

RESOLUTION NO. 2025-45

A RESOLUTION OF THE CITY OF MARINA APPROVING THE PHASES 1
AND 2 FINAL MAP FOR THE MARINA STATION DEVELOPMENT
PROJECT SUBDIVISION, 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 4, 2008, the City Council adopted Resolution No. 2008-45, approving the Vesting Tentative Map for the Marina Station Development Project Subdivision, located at northern property boundary of the City., and;

WHEREAS, At the regular meeting of March 4, 2008, the City Council adopted Resolution 2008-41, approving and certifying the Marina Station Specific Plan Environmental Impact Report and;

WHEREAS, the developers have submitted the Phases 1 and 2 subdivision map (“EXHIBIT A”) to the City for review and approval. Improvement plans have also been submitted to the City 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 Phases 1 and 2 with the exception of a Public Improvement Agreement, 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 Phases 1 and 2 Final Map. The Public Improvement Agreement will be discussed during this meeting and is a Vesting Tentative Map condition of Final Map approval and that it be accepted prior to Final Map approval. It has been determined that all other Vesting Tentative Map Conditions of Approval have been met, and;

WHEREAS, the Phases 1 and 2 final map and improvement plans are for 240 residential units in the Marina Station Project. The Phases 1 and 2 final map and improvement plans include the specific neighborhood improvements such as parks and open space that support 240 residential units including 79 below market rate (BMR) single family residential units, 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 Phases 1 and 2 Final Map for Marina Station 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 20th day of May 2025, by the following vote:

AYES: COUNCIL MEMBERS: McAdams, McCarthy, Biala, Delgado, Visscher

NOES: COUNCIL MEMBERS: None

ABSENT: COUNCIL MEMBERS: None

ABSTAIN: COUNCIL MEMBERS: None

Liesbeth Visscher, Mayor Pro Tem

ATTEST:

Anita Sharp, Deputy City Clerk

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 LINES.

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

- FOR ROAD AND UTILITY PURPOSES, THOSE PORTIONS OF LAND DESIGNATED HEREON AS ALIENE DRIVE, CANNERY DRIVE, CANNERY LANE, CORTNEY LANE, CRESCENT AVENUE, HARVEST DRIVE, HIGHLANDS DRIVE, HUNTER LANE, LAGUNA SECA LANE, MARINA STATION DRIVE, MARINA VISTA LANE, MICHAEL DRIVE, RANDALL DRIVE, ROWAN LANE, SANTA LUCIA LANE, SECO DRIVE, STEINBECK DRIVE, & TULE DRIVE, 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.
- FOR PUBLIC PARK PURPOSES, THOSE PORTIONS OF LAND DESIGNATED HEREON AS PARCEL P-6.
- FOR PUBLIC OPEN SPACE PURPOSES, THOSE PORTIONS OF LAND DESIGNATED HEREON PARCELS OS-1, THROUGH OS-9.

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

- PUBLIC SERVICES EASEMENTS (PSE), WHERE DESIGNATED WITHIN THE SUBDIVISION SHOWN ON THIS MAP FOR THE CONSTRUCTION, MAINTENANCE, USE, REPLACEMENT, IMPROVEMENT, AND OPERATION OF SANITARY SEWERS, STORM DRAINS, AND WATER PIPELINES, GAS AND ELECTRICITY TRANSMISSION LINES, AND TELEPHONE LINES AND ALL THE NECESSARY APPURTENANCES THERETO.
- "INGRESS, EGRESS AND UTILITY EASEMENTS" (IEUE), WHERE DESIGNATED WITHIN THE SUBDIVISION SHOWN ON THIS MAP FOR INGRESS AND EGRESS OF EMERGENCY VEHICLES AND FOR THE CONSTRUCTION, MAINTENANCE, USE, REPLACEMENT, IMPROVEMENT, AND OPERATION OF SANITARY SEWERS, STORM DRAINS, AND WATER PIPELINES, GAS AND ELECTRICITY TRANSMISSION LINES, AND TELEPHONE LINES, AND ALL THE NECESSARY APPURTENANCES THERETO.
- STORM DRAIN EASEMENTS (SDE) OVER, UNDER, AND ACROSS PARCEL P-7 AND THE DESIGNATED AREAS AS SHOWN HEREON, FOR PUBLIC STORM DRAINAGE PURPOSES, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS FOR THE PURPOSES OF REPAIR, REPLACEMENT, AND MAINTENANCE OF STORM DRAINAGE FACILITIES. UNDERGROUND PIPING ARE TO BE MAINTAINED BY THE CITY OF MARINA. SAID AREAS OF LAND ARE TO BE KEPT OPEN AND FREE FROM BUILDINGS AND STRUCTURES NOT SERVING THE PURPOSE OF THE EASEMENT.
- FOR PEDESTRIAN ACCESS PURPOSES, PUBLIC TRAIL EASEMENTS (TE), TO THE CITY OF MARINA, OVER PARCELS P-7, S-2.1, S-2.2, AND S-2.3, AND WHERE DESIGNATED WITHIN THE SUBDIVISION SHOWN ON THIS MAP.

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

WE HEREBY RESERVE FOR THE BENEFIT OF THE OWNERS OF THE LOTS AND PARCELS WITHIN THE PRESENT AND FUTURE PHASES OF THE "MARINA STATION" DEVELOPMENT, EASEMENTS FOR INGRESS AND EGRESS PURPOSES AND FOR THE INSTALLATION AND MAINTENANCE OF PRIVATE LANES AND WALKWAYS ACROSS THOSE STRIPS OF LAND DESIGNATED AS "INGRESS, EGRESS AND UTILITY EASEMENT" (IEUE) AS SHOWN ON THE WITHIN MAP. SAID EASEMENTS WILL BE MAINTAINED AS DEFINED BY THE C.C.& R.'S CREATED FOR SAID "MARINA STATION" DEVELOPMENT.

PARCEL P-7 IS RESERVED AS "A PRIVATE PARK" AND IS TO BE OWNED AND MAINTAINED BY THE OWNERS ASSOCIATION.

THE AREAS DESIGNATED AS PARCELS S-2.1, S-2.2 AND S-2.3 ARE TO BE RETAINED BY OWNER OR THEIR SUCCESSOR IN INTEREST FOR FUTURE DEVELOPMENT AND TRANSFER

THE AREA DESIGNATED AS PARCEL P-5 IS TO BE RETAINED BY THE OWNER OR THEIR SUCCESSOR IN INTEREST FOR FUTURE TRANSFER.

THE AREAS DESIGNATED AS PARCELS MU-2.1 MU-2.2 AND MU-2.3 ARE TO BE RETAINED BY THE OWNER OR THEIR SUCCESSOR IN INTEREST FOR FUTURE DEVELOPMENT AND TRANSFER.

THE FILING OF THIS TRACT MAP SHALL SHOW THE SUBDIVISION OF LAND FOR THE PURPOSE OF CREATING UP TO 13 RESIDENTIAL CONDOMINIUM UNITS ON PARCEL TH-2.1, UP TO 17 RESIDENTIAL CONDOMINIUM UNITS ON PARCEL TH-2.2 AND UP TO 9 RESIDENTIAL CONDOMINIUM UNITS ON PARCEL TH-2.3.

WE ALSO HEREBY RELINQUISH ANY AND ALL RIGHTS OF INGRESS AND EGRESS TO VEHICULAR TRAFFIC (ABUTTER'S RIGHTS) ACROSS THE LINES AS SHOWN ON HEREON MAP AND DEPICTED AS _____.

TO THE FULL EXTENT PERMITTED BY LAW, SUBDIVIDER SHALL INDEMNIFY, IMMEDIATELY DEFEND, AT ITS SOLE EXPENSE, AND HOLD HARMLESS THE CITY, ITS COUNCIL, BOARDS, COMMISSIONS, EMPLOYEES, OFFICIALS AND AGENTS FROM AND AGAINST ANY CLAIMS, LOSSES, DAMAGES, PENALTIES, FINES AND JUDGMENTS, ASSOCIATED INVESTIGATION AND ADMINISTRATIVE EXPENSES, AND DEFENSE COSTS INCLUDING BUT NOT LIMITED TO REASONABLE ATTORNEYS FEES, COURT COSTS, EXPERT WITNESS FEES AND COSTS OF ALTERNATE DISPUTE RESOLUTION, RESULTING FROM, OR IN CONNECTION WITH, THE APPROVAL OF THIS PROJECT, OR ANY APPEAL, CLAIM OR LEGAL PROCEEDING RELATING THERETO. THE CITY MAY, AT ITS SOLE DISCRETION, PARTICIPATE IN THE DEFENSE OF ANY SUCH ACTION, BUT SUCH PARTICIPATION SHALL NOT RELIEVE SUBDIVIDER OF ITS OBLIGATION UNDER THIS CONDITION. AS A FURTHER CONDITION OF APPROVAL, THE SUBDIVIDER AGREES THAT IN THE EVENT THE CITY INITIATES ANY LEGAL ACTION OR SUIT TO ENFORCE ANY CONDITION OF APPROVAL CONTAINED HEREIN, THE PREVAILING PARTY SHALL BE ENTITLED TO RECOVER FROM THE LOSING PARTY REASONABLE EXPENSES INCLUDING ATTORNEYS' FEES, COURT COSTS, AND ADMINISTRATIVE COSTS INCLUDING BUT NOT LIMITED TO STAFF TIME AND CONSULTANT FEES.

OWNER'S STATEMENT- CONTINUED

THE DUTY TO DEFEND IS A SEPARATE AND DISTINCT OBLIGATION FROM THE SUBDIVIDER'S DUTY TO INDEMNIFY AND APPLICANT SHALL BE OBLIGATED TO DEFEND IN ALL LEGAL, EQUITABLE, ADMINISTRATIVE OR SPECIAL PROCEEDINGS OF ANY CLAIM IN ANY FORM OR AT ANY STAGE OF AN ACTION OR PROCEEDING AND THE OBLIGATION EXTENDS THROUGH FINAL JUDGMENT INCLUDING EXHAUSTION OF ANY APPEALS.

MARINA STATION PHASES 1 AND 2, LLC,
A DELAWARE LIMITED LIABILITY COMPANY

BY: MARINA STATION INVESTORS, LLC,
A DELAWARE LIMITED LIABILITY COMPANY
ITS SOLE MEMBER

BY: TMP VENTURE IV, LLC,
A DELAWARE LIMITED LIABILITY COMPANY
ITS OPERATING MANAGER

BY: _____
NAME: DUSTIN BOGUE
TITLE: AUTHORIZED SIGNATORY

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.

