

RESOLUTION NO. 2025-75

A RESOLUTION OF THE CITY OF MARINA APPROVING THE CREATION OF UTILITY EASEMENTS ON CITY PROPERTY (GLORIA JEAN TATE PARK, 3254 ABDY WAY), AND; AUTHORIZING ALL OTHER ACTIONS NECESSARY TO ACCEPT AND RECORD SAID EASEMENTS ON BEHALF OF THE CITY OF MARINA, AND; AUTHORIZING THE FINANCE DIRECTOR TO MAKE THE NECESSARY ACCOUNTING AND BUDGETARY ENTRIES, AND; AUTHORIZING THE CITY CLERK TO RECORD A CERTIFIED COPY OF THE RESOLUTION IN THE MONTEREY COUNTY OFFICE OF THE COUNTY RECORDER

WHEREAS, the Marina Coast Water District (MCWD) Tate Park Lift Station project is needed to serve the Central Marina customers, as well as the new Marina Station development. The existing lift station facilities are too small to manage the increased sewage flow from the Marina Station development. The Tate Park site is proposed for the new lift station location because it is on the east side of Highway 1, which improves resiliency against climate change, and;

WHEREAS, in order to provide for the installation of the new sanitary sewer lift station and associated gravity and force-main sewer pipes in the northeast corner of Gloria Jean Tate Park, a utility easement is necessary through the Park property. A gravity sewer pipe feeding the lift station is proposed along the north edge of the park. A force main pipe conveying the discharge from the lift station is proposed to replace and up-size the existing force main facility south, across Reservation Road, and through the hotel site immediately east of Highway 1 right-of-way. The required easements have been attached as Exhibit A, B, and C, and;

WHEREAS, City staff have requested MCWD to provide an appraisal for the three proposed easements. The valuation for the easements per the appraisal report along with the cost to review easement documents amounts to \$65,600. Staff is recommending accepting the appraised value for the easements and approving the MCWD easements as proposed, and;

WHEREAS, should the Council approve this recommendation, City staff will coordinate with the Finance Department and City Attorney to finalize the payment of the appraised value and record the final easement documents with the County Recorder.

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

1. Approve the creation of utility easement on City property (Gloria Jean Tate Park, 3254 Abdy Way), and;
2. Authorize all other actions necessary to accept and record said easements on behalf of the City of Marina, and;
3. Authorize the Finance Director to make the necessary accounting and budgetary entries, and;
4. Authorize the City Clerk to record certified copy of resolution in the Monterey County office of the County Recorder.

PASSED AND ADOPTED by the City Council of the City of Marina at a regular meeting duly held on the 1st day of July 2025, by the following vote:

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

NOES: COUNCIL MEMBERS: None

ABSENT: COUNCIL MEMBERS: None

ABSTAIN: COUNCIL MEMBERS: None

ATTEST:

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Bruce Delgado, Mayor

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Anita Sharp, Deputy City Clerk

**EXHIBIT A  
SHEET 1 OF 3**

**LEGAL DESCRIPTION OF A  
SANITARY SEWER EASEMENT**

Certain real property situate in the City of Marina, County of Monterey, State of California, described as follows:

Being a portion of that certain real property shown as Lot 33 on that certain map filed in Volume 2 of Maps and Grants at Page 15 of the Official Records of said County, more particularly described as follows:

**Beginning** at a point on the northwesterly boundary of Drew Street, a City Street, as said street is shown on that certain map filed in Volume 14 of Cities and Towns maps at Page 60 of the Official Records of said County, said point also being on the southwesterly sideline of a 20-foot-wide pipeline easement described in the deed recorded September 24, 1970 in Reel 667 at Page 814 of the Official Records of said County, said point bears South 34°32'00" West, 20.00 feet from the most southerly corner of Parcel B, as said Parcel is shown on that certain map filed in Volume 12 of Parcel Maps at Page 99 of the Official Records of said County; thence from said POINT OF BEGINNING and along said northwesterly boundary of Drew Street

- 1) South 34°32'00" West, 22.14 feet; thence departing said boundary of Drew Street
- 2) North 55°28'00" West, 147.22 feet; thence
- 3) South 51°29'57" West, 34.14 feet to a point on the easterly sideline of a 20-foot-wide sanitary sewer easement described in the deed recorded June 28, 1984 in Reel 1746 at Page 108 of the Official Records of said County; thence along said easement sideline
- 4) North 04°10'12" East, 40.80 feet; thence departing said sanitary sewer easement sideline
- 5) North 51°29'57" East, 20.48 feet to a point on the southwesterly sideline of said 20-foot-wide pipeline easement; thence along said pipeline easement sideline and parallel with the southwesterly boundary of said Parcel B
- 6) South 55°28'00" East, 171.83 feet to the POINT OF BEGINNING.

Containing 4,352 square feet, more or less.

Attached hereto is a plat to accompany legal description, and by this reference made a part hereof.

The bearing of South 55°28'00" East along the southwesterly boundary of Parcel B as shown on that certain map filed in Volume 12 of Parcel Maps at Page 99 of the Official Records of said County, is the basis of bearings cited in this description.

