

RESOLUTION NO. 2023-134

A RESOLUTION BY THE CITY COUNCIL OF THE CITY OF MARINA
RECEIVING A REPORT ON THE HILLTOP PARK RECOMMENDATIONS
FROM THE AD-HOC COMMITTEE AND CITY COUNCIL APPOINTED AD-
HOC COMMITTEE LIAISONS AND PROVIDING DIRECTION FOR THE FINAL
DESIGN OF THE HILLTOP PARK AT THE DUNES

WHEREAS, at the regular meeting of May 19, 2020, the City Council adopted Resolution No. 2020-53, approving the amendment to the University Village (now The Dunes on Monterey Bay) Phase 2 Tentative Map. The amendment included conceptual layouts of the City Park within Phase 2 known as Hilltop Park, and;

WHEREAS, the City Council received a presentation and approved the conceptual plan, with the exception of vegetation, for the Hilltop Park on April 20th, 2021. As part of the Resolution 2021-36, the City Council directed the formation of an ad hoc committee to develop recommendations specific to “trees, grasses, forbs and shrubs, which is all plant material to be incorporated in the development of the Hilltop Park at The Dunes, and;

WHEREAS, the City Council, at the June 15th, 2021 meeting, approved the recommendations of the ad-hoc committee except for the proposed plant lists (Resolution 2021-73). The City Council appointed Mayor Delgado and Dr. Fred Watson to serve as liaisons between the developer and ad-hoc committee as the plant lists were being prepared by the developer’s landscape architect, and;

WHEREAS, the City Council approved the final design changes, including the hydroseed mixtures, for the Hilltop Park on May 17th, 2022 (Resolution 2022-60), and;

WHEREAS, The Hilltop Park is under construction and graded slopes need to be hydroseeded for stabilization. Some of the seed varieties specified by the City Council are not currently available. The Developer has submitted an alternative seed mixture for approval (**Exhibit A**). The alternative seed mix increases the available seed varieties in proportion to the original seed requirements.

NOW, THEREFORE BE IT FURTHER RESOLVED the City Council approves the proposed changes to the hydroseed mixtures for the Hilltop Park at The Dunes.

PASSED AND ADOPTED by the City Council of the City of Marina at a regular meeting duly held on the 19th day of December 2023, by the following vote:

AYES: COUNCILMEMBERS: Visscher, McCarthy, Biala, Delgado

NOES: COUNCIL MEMBERS: None

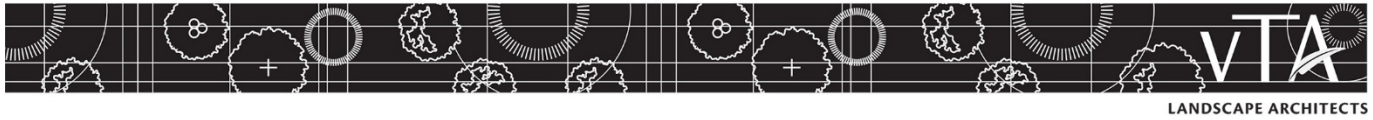
ABSENT: COUNCIL MEMBERS: Medina Dirksen

ABSTAIN: COUNCIL MEMBERS: None

ATTEST:

Bruce C. Delgado, Mayor

Anita Sharp, Deputy City Clerk



Memorandum

Memo No. 01

Date: December 07, 2023
Project: Dunes on Monterey Bay (Phase 2 East-Hilltop Park)
Marina, CA

To: Shea Homes
2630 Shea Center Drive
Livermore, CA 94550

Attention: Guido Persicone, Community Development Director

RE: Hydroseed Mix Update for Hilltop Park

This memo is a request by Shea Homes to address the final hydroseed mix for Hilltop Park and seeds originally considered on the approved landscape plans which are not currently available.

Per Pacific Coast Seed's attached letter to Perma-Green Hydroseeding Inc., seed material unavailable is noted and increasing the other seed item amounts proportionally is recommended.