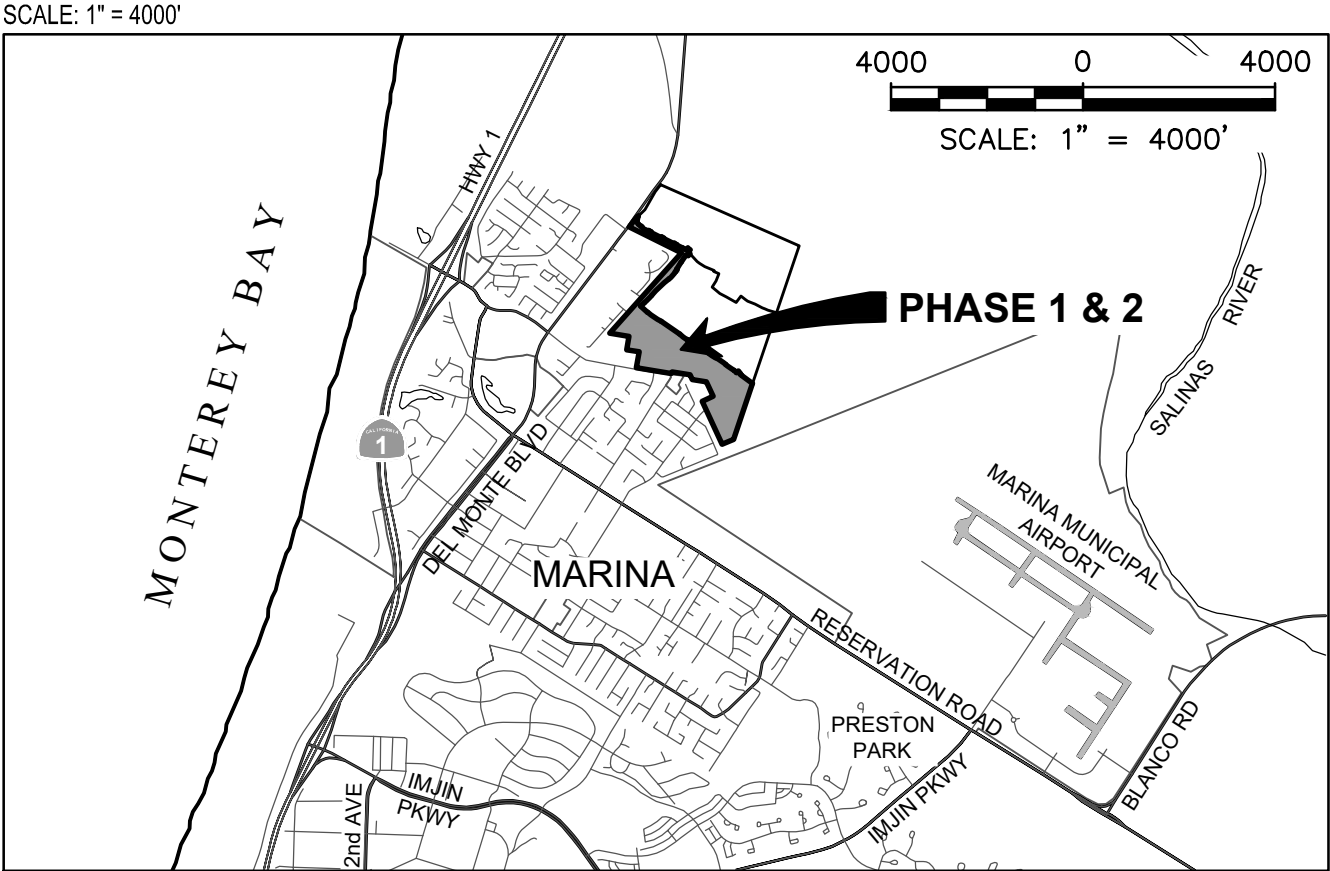
SIGNATURE _____
NOTARY PUBLIC'S NAME: _____
COUNTY OF BUSINESS: _____
COMMISSION EXPIRATION DATE: _____
COMMISSION NUMBER: _____

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 HEREON AS ALIENE DRIVE, CANNERY DRIVE, CANNERY LANE, CORTNEY LANE, CRESCENT AVENUE, HARVEST DRIVE, HIGHLANDS DRIVE, HUNTER LANE, LAGUNA SECA LANE, MARINA STATION DRIVE, MARINA VISTA LANE, MICHAEL DRIVE, RANDALL DRIVE, ROWAN LANE, SANTA LUCIA LANE, SECO DRIVE, STEINBECK DRIVE, AND TULE DRIVE, PARCELS P-6 AND OS-1 THROUGH OS-9 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: MARINA STATION PHASES 1 AND 2, LLC,
A DELAWARE LIMITED LIABILITY COMPANY
5671 SANTA TERESA BLVD, SUITE 200
SAN JOSE, CA. 95123

VICINITY MAP



COUNTY RECORDER'S STATEMENT

FILED THIS ____ DAY OF _____ , 2025 , AT ____ : ____ __.M. IN VOLUME ____ OF CITIES AND TOWNS, AT PAGE ____ AT THE REQUEST OF CHICAGO TITLE COMPANY.

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

DOCUMENT NO.: _____ FEE:\$_____

TRACT NO. _____
MARINA STATION
PHASE 1 & 2

A SUBDIVISION OF PARCEL A
AS SHOWN ON THE PARCEL MAP ENTITLED
"MARINA STATION, PHASE 1 & 2",
AND FILED IN VOLUME 24 OF PARCEL MAPS AT PAGE 36,
OFFICIAL RECORDS OF MONTEREY COUNTY, CALIFORNIA
AND CONTAINING 71.15 ACRES

PREPARED BY:
WHITSON ENGINEERS
6 HARRIS COURT, MONTEREY CALIFORNIA

BENEFICIARY'S STATEMENT

RCHF CH TRUST, A DELAWARE STATUTORY TRUST, AS BENEFICIARY UNDER AN ASSIGNMENT OF DEED OF TRUST RECORDED AS DOCUMENT #2025007318, OFFICIAL RECORDS OF MONTEREY COUNTY, CALIFORNIA, DOES HEREBY CONSENT TO THE PREPARATION AND RECORDATION OF THIS MAP AND SUBDIVISION AS SHOWN HEREON AS BENEFICIARY.

RCHF CH TRUST,
BY: U.S. BANK, AS TRUSTEE
BY: ANCHOR LOANS, LP, ITS ATTORNEY IN FACT

BY: _____
NAME: _____
TITLE: _____

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: _____

SIGNATURE OMISSIONS

PURSUANT TO THE PROVISIONS OF SECTION 66436 OF THE SUBDIVISION MAP ACT THE FOLLOWING SIGNATURES HAVE BEEN OMITTED SINCE THEIR INTEREST CANNOT RIPEN INTO A FEE.

1. MARINA COAST WATER DISTRICT, HOLDER OF EASEMENTS AS ASSIGNED BY INSTRUMENT NO. 2007023037, OFFICIAL RECORDS OF MONTEREY COUNTY, RECORDED MARCH 21, 2007, AND RE-RECORDED JUNE 30, 2010 AS INSTRUMENT NO. 2010035896, OFFICIAL RECORDS OF MONTEREY COUNTY.

SOILS REPORT STATEMENT

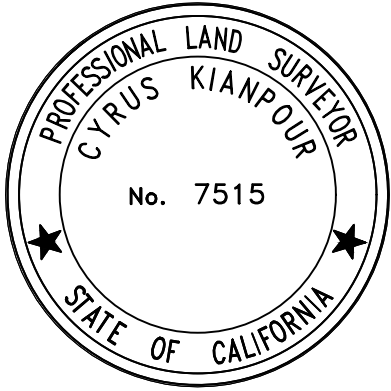
A SOILS REPORT DATED APRIL 24, 2024 PREPARED BY QUANTUM GEOTECHNICAL, INC., PROJECT# F055.G, HAS BEEN SPECIFICALLY PREPARED FOR THIS SUBDIVISION AND IS ON FILE WITH THE CITY OF MARINA'S PUBLIC WORKS DEPARTMENT.

CITY SURVEYOR'S STATEMENT

I HEREBY STATE THAT I HAVE EXAMINED THIS MAP AND AM SATISFIED THAT IT IS TECHNICALLY CORRECT;

CYRUS KIANPOUR, PLS 7515
CITY SURVEYOR
CITY OF MARINA, CALIFORNIA

DATE: _____



CITY ENGINEER'S STATEMENT

I, NOURDIN KHAYATA, CITY ENGINEER OF THE CITY OF MARINA, HEREBY STATE THAT I HAVE EXAMINED THIS MAP AND AM SATISFIED THAT IT IS TECHNICALLY CORRECT; THAT THE SUBDIVISION SHOWN HEREON IS SUBSTANTIALLY THE SAME AS IT APPEARED ON THE APPROVED TENTATIVE MAP AND ANY APPROVED ALTERATIONS THEREOF, AND 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.

NOURDIN KHAYATA, PE 52446
INTERIM CITY ENGINEER
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 MARINA STATION PHASES 1 AND 2, LLC, A DELAWARE LIMITED LIABILITY COMPANY, IN MAY 2024. I HEREBY STATE THAT THE SURVEY IS TRUE AND COMPLETE AS SHOWN, 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, 2026, 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 DECEMBER 21, 2020, AND SUBSEQUENT AMENDMENTS APPROVED JANUARY 15, 2021, 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 DEPARTMENT DIRECTOR
CITY OF MARINA

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 _____, 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.

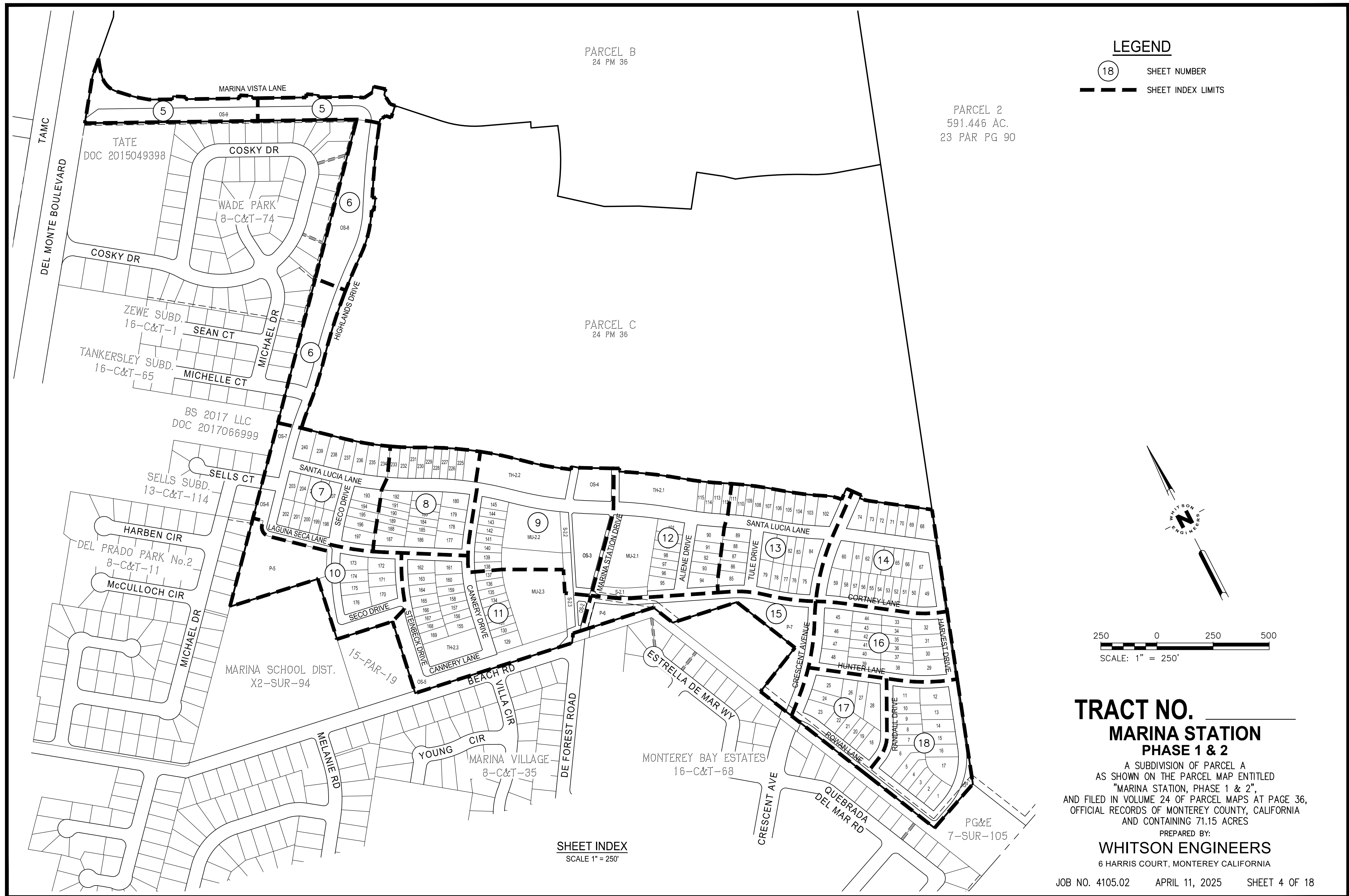
I HEREBY CERTIFY THAT THE APPROVAL OF THE HEREIN MAP ALSO CONSTITUTES THE OPENING OF MICHAEL DRIVE AT BOTH LOCATIONS ABUTTING THE SUBDIVISION BOUNDARY (ADJACENT TO SELLS COURT AND MICHELLE COURT), AND EXTINGUISHES THE 1' NON-ACCESS EASEMENTS ALONG SAID MICHAEL DRIVE THAT WERE DEDICATED PER VOLUME 13, CITIES AND TOWNS, PAGE 114 AND VOLUME 16, CITIES AND TOWNS, PAGE 65 RESPECTIVELY.

