83 ZONE IV. AN AVERAGE COMBINED SCALE FACTOR OF 1.000084648 WAS USED IN CONVERSION FROM GRID TO GROUND DISTANCES. BEARINGS ARE GRID BEARINGS FOR THE COORDINATE SYSTEM.
NODES: NONE
1. ELEVATIONS ARE RELATIVE TO THE PREVIOUSLY ESTABLISHED CONTROL DATUM, PROVIDING A PROVINCIAL LOCAL BENCHMARK ELEVATION OF 159.577' FOR A REBAR WITH PLASTIC CAP DATUMED CCS-FOUND IN THE SOUTHEAST CORNER OF THE INTERSECTION OF THE MAIN DRIVE AND THE DRIVE TO THE WESTERN LOT. THIS POINT IS TO BE CONSISTENT WITH THE NATIONAL GEODETIC VERTICAL DATUM OF 1929. (INDUSTRY) BASED ON SUITSUBSET SURVEY TIES TO THE BENCHMARK DESIGNATED 1.843 SECT (PUB. 02/2010) AS PUBLISHED BY THE NATIONAL GEODETIC SURVEY, HAVING A FUSED/GPS (SUPERSEDED) MONUMENT ELEVATION OF 143.02'
- AN ELEVATION OF 176.58' FOR A BRASS DISC STAMPED "FOUN AP-45" AT AN ANGLE POINT IN THE BOUNDARY OF THE PORT SITE.



Know what's below.
Call before you dig.



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

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

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

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

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

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

APPROVED FOR CONSTRUCTION


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

5/20/22



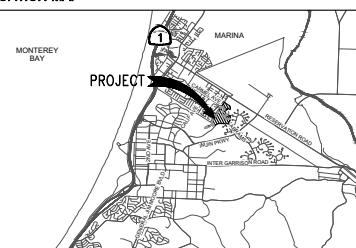
MARINA COAST WATER DISTRICT

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

APPROVED FOR CONSTRUCTION:
ANDY STERBENZ, P.E., INTERIM DISTRICT ENGINEER

4/13/20 DATE

LOCATION MAP



NOT TO SCALE

NORTH 

LEGEND

DESCRIPTION	PROPOSED	EXISTING
SUBDIVISION BOUNDARY	---	---
LOT LINE	---	---
RIGHT-OF-WAY	---	---
CENTER LINE	---	---
EASEMENT LINE	---	---
SUB-PHASE BOUNDARY	---	---
HENCE LINE/TOP SLOPE	---	---
TOE SLOPE	---	---
SHADED LOT	---	---
OUTLET FLOWLINE	---	---
EARTH DITCH	---	---
CONCRETE V-DITCH	---	---
SEWER AND GUTTER	---	---
DRAINAGE CURB CUT	---	---
CURB RAMP	---	---
DOMESTIC WATER MAIN	---	---
SEWER SANITARY REAR	---	---
STORM DRAIN	---	---
STORM MANHOLE	---	---
STANDARD CURB INLET	---	---
STORM DRAIN FIELD W/LET	---	---
STORM DRAIN	---	---
CURB PROTECTION	---	---

ABBREVIATIONS

[illegible]

INDEX OF SHEETS

SHEET DESCRIPTION	
1	1.000
2	2.000
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|---------|--|-----|--------------------------|
| 2 | TITLE, LEGEND AND VICINITY MAP | MAX | MAXIMUM |
| 3 | IMPROVEMENT PLAN NOTES | MIN | MINIMUM |
| 3-4 | STREET NAME, STREET TYPES & LANES | NE | NORTHEAST |
| 5 | SHOW STANDARD NOTES AND STRUCTURE SCHEDULE | NO | NORTHWEST |
| 6-8 | UTILITY DETAILS | OE | OVERHEAD |
| 9-11 | IMPROVEMENT PLAN DETAILS & STREET SCHEDULE | OP | OVERHEAD ELECTRIC |
| 12-14 | STORM DRAIN CHAMBER DETAILS | OS | OVERSIZED |
| 15-17 | WATER SYSTEM PLAN DETAILS | P | PAVEMENT |
| 18 | STORM DRAIN PLAN | PC | PORTLAND CEMENT CONCRETE |
| 19 | SANITARY SEWER SYSTEM PLAN | PF | PORTLAND FINE FILL |
| 20 | WATER SYSTEM PLAN | PI | PORTLAND INTERMEDIATE |
| 21-46 | PLAN & PROFILE-STREETS | PL | PROPERTY LINE |
| 47-59 | PLAN & PROFILE-LANES | PLC | PORTLAND CURB |
| 60-66 | WATER MAINS | PLC | PORTLAND CURB |
| 67-68 | KNOWLEDGE AND/OR AS-BUILT PROFILES | PLC | PORTLAND CURB |
| 69-74 | STORM DRAIN CROSSINGS | PLC | PORTLAND CURB |
| 75-77 | STORM DRAIN PLAN | PLC | PORTLAND CURB |
| 78-79 | STORM DRAIN PLAN | PLC | PORTLAND CURB |
| 80-81 | STORM DRAIN PLAN | PLC | PORTLAND CURB |
| 82 | STORM DRAIN PLAN | PLC | PORTLAND CURB |
| 83-86 | CURB RETURN PROFILES | PLC | PORTLAND CURB |
| 87-88 | KNOWLEDGE AND/OR AS-BUILT PROFILES | PLC | PORTLAND CURB |
| 89-90 | STORM DRAIN CROSSINGS | PLC | PORTLAND CURB |
| 91-94 | STORM DRAIN PLAN | PLC | PORTLAND CURB |
| 95-96 | STORM DRAIN PLAN | PLC | PORTLAND CURB |
| 97-98 | STORM DRAIN PLAN | PLC | PORTLAND CURB |
| 99-100 | STORM DRAIN PLAN | PLC | PORTLAND CURB |
| 101-102 | STORM DRAIN PLAN | PLC | PORTLAND CURB |
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| 211-212 | STORM DRAIN PLAN | PLC | PORTLAND CURB |
| 213-214 | STORM DRAIN PLAN | PLC | PORTLAND CURB |
| 215-216 | STORM DRAIN PLAN | PLC | |