Also, there is one alternative species to replace *Croton californicus* which is unavailable and is *Croton setigerus* which is an annual herb and not recommended as a replacement. Plant substitutions are not approved at this time as they were not part of the original Hydroseed Mix approval for Hilltop Park.

Per the City's Council resolution 2022-60 and as stated in the meeting minutes dated May 17, 2022, we're obligated to seed material that is commercially available locally and as such recommend approval of the plant seed currently available as shown per the attached letter from Pacific Coast Seed except for as noted above.

If you have any questions or need clarification for the revision outlined above, please give me a call to discuss.

Sincerely,

vanderToolen associates

Byron A. Williams, PLA
Associate Principal

Cc. Jack Gao
Don Hofer
Curt Honodel
Doug Yount



Perma-Green Hydroseeding, Inc.
7096 Holsclaw Road
Gilroy, CA 95020

November 30, 2023

Re: Hilltop Park

Dear Christy:

Thank you for choosing Pacific Coast Seed, Inc. as your seed supplier for the above referenced project. This letter is to acknowledge that Pacific Coast Seed, Inc. has received your request for a letter of certification for the above referenced project. We will be providing the seed items in accordance with California and Federal seed laws. The seed items specified will consist of the following:

~5.75 Ac

Bulk/ lbs	Note (1)	Seed
1.50	1.78	Amispon glaber, Deerweed
2.00	2.37	Artemisia californica, California Sagebrush
1.50	1.78	Camissoniopsis cheiranthifolia, Beach Evening Primrose
5.50	6.51	Elymus glaucus, Coastal Blue Wildrye
4.00	0	Eriogonum latifolium, Coastal Buckwheat (1)
2.00	2.37	Eriogonum parvifolium, Seacliff Buckwheat
1.50	1.78	Eriophyllum staedhadifloium, Seaside Sunflower
4.00	0	Ericameria eriocoides, Mock Heather (1)
3.00	3.55	Eschscholzia Californica var maritima, California Poppy
4.00	4.74	Festuca idahoensis, Idaho Fescue
4.00	4.74	Lupinus arboreus, Arroyo Lupine
2.00	2.37	Mimulus aurantiacus, Monkey Flower
2.00	2.37	Salvia mellifera, Black Sage
2.00	2.37	Sisyrinchium bellum, Blue- Eyed Grass
5.00	5.92	Stipa cernua, Nodding Stipa
7.50	8.88	Stipa pulchra, Purple Needlegrass

(1) These items are unavailable. We suggest increasing all other items proportionately.

~0.75 Ac

Bulk/ lbs	Note (1)	Seed
1.25	0	Abronia latifolia, Coastal Sand Verbena (1)
1.25	0	Abronia umbellatum, Pink Sand Verbena (1)
1.50	2.06	Armeria maritima, Sea Thrift
1.00	1.38	Acmispon americanus, Purshing Lotus
1.00	1.38	Camissoniopsis cheiranthifolia, Beach Primrose
1.50	2.06	Croton californicus, California Croton (2)
4.00	5.50	Deschampsia cespitosa holciformis, Coastal Hairgrass
2.00	2.75	Erigeron glaucus, Seaside daisy
2.50	3.44	Eschscholzia californica var. maritima, California Poppy
4.00	5.50	Festuca idahoensis, Coastal Idaho Fescue
5.00	0	Horkelia cuneata, Wedgeleaf Horkelia (1)
2.50	3.44	Koleria macrantha, June Grass
4.00	5.50	Lupinus nanus, Sky Lupine
6.00	0	Poa douglasii, Douglas Bluegrass (1)
2.00	2.75	Sisyrinchium bellum, Blue-Eyed Grass
4.00	5.50	Stipa cernua, Nodding Needlegrass
6.00	8.25	Stipa pulchra, Purple Needlegrass

(1) These items are not available. We suggest increasing all other items proportionately.