BY: _____
ANITA SHEPHERD-SHARP
DEPUTY CITY CLERK OF MARINA

TRACT NO. _____
MARINA STATION
PHASE 1 & 2

A SUBDIVISION OF PARCEL A
AS SHOWN ON THE PARCEL MAP ENTITLED
"MARINA STATION, PHASE 1 & 2",
AND FILED IN VOLUME 24 OF PARCEL MAPS AT PAGE 36,
OFFICIAL RECORDS OF MONTEREY COUNTY, CALIFORNIA
AND CONTAINING 71.15 ACRES

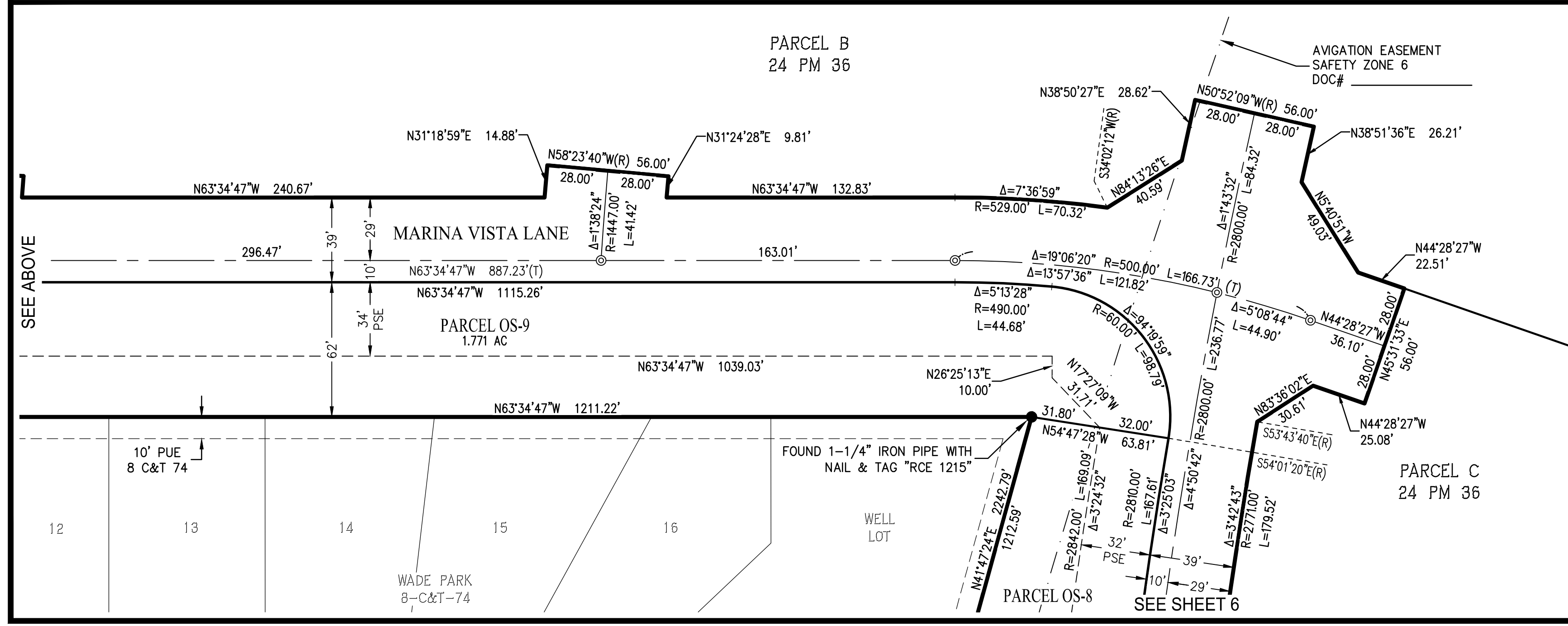
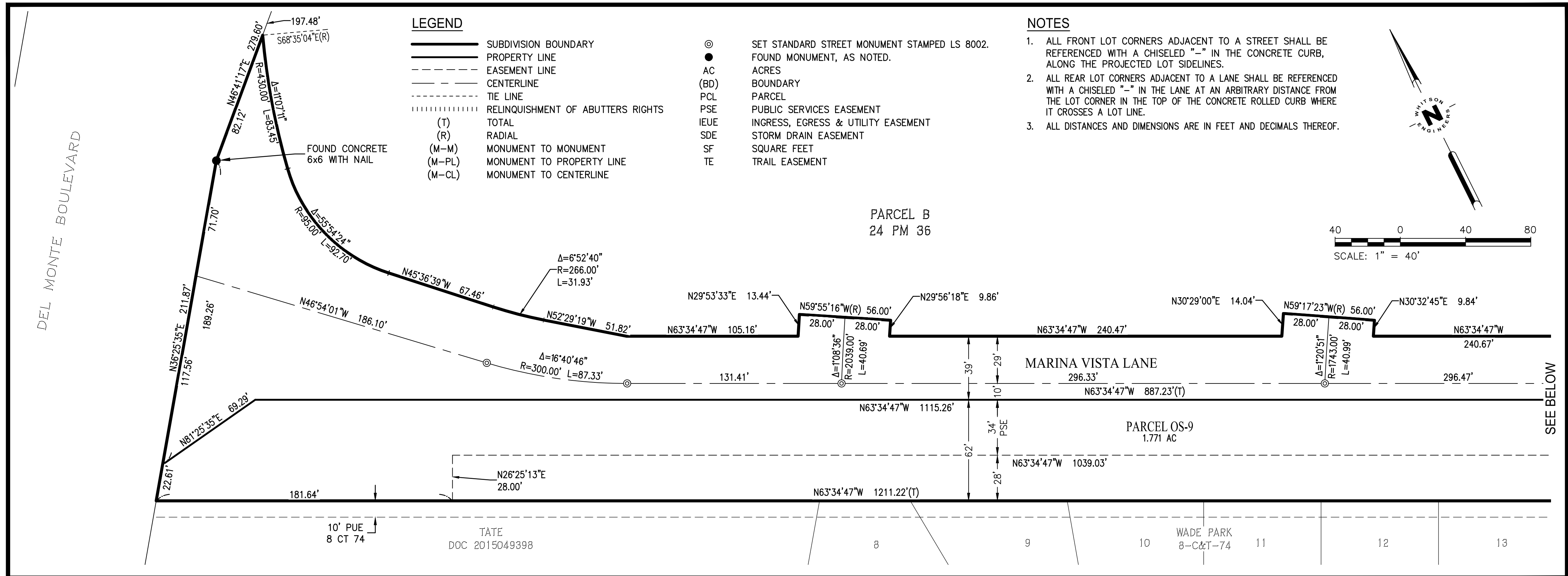
PREPARED BY:
WHITSON ENGINEERS
6 HARRIS COURT, MONTEREY CALIFORNIA



LEGEND

- (18) SHEET NUMBER
--- SHEET INDEX LIMITS

TRACT NO. _____
MARINA STATION
PHASE 1 & 2
A SUBDIVISION OF PARCEL A
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AND CONTAINING 71.15 ACRES
PREPARED BY:
WHITSON ENGINEERS
6 HARRIS COURT, MONTEREY CALIFORNIA
JOB NO. 4105.02 APRIL 11, 2025 SHEET 4 OF 18



TRACT NO. _____

MARINA STATION

PHASE 1 & 2

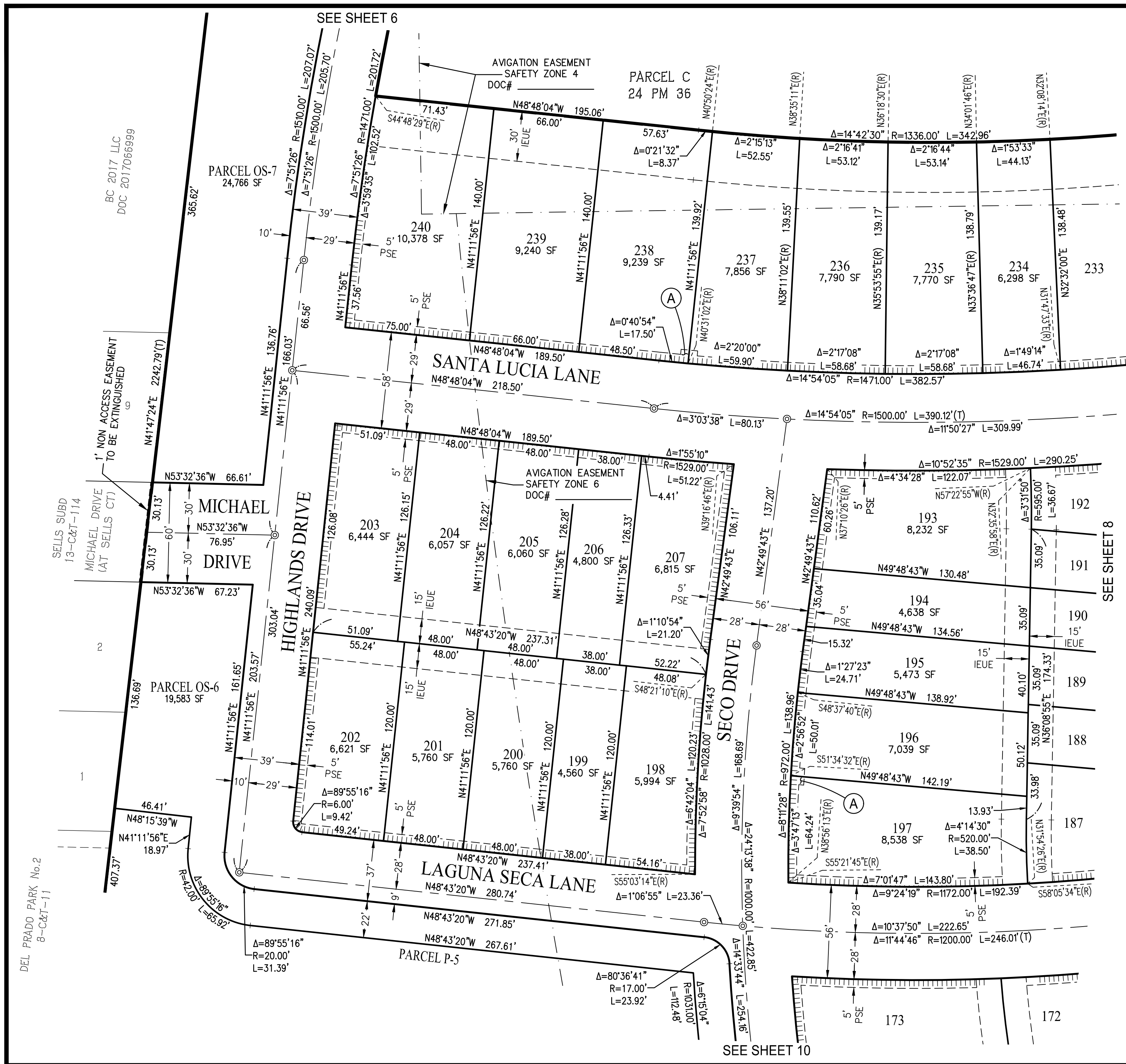
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PREPARED BY:

WHITSON ENGINEERS

6 HARRIS COURT, MONTEREY CALIFORNIA

JOB NO. 4105.02 APRIL 11, 2025 SHEET 5 OF 18

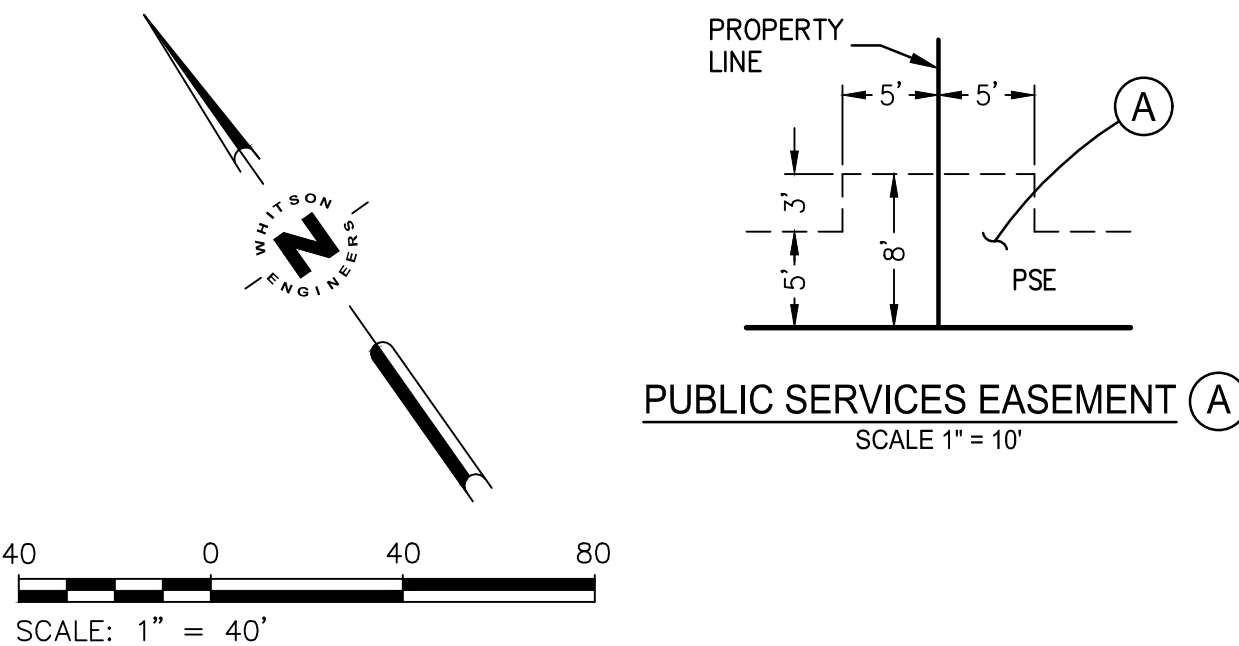


LEGEND

- 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.
- FOUND MONUMENT, AS NOTED.
- AC ACRES
- (BD) BOUNDARY
- PCL PARCEL
- PSE PUBLIC SERVICES EASEMENT
- IEUE INGRESS, EGRESS & UTILITY EASEMENT
- SDE STORM DRAIN EASEMENT
- SF SQUARE FEET
- TE TRAIL EASEMENT

NOTES

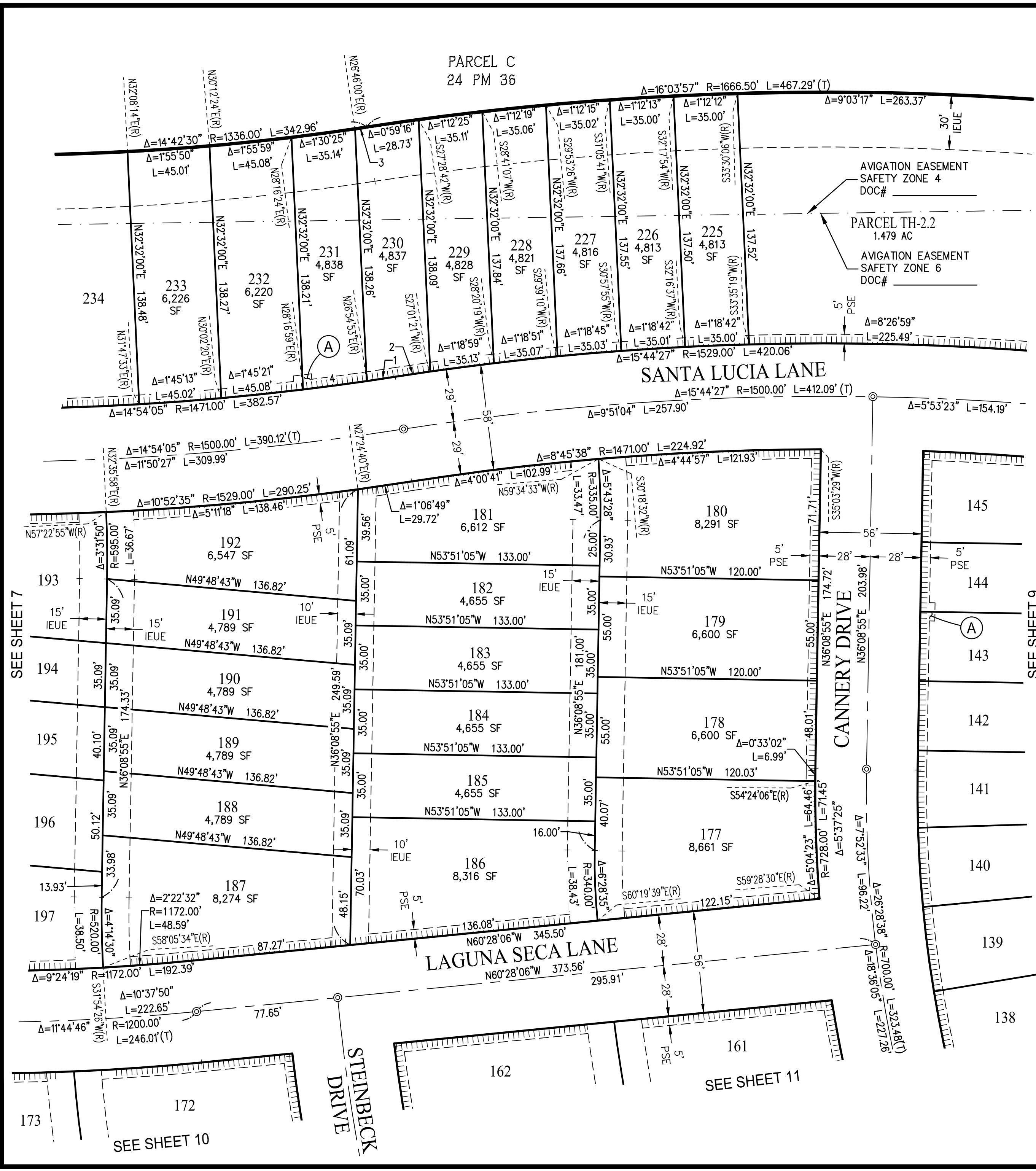
- ALL FRONT LOT CORNERS ADJACENT TO A STREET SHALL BE REFERENCED WITH A CHISELED "—" IN THE CONCRETE CURB, ALONG THE PROJECTED LOT SIDELINES.
- ALL REAR LOT CORNERS ADJACENT TO A LANE SHALL BE REFERENCED WITH A CHISELED "—" IN THE LANE AT AN ARBITRARY DISTANCE FROM THE LOT CORNER IN THE TOP OF THE CONCRETE ROLLED CURB WHERE IT CROSSES A LOT LINE.
- ALL DISTANCES AND DIMENSIONS ARE IN FEET AND DECIMALS THEREOF.



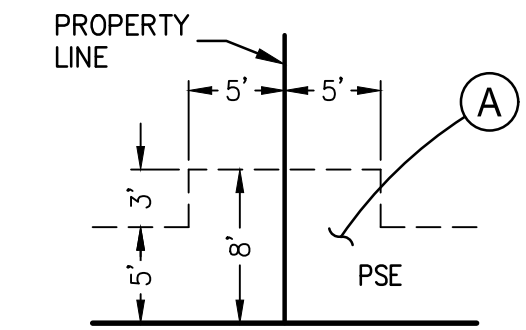
TRACT NO. MARINA STATION PHASE 1 & 2

A SUBDIVISION OF PARCEL A AS SHOWN ON THE PARCEL MAP ENTITLED "MARINA STATION, PHASE 1 & 2", AND FILED IN VOLUME 24 OF PARCEL MAPS AT PAGE 36, OFFICIAL RECORDS OF MONTEREY COUNTY, CALIFORNIA AND CONTAINING 71.15 ACRES

PREPARED BY: WHITSON ENGINEERS 6 HARRIS COURT, MONTEREY CALIFORNIA



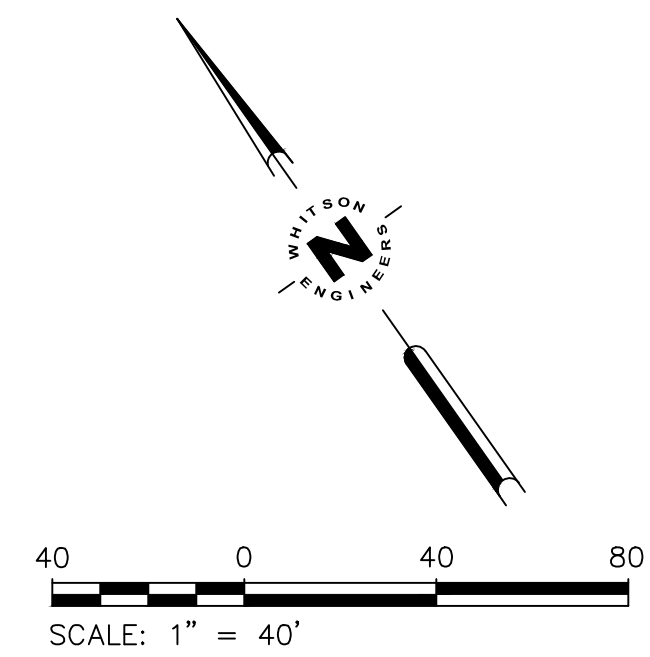
CURVE TABLE			
NO.	DELTA	RADIUS	LENGTH
1	0°37'02"	1471.00'	15.84'
2	0°43'29"	1529.00'	19.34'
3	0°16'34"	1336.00'	6.44'
4	1°22'06"	1471.00'	35.13'



PUBLIC SERVICES EASEMENT (A)
SCALE 1" = 10'

- 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
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 - © SET STANDARD STREET MONUMENT STAMPED LS 8002.
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 - PSE PUBLIC SERVICES EASEMENT
 - IEUE INGRESS, EGRESS & UTILITY EASEMENT
 - SDE STORM DRAIN EASEMENT
 - SF SQUARE FEET
 - TE TRAIL EASEMENT

- NOTES**
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PREPARED BY:
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6 HARRIS COURT, MONTEREY CALIFORNIA
JOB NO. 4105.02 APRIL 11, 2025 SHEET 8 OF 18

PARCEL C
24 PM 36

LEGEND

	SUBDIVISION BOUNDARY
	PROPERTY LINE
	EASEMENT LINE
	CENTERLINE
	TIE LINE
	RELINQUISHMENT OF ABUTTERS RIGHTS
(T)	TOTAL
(R)	RADIAL
(M-M)	MONUMENT TO MONUMENT
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SANTA LUCIA LANE

Δ=12°29'12" R=1500.00' L=326.90'(T)
Δ=10°07'40" L=265.15'(M-M)