SEA HAVEN - PHASE 4 IMPROVEMENT PLANS

SCALE:	AS SHOWN
DRAWN:	APH
JOB No.:	4007.04
SHEET	1 OF 74

Whitson
ENGINEERS

Civil Engineering
Land Surveying
4 Harris Court
Menlo Park, California
831.441.3226
whitson@whitson.com

SUBMITTAL / REVISION

MARINA, CALIFORNIA

APR 03 031 00 017

TITLE, LEGEND AND VICINITY MAP

November 28, 2023

Item No. **10i(1)**

Honorable Mayor and Members
of the Marina City Council

City Council Meeting
of December 5, 2023

RECOMMENDATION TO CONSIDER ADOPTING RESOLUTION NO. 2022-, APPROVING THE PHASE 4B FINAL MAP FOR THE SEA HAVEN DEVELOPMENT PROJECT SUBDIVISION (FORMERLY MARINA HEIGHTS), AND AUTHORIZING THE CITY CLERK TO CERTIFY THE FINAL MAP ON BEHALF OF THE CITY SUBJECT TO FINAL REVIEW AND APPROVAL BY THE CITY ATTORNEY

RECOMMENDATION:

It is recommended that the City Council:

1. Consider approving the Phase 4B Final Map for Sea Haven Development Project Subdivision (“**EXHIBIT A**”), and;
2. Consider authorizing the City Clerk to certify the Final Map on behalf of the City subject to final review and approval by the City Attorney.

BACKGROUND:

At the regular meeting of March 21, 2006, the City Council adopted Resolution No. 2006-56, approving the Phase 1 Final Map for the Marina Heights Development Project Subdivision. The Phase 1 final map and improvement plans were only for the major roadways (Arterials) and utilities for the Marina Heights Project.

At the regular meeting of September 6, 2006, the City Council adopted Resolution 2006-228, approving the Phase 2 Final Map for the Marina Heights. The Phase 2 final map and improvement plans were for the first 299 residential units in the Marina Heights Project.

At the regular meeting of August 7, 2019, the City Council adopted Resolution 2019-81, approving the Phase 5A Final Map for the Marina Heights (now Sea Haven).

At the regular meeting of February 4, 2020, the City Council adopted Resolution 2020-23, approving the Phase 3A Final Map for the Sea Haven project.

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

At the regular meeting of June 21, 2022, the City Council adopted Resolution 2022-84, approving the Phase 4A Final Map for the Sea Haven project.

ANALYSIS:

The developers have submitted the Phase 4B subdivision map (“**EXHIBIT A**”) to the City and the Marina Coast Water District for review and approval. Improvement plans have also been submitted to the City and the Marina Coast Water District for review and approval (“**EXHIBIT B**”- Cover Sheet Only). After review, staff has determined that the conditions of approval have been met for the Final Map and Improvement Plans for Phase 4B with the exception of a Public Improvement Agreement. Marina Coast Water District staff have also reviewed and approved the plans.

The Developer has also submitted a Public Improvement Agreement for Council consideration and will provide labor and materials and faithful performance bonds required for the recordation of the Phase 4B Final Map. The Public Improvement Agreement will be discussed during this meeting and is a Tentative Map condition of Final Map approval and that it be accepted prior to Final Map approval. It has been determined that all other Tentative Map Conditions of Approval have been met.

The Phase 4B final map and improvement plans are for 88 residential units in the Marina Heights Project. The Phase 4B final map and improvement plans include the specific neighborhood improvements such as parks and open space that support 88 residential units including 18 below market rate (BMR) single family residential units and one BMR condo site. The condo site will have six units for a total of 24 below market rate units for this phase.

All required future phased final maps must meet all the appropriate conditions of approval and will be presented to City Council for consideration at a future date.

FISCAL IMPACT:

Should the City Council approve this request, the Developer has provided payment to cover the costs associated with the production, review, and recording of the Final Map.

CONCLUSION:

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

Respectfully submitted,

Edrie Delos Santos, P.E.
Senior Engineer, Engineering Division
City of Marina

REVIEWED/CONCUR:

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

Layne P. Long
City Manager
City of Marina