(2) This item is unavailable. We suggest using Croton setigerus.

Thank you again for choosing Pacific Coast Seed, Inc. as your seed supplier for this project. We look forward to working with you on future projects.

Sincerely,

Pacific Coast Seed, Inc.

Patricia L. Gomez
Sales Manager

December 9, 2023

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

Honorable Mayor and Members
of the Marina City Council

City Council Meeting
of December 19, 2023

**ADOPTING RESOLUTION NO. 2023-, APPROVING CHANGES TO THE
HYDROSEED MIXTURES FOR THE HILLTOP PARK AT THE DUNES**

REQUEST: It is requested that the City Council consider:

1. adopting Resolution No. 2023-, approving changes to the hydroseed mixtures for the Hilltop Park at The Dunes.

BACKGROUND:

At the regular meeting of May 19, 2020, the City Council adopted Resolution No. 2020-53, approving the amendment to the University Village (now The Dunes on Monterey Bay) Phase 2 Tentative Map. The amendment included conceptual layouts of the City Park within Phase 2 known as Hilltop Park.

City Council received a presentation and approved the conceptual plan, with the exception of vegetation, for the Hilltop Park on April 20th, 2021. As part of the Resolution 2021-36, the City Council directed the formation of an ad hoc committee to develop recommendations specific to “trees, grasses, forbs and shrubs, which is all plant material to be incorporated in the development of the Hilltop Park at The Dunes.”

The Ad Hoc Committee consisting of representatives of the City Council (Mayor Bruce Delgado), Recreation and Cultural Services Commission (Chair Darlena Ridler, Commissioner Jeff Uchida), Public Works Commission (Commissioner Mike Owen), Tree Committee (Committee Member Greg Simmons), Marina Tree and Garden Club (Juli Hoffman and Grace Silva-Santella), Citizens for Sustainable Marina (Karen Andersen), along with Dr. Fred Watson met on May 26th, 2021. The ad hoc committee received a presentation from the Dunes landscape design team deliberated and provided recommendations to the City Council.

The City Council, at the June 15th, 2021 meeting, approved the recommendations of the ad-hoc committee except for the proposed plant lists (Resolution 2021-73). The City Council appointed Mayor Delgado and Dr. Fred Watson to serve as liaisons between the developer and ad-hoc committee as the plant lists were being prepared by the developer’s landscape architect.

The liaisons met with staff and the development team on September 24, 2021. The developer’s landscape architect presented the preliminary planting list and a map identifying areas of the park for the various types of planting. The liaisons provided input to the development team.

The liaisons met with staff and the development team on December 3, 2021. The developer’s landscape architect presented the revised planting list and clarified the approach for hydroseeding graded areas of the park. The liaisons provided input to the development team.

The liaisons provided a progress report to the ad-hoc committee on December 16, 2021. The planting lists and map identifying areas of the park for the various types of planting were presented. The members of the ad-hoc committee provided recommendations for changes to be incorporated into the planting lists and planting areas.

The liaisons met with staff and the development team on April 4, 2022. The developer’s team presented a feasible alignment of the trail from 9th Street to the hilltop viewing area to retain as much existing native vegetation as possible. Revisions to planting lists were presented.

The liaisons provided a progress report to the ad-hoc committee on April 21, 2022. The developer's landscape architect presented the revised planting lists. The ad-hoc committee provided direction on the planting lists to the Developer and City staff.

The City Council approved the final design changes, including the hydroseed mixtures, for the Hilltop Park on May 17th, 2022 (Resolution 2022-60).

ANALYSIS:

The Hilltop Park is under construction and graded slopes need to be hydroseeded for stabilization. Some of the seed varieties specified by the City Council are not currently available. The Developer has submitted an alternative seed mixture for approval (**EXHIBIT A**). The alternative seed mix increases the available seed varieties in proportion to the original seed requirements. The tables below compare the original hydroseed mixtures and the proposed hydroseed mixtures.