PARCEL MU-2.2
1.096 AC

PARCEL OS-3
39,292 SF

PARCEL MU-2.1

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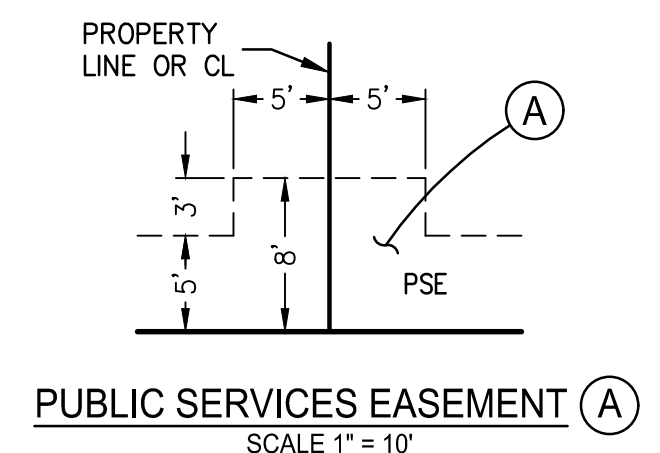
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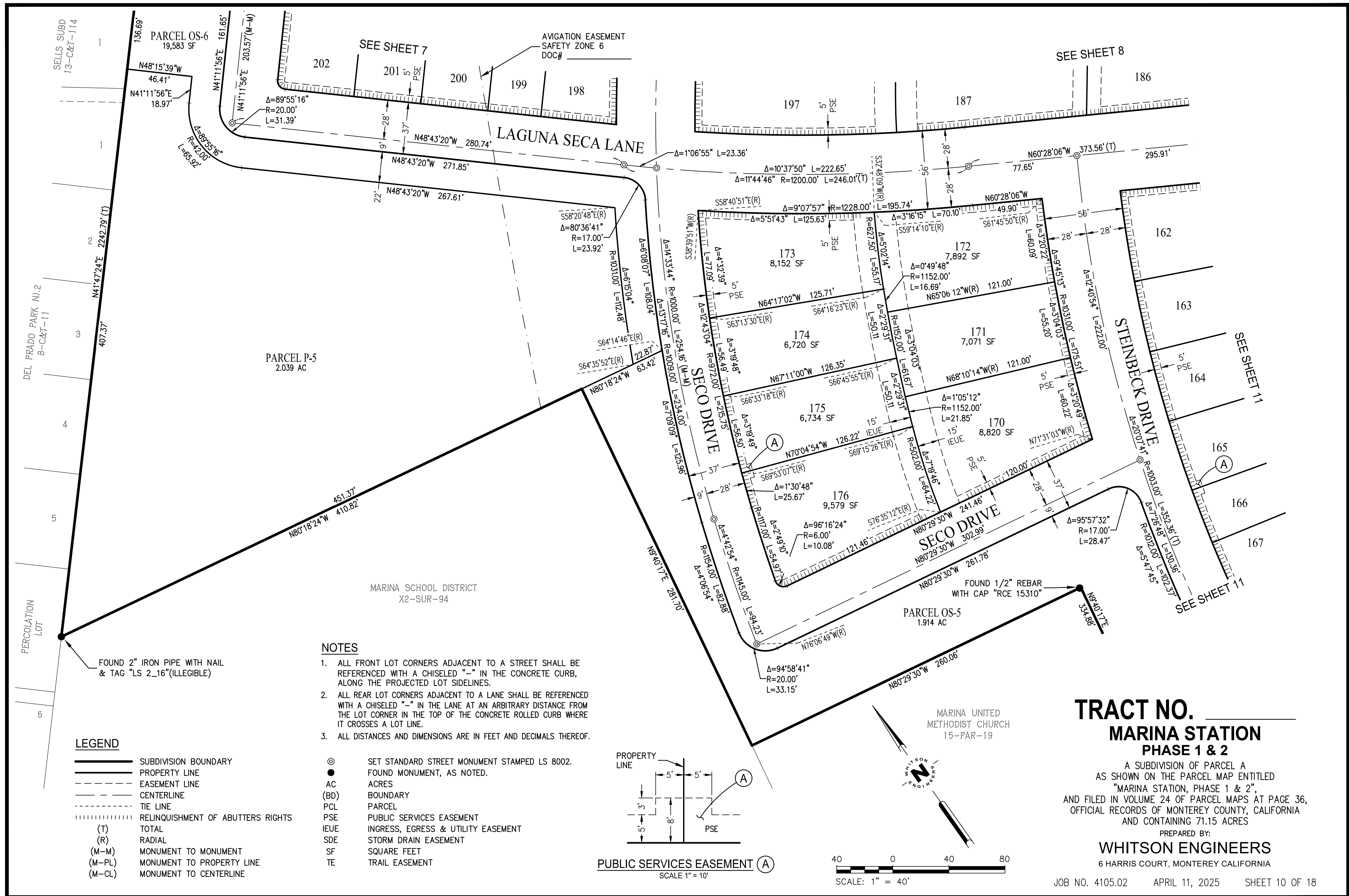
SEE SHEET 11

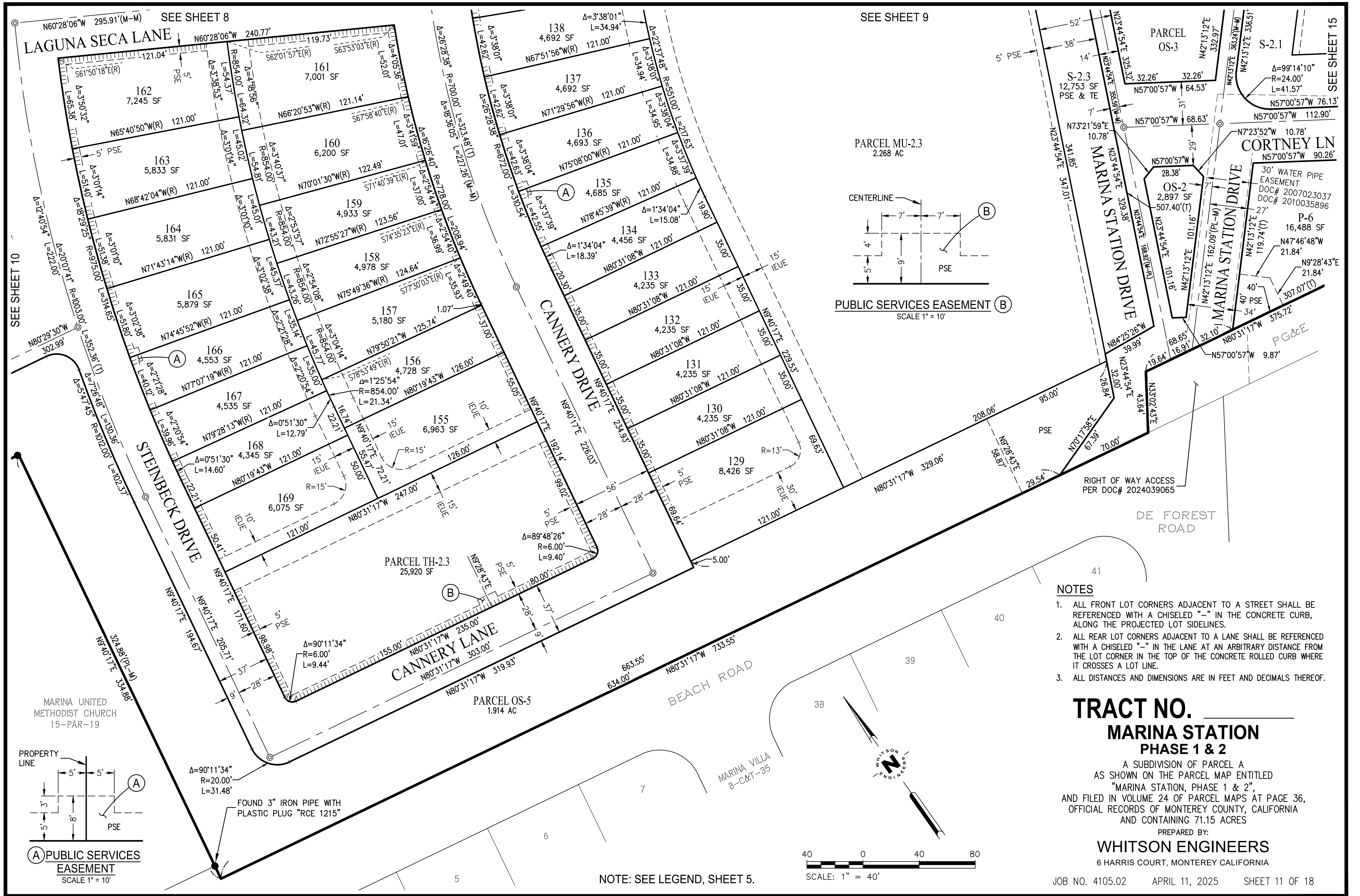
SEE SHEET 12

SEE SHEET 8



SCALE: 1" = 40'





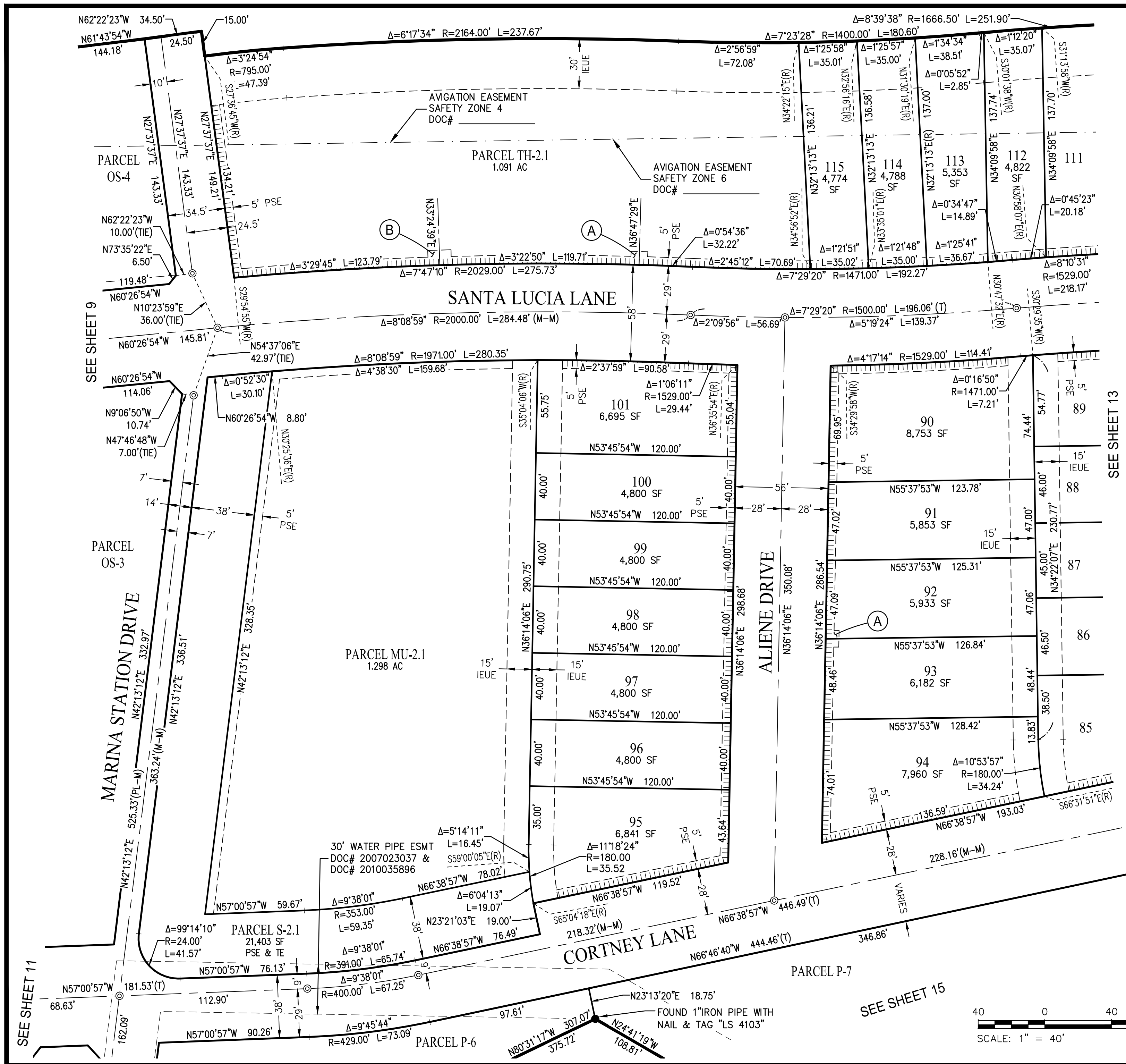
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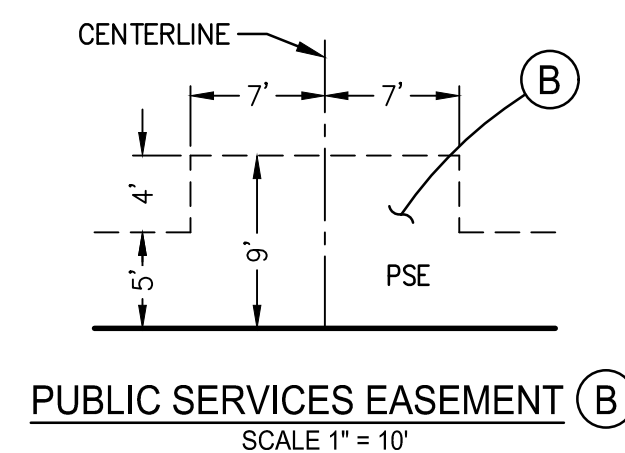
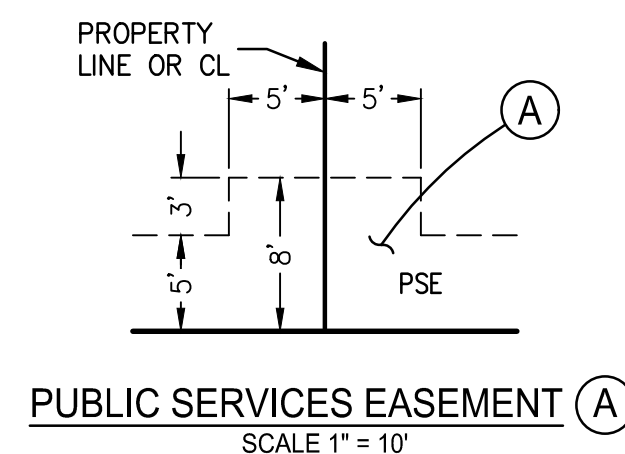
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6 HARRIS COURT, MONTEREY CALIFORNIA