Area 1 (Sloped Areas, ~5.75 Acres)

APPROVED LBS./ACRE	PROPOSED LBS./ACRE	BOTANICAL (COMMON NAME)
1.5	1.78	AMISPON GLABER (DEERWEED)
2	2.37	ARTEMISIA CALIFORNICA (CALIFORNIA SAGEBRUSH)
1.5	1.78	CAMISSONIOPSIS CHEIRANTHIFOLIA (BEACH EVENING PRIMROSE)
5.5	6.51	ELYMUS GLAUCUS (COASTAL BLUE WILDRYE)
4	0	ERIOGONUM LATIFOLIUM (COAST BUCKWHEAT)
2	2.37	ERIOGONUM PARVIFLORUM (SEACLIFF BUCKWHEAT)
1.5	1.78	ERIOPHYLLUM STAEDHADIFLOIUM (SEASIDE WOOLY SUNFLOWER)
4	0	ERICAMERIA ERICOIDES (MOCK HEATHER)
3	3.55	ESCHSCHOLZIA CALIFORNICA VAR. MARITIMA (COAST CA POPPY)
4	4.75	FESTUCA IDAHOENSIS (COASTAL IDAHO FESCUE)
4	4.74	LUPINUS ARBOREUS (ARROYO LUPINE)
2	2.37	DIPLACUS (MIMULUS) AURANTIACUS (STICKY MONKEYFLOWER - ORANGE)
2	2.37	SALVIA MELLIFERA (BLACK SAGE)
2	2.37	SISYRINCHIUM BELLUM (BLUE-EYED GRASS)
5	5.92	STIPA CERNUA (NODDING STIPA)
7.5	8.88	STIPA PULCHRA (PURPLE NEEDLEGRASS)

Area 2 (Hilltop, ~0.75 Acres)

LBS./ACRE	SEED TOTALS	BOTANICAL (COMMON NAME)
1.25	0	ABRONIA LATIFOLIA (COASTAL SAND VERBENA)
1.25	0	ABRONIA UMBELLATA (PINK SAND VERBENA)
1.5	2.06	ARMERIA MARITIMA (SEA THRIFT)
1	1.38	ACMISPON AMERICANUS (SPANISH CLOVER)

1	1.38	CAMISSONIOPSIS CHEIRANTHIFOLIA (BEACH EVENING PRIMROSE)
1.5	2.06	CROTON CALIFORNICUS
4	5.5	DESCHAMPSIA CESPITOSA HOLCIFORMIS (COASTAL HAIRGRASS)
2	2.75	ERIGERON GLAUCUS (SEASIDE DAISY)
2.5	3.44	ESCHSCHOLZIA CALIFORNICA VAR. MARITIMA (COAST CALIFORNIA POPPY)
4	5.5	FESTUCA IDAHOENSIS (COASTAL IDAHO FESCUE)
5	0	HORKELIA CUNEATA (WEDGELEAF HORKELIA)
4	5.5	LUPINUS NANUS (SKY LUPINE)
6	0	POA DOUGLASII (DOUGLAS BLUEGRASS)
2.5	3.44	KOELERIA MACRANTHA (JUNEGRASS)
2	2.75	SISYRINCHIUM BELLUM (BLUE-EYED GRASS)
4	5.5	STIPA CERNUA (NODDING NEEDLEGRASS)
6	8.25	STIPA PULCHRA (PURPLE NEEDLEGRASS)

The developer will maintain the installed landscaping for a period of two years.

ENVIRONMENTAL COMPLIANCE:

The approval of changes to the hydroseed mixture is not a project as defined by the California Environmental Quality Act (CEQA) per Article 20 Section 15378 and under General Rule Article 5 Section 15061.

FISCAL IMPACT:

MCP is fully funding the construction of Hilltop Park. Per the Tentative Map Conditions of Approval, Hilltop Park will then be owned and maintained by the City.

CONCLUSION:

This request is submitted for City Council consideration.

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