JOB NO. 4105.02 APRIL 11, 2025 SHEET 11 OF 18



- LEGEND**
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 - EASEMENT LINE
 - CENTERLINE
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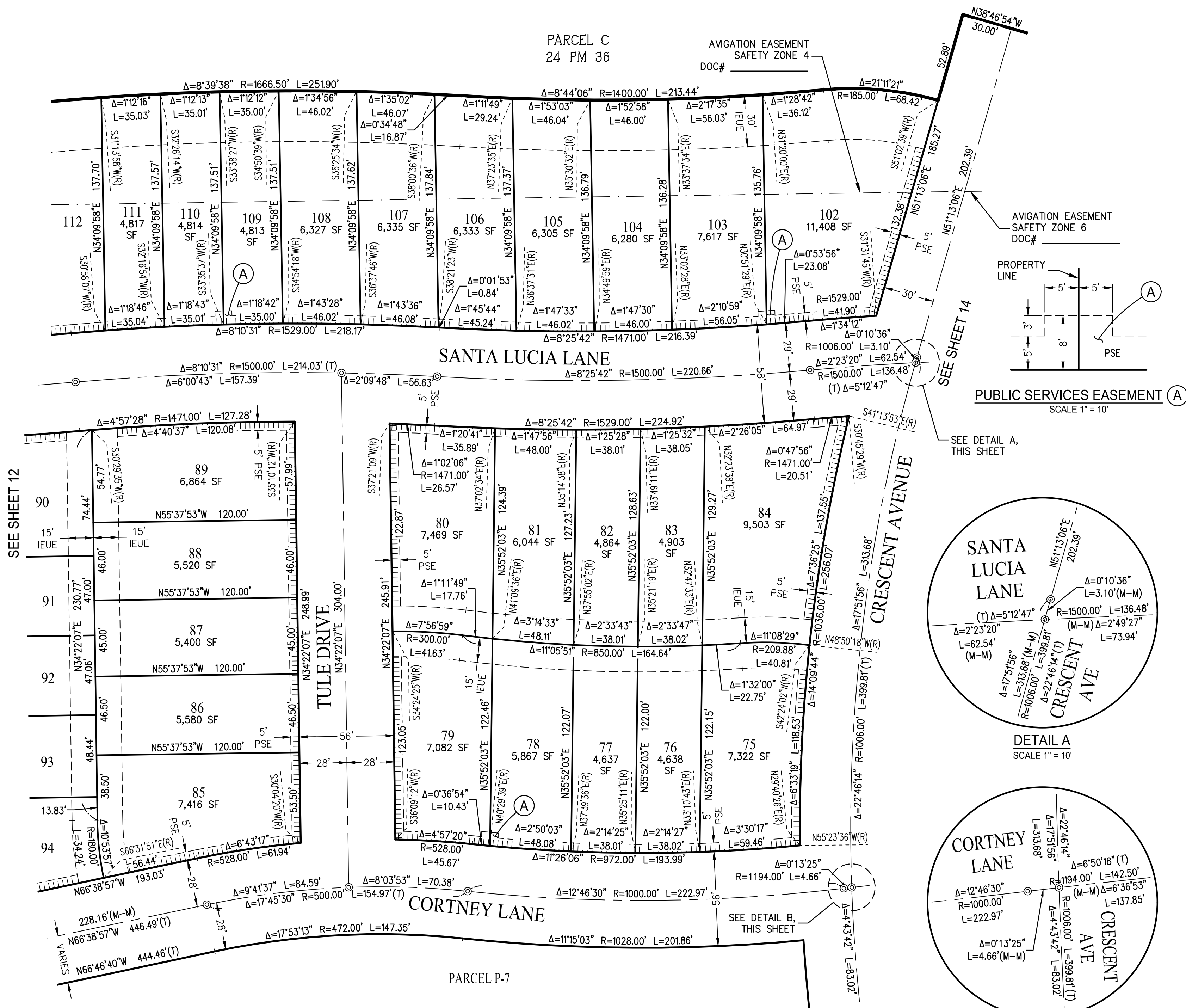


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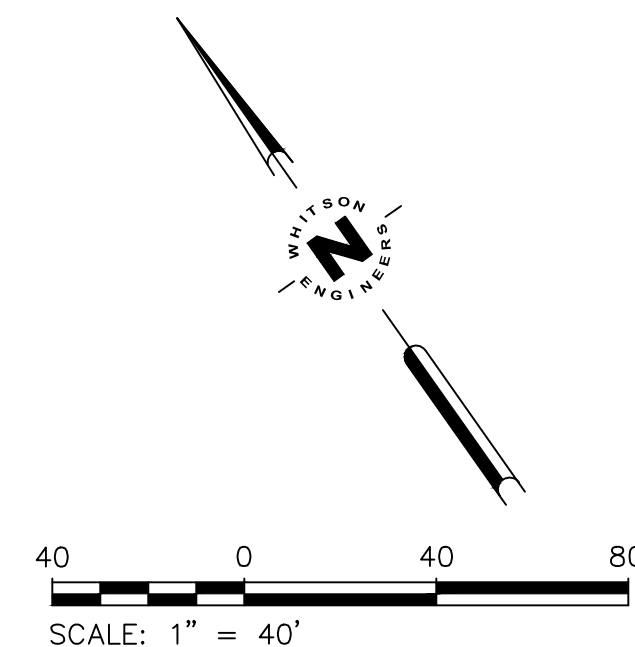
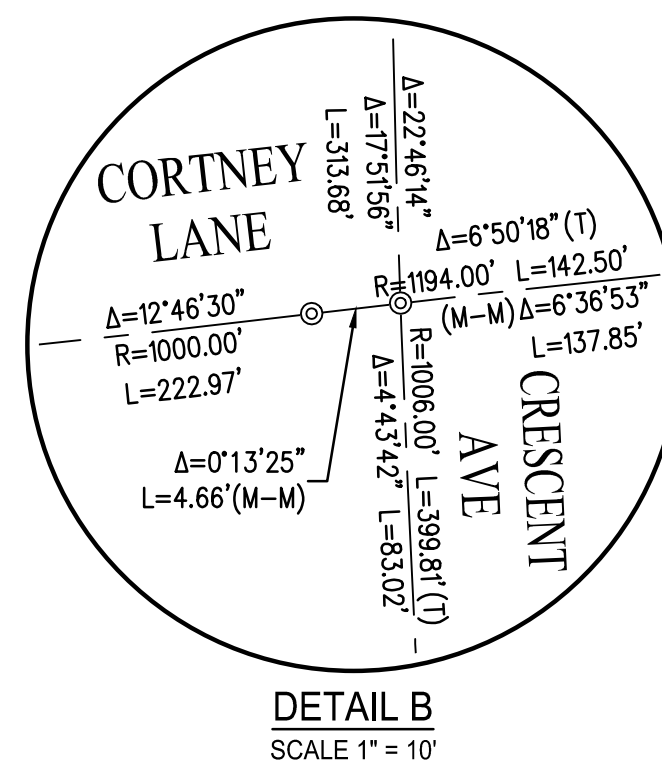
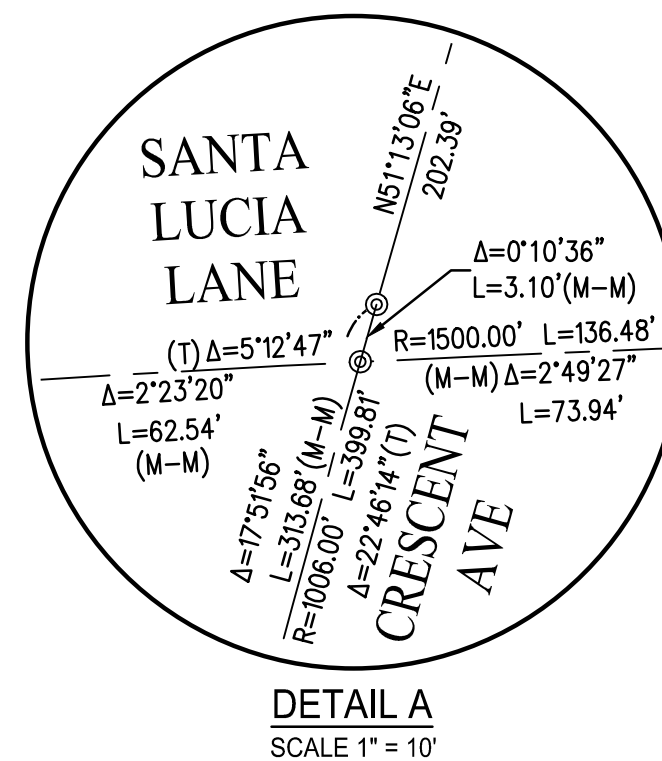
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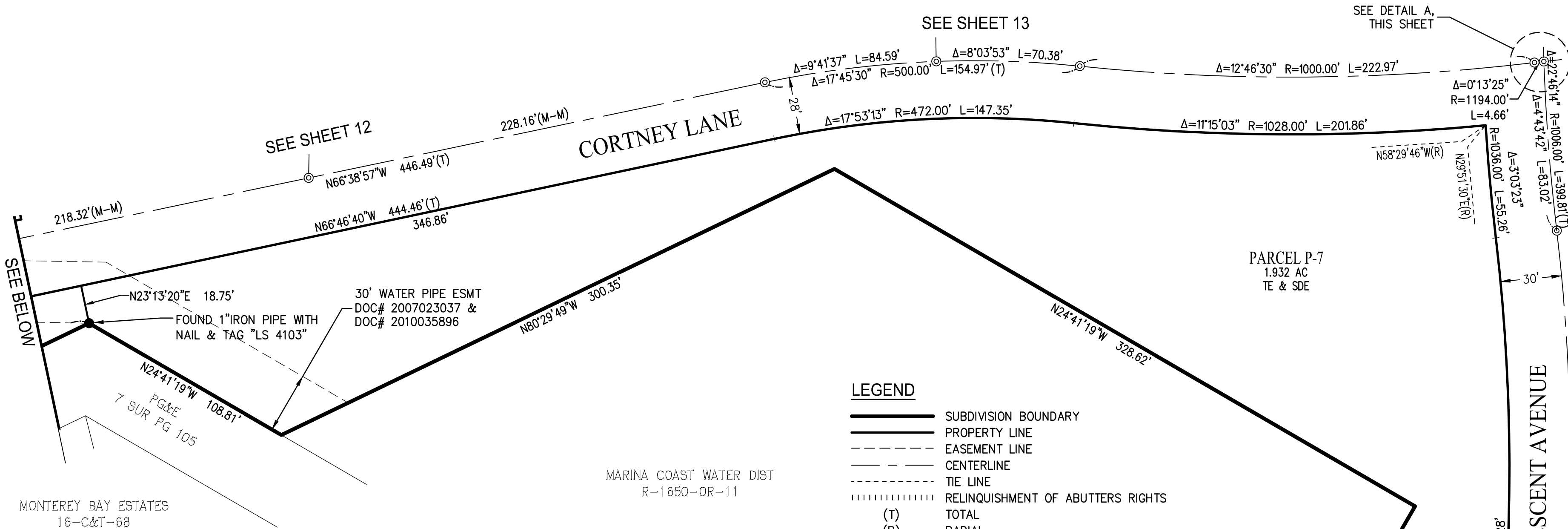


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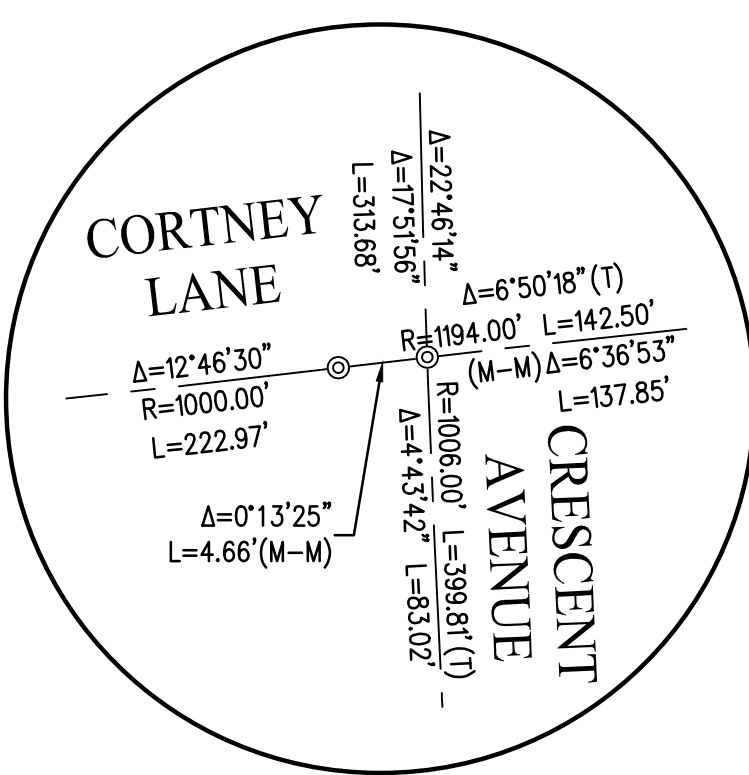
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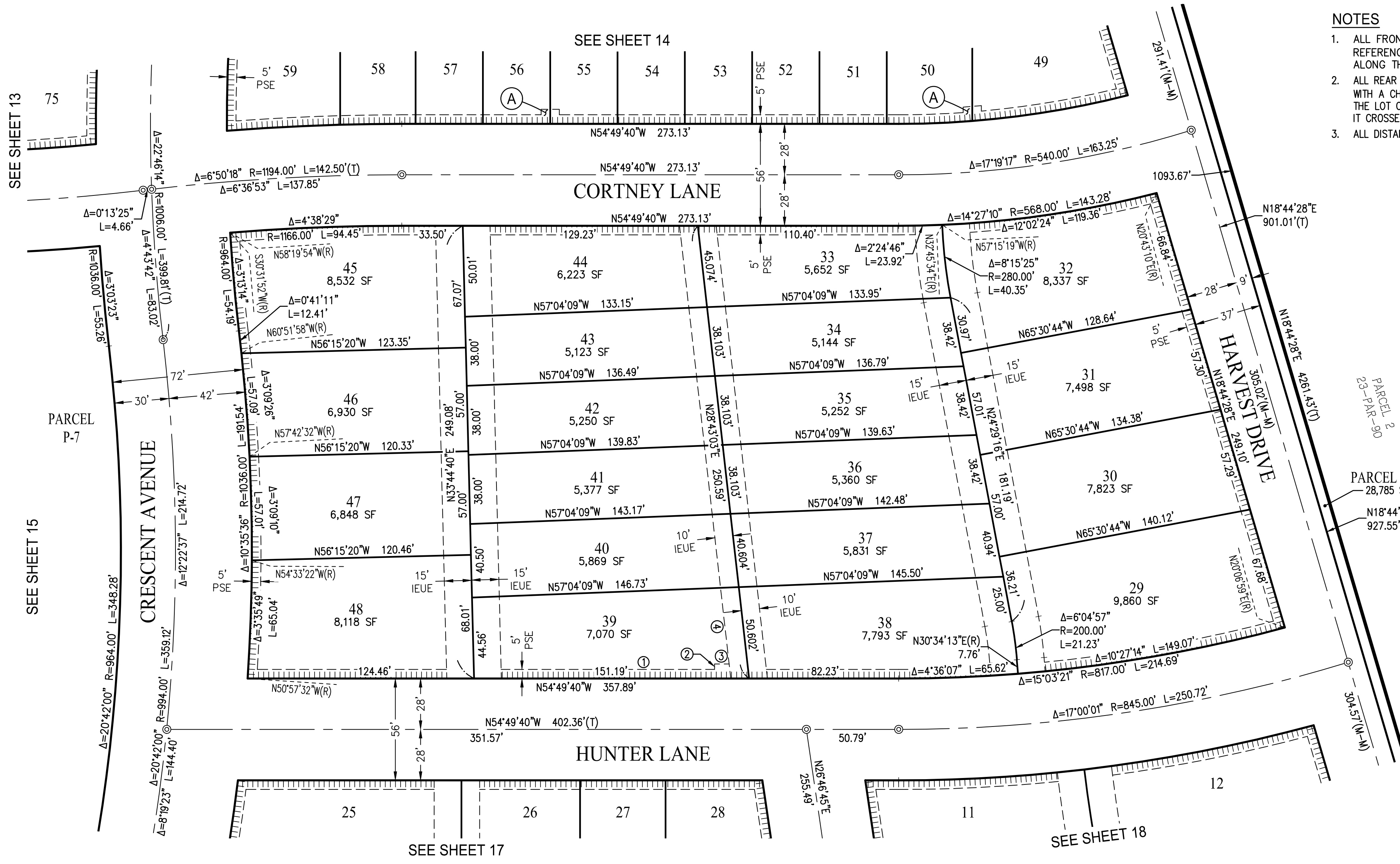
DETAIL A
SCALE 1" = 10'

LINE TABLE		
NO.	DIRECTION	LENGTH
①	N47°46'48"W	21.84'
②	S9°28'43"W	21.84'
③	S49°08'52"W	12.68'
④	N40°51'08"W	8.00'

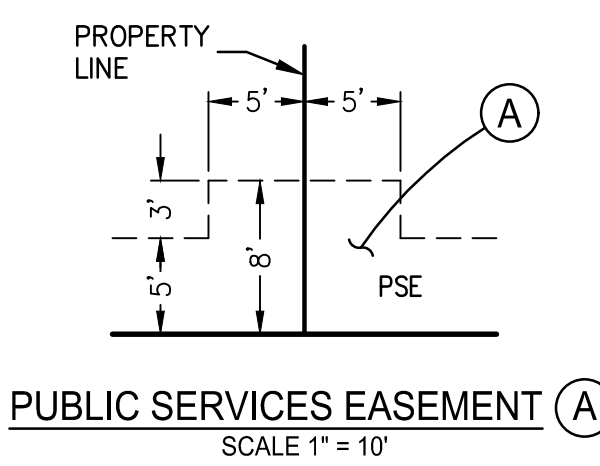
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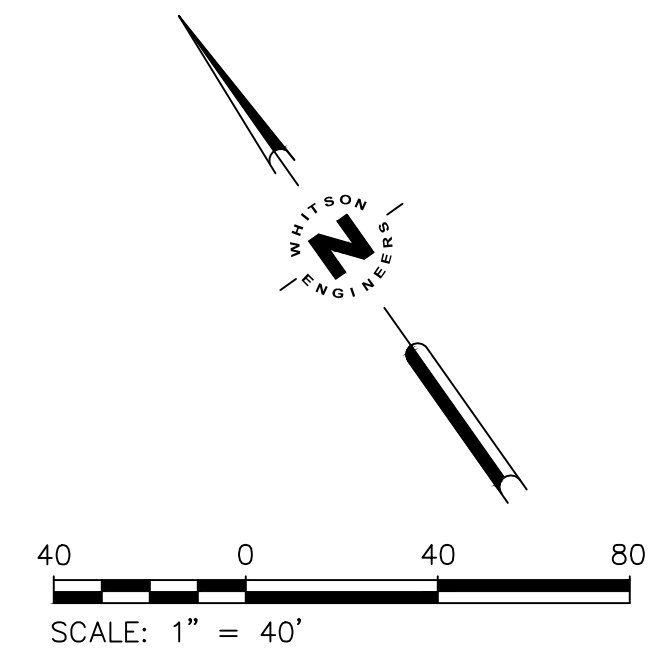


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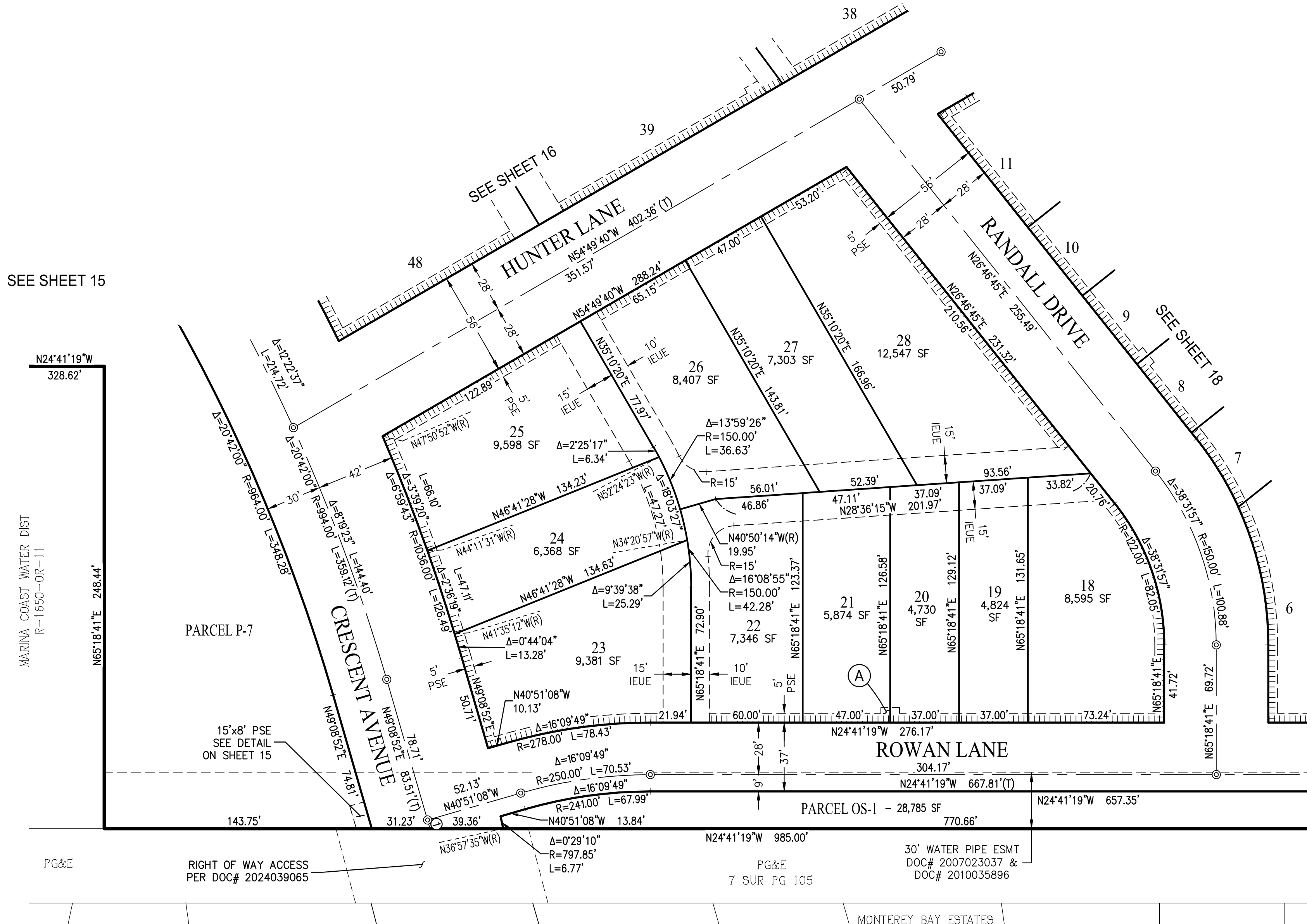


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NO.	DIRECTION	LENGTH
①	N54°49'40"W	117.34'
②	S35°10'20"W	3.00'
③	S54°49'40"E	8.00'
④	N28°43'03"E	42.16'

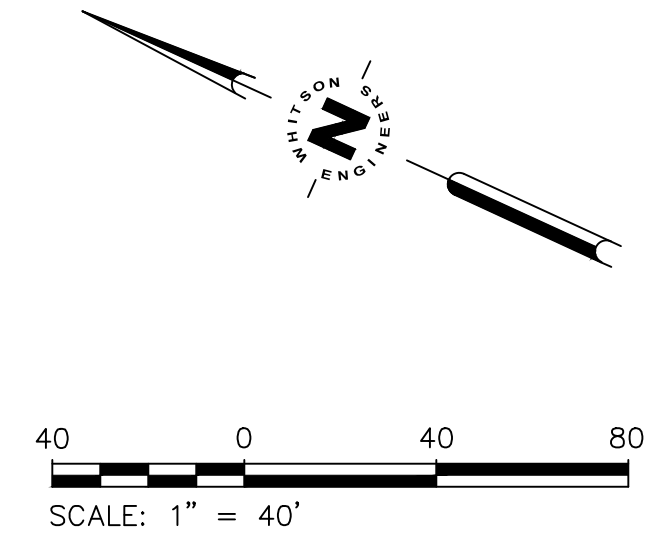
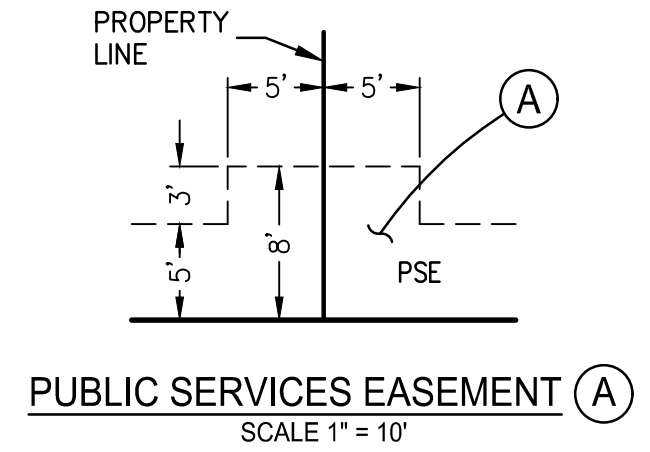
- LEGEND**
- | | | | |
|--------|-----------------------------------|------|---|
| | SUBDIVISION BOUNDARY | | SET STANDARD STREET MONUMENT STAMPED LS 8002. |
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| (R) | RADIAL | SDE | STORM DRAIN EASEMENT |
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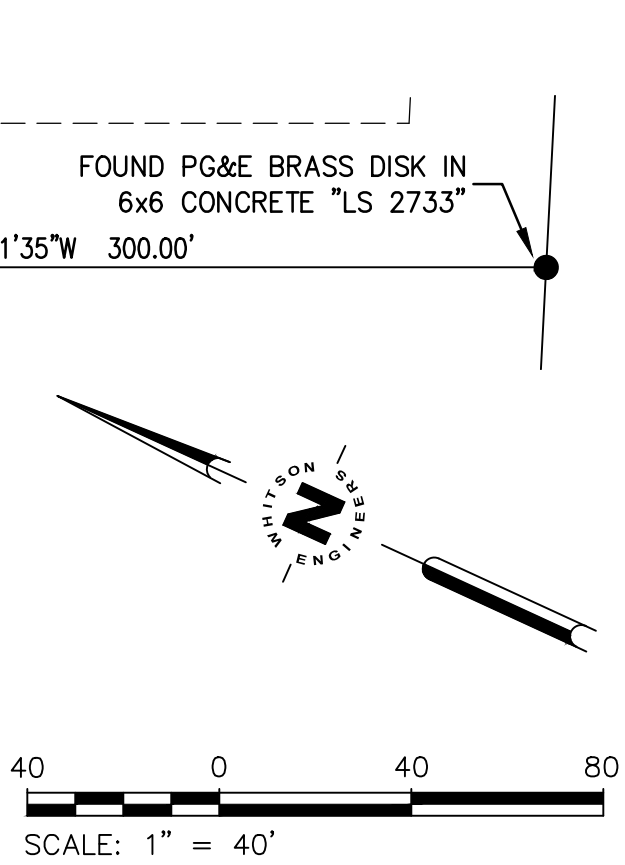
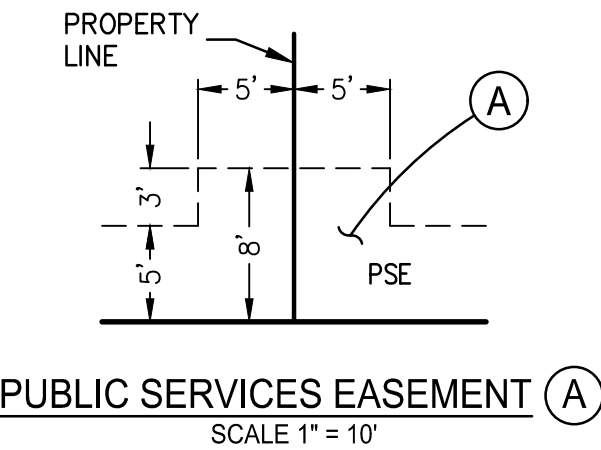
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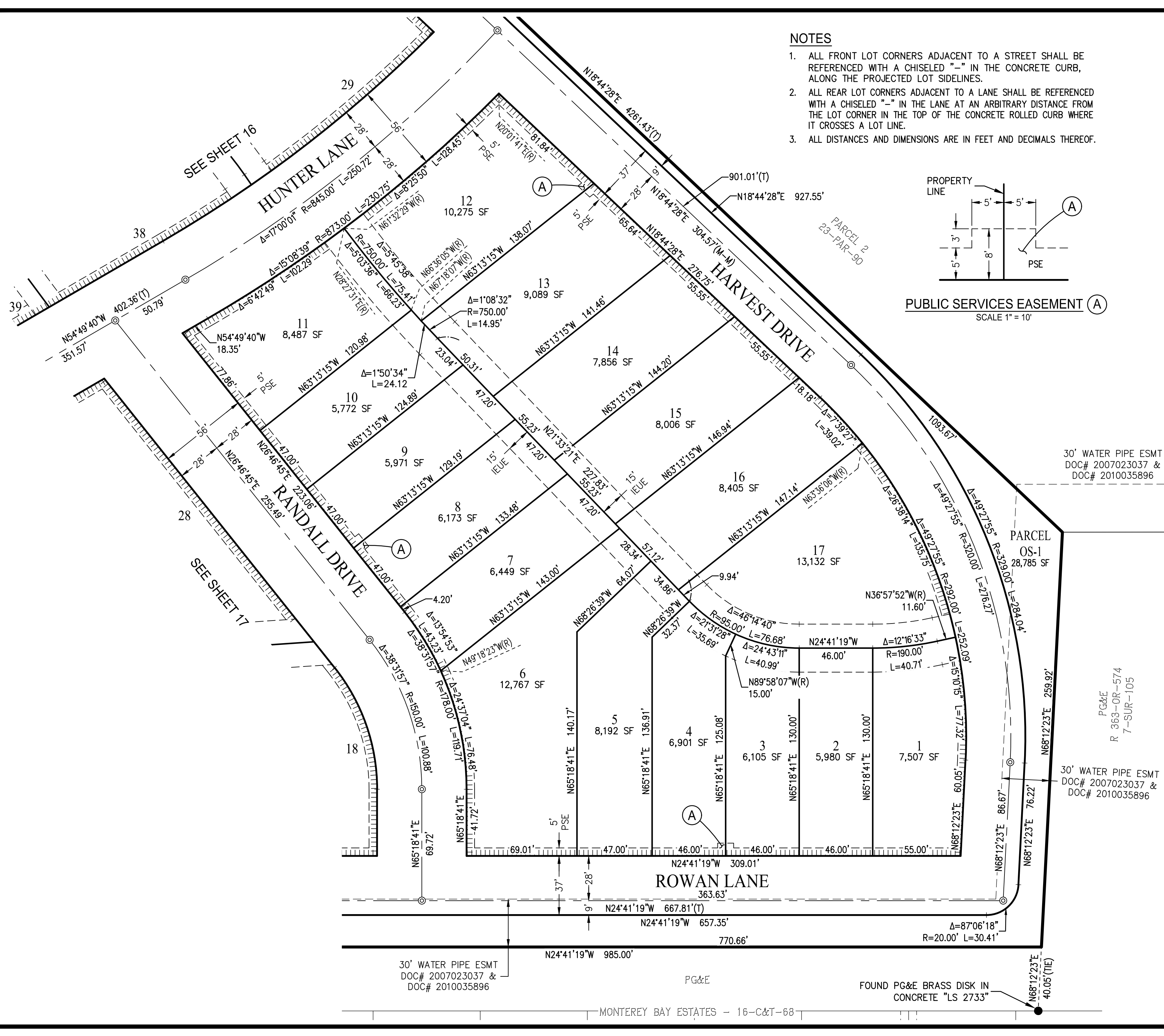
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May 14, 2025

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

Honorable Mayor and Members
of the Marina City Council

City Council Meeting
of May 20, 2025

RECOMMENDATION TO CONSIDER ADOPTING RESOLUTION NO. 2025-, APPROVING PHASES 1 AND 2 FINAL MAP FOR THE MARINA STATION DEVELOPMENT PROJECT SUBDIVISION, 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 adopting Resolution No. 2025-, approving the Phases 1 and 2 Final Map for Marina Station 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 4, 2008, the City Council adopted Resolution No. 2008-45, approving the Vesting Tentative Map for the Marina Station Development Project Subdivision, located at northern property boundary of the City. The Vesting Tentative Map consisted of 887 residential lots, including 1,360 residential units constructed over 8 separate phases.

At the regular meeting of March 4, 2008, the City Council adopted Resolution 2008-41, approving and certifying the Marina Station Specific Plan Environmental Impact Report. As part of the Certification of the Final Environmental Impact Report (“FEIR”), the City adopted certain mitigation measures to reduce significant environmental impacts identified in the FEIR and adopted a Mitigation Monitoring and Reporting Program (“MMRP”). The mitigation measures addressed a variety of issues including traffic impacts and measures to address the biological impacts of the Marina Station Project.

ANALYSIS:

The developers have submitted the Phases 1 and 2 subdivision map (“**EXHIBIT A**”) to the City for review and approval. Improvement plans have also been submitted to the City 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 Phases 1 and 2 with the exception of a Public Improvement Agreement.

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 Phases 1 and 2 Final Map. The Public Improvement Agreement will be discussed during this meeting and is a Vesting Tentative Map condition of Final Map approval and that it be accepted prior to Final Map approval. It has been determined that all other Vesting Tentative Map Conditions of Approval have been met.

The Phases 1 and 2 final map and improvement plans are for 240 residential units in the Marina Station Project. The Phases 1 and 2 final map and improvement plans include the specific neighborhood improvements such as parks and open space that support 240 residential units including 79 below market rate (BMR) single family residential units.

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.

ENVIRONMENTAL REVIEW:

On March 4, 2008, the City Council of the City of Marina certified the final environmental impact report for the Marina Station Project (SCH No. 2005061056). The FEIR served as the environmental review for the Development and the Project Approvals and entitlements. Section 15162 of the CEQA Guidelines states that if an FEIR or negative declaration has been adopted for a project, no subsequent FEIR is to be prepared unless there have been substantial changes to the project, substantial changes with respect to the circumstances under which the project is undertaken or new information of substantial importance shows that the project would have significant effects not discussed in the FEIR.

CONCLUSION:

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

Respectfully submitted,

Edrie De Los Santos, P.E.
Engineering Division
City of Marina

REVIEWED/CONCUR:

Ismael Hernandez
Public Works Director
City of Marina

Layne P. Long
City Manager
City of Marina