**END OF DESCRIPTION**

EXHIBIT A  
SHEET 2 OF 3

PREPARED BY:  
WHITSON ENGINEERS



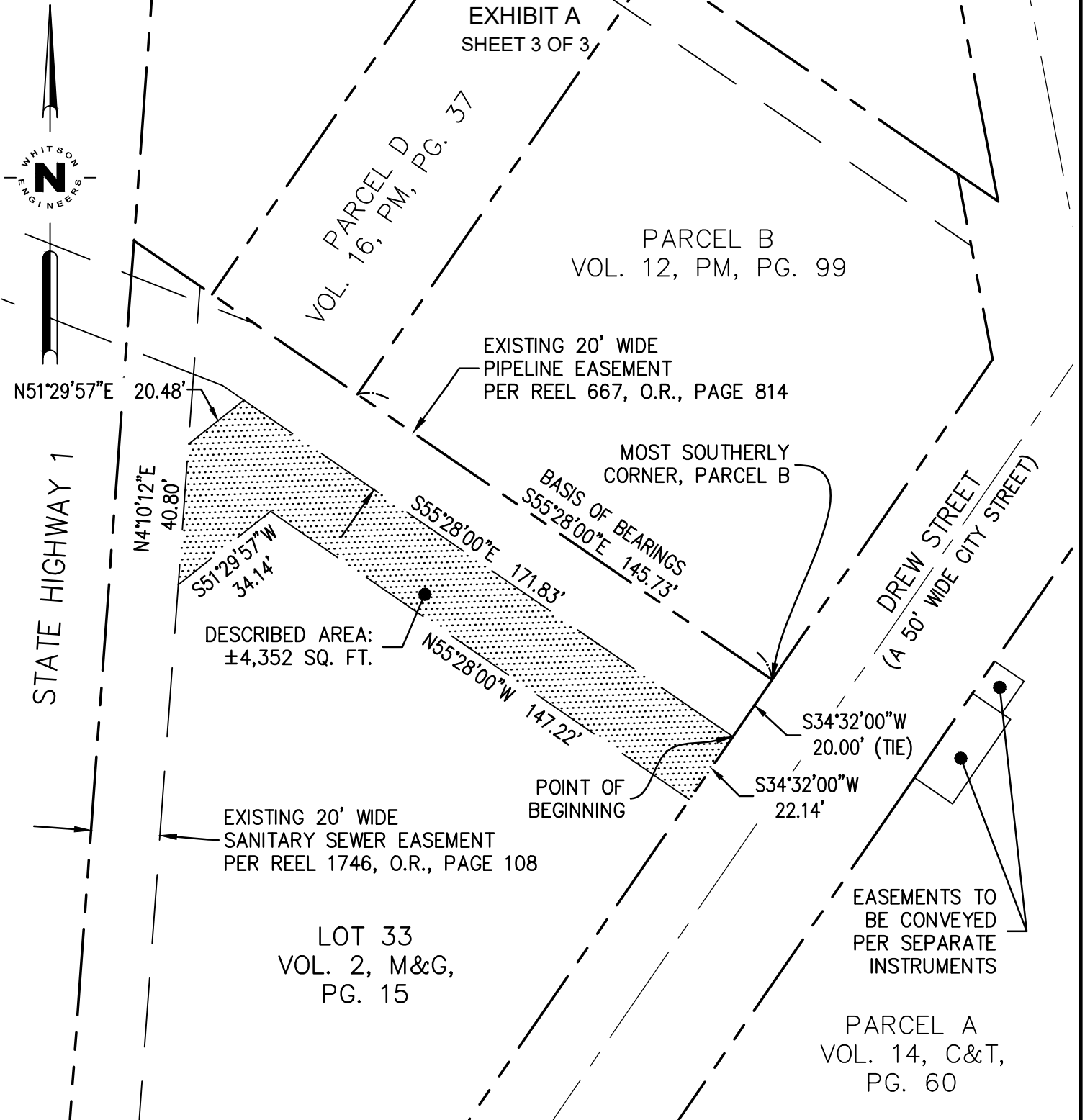
RICHARD P. WEBER P.L.S.  
L.S. NO. 8002  
Job No.: 4105

05/28/2025  
DATE



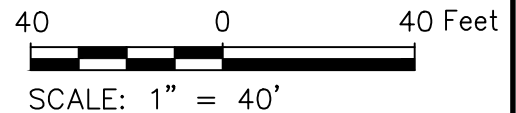
T:\Monterey Projects\4105 - Marina Station\SURVEY\LEGAL DESCRIPTION\Tate Park\Legal Plat.dwg

EXHIBIT A  
SHEET 3 OF 3



**BASIS OF BEARINGS:**

THE BEARING OF SOUTH 55°28'00" EAST ALONG THE  
SOUTHWESTERLY BOUNDARY OF PARCEL B, SHOWN ON  
VOLUME 12, PARCEL MAPS, PAGE 99, IS THE BASIS OF  
BEARINGS SHOWN HEREON.



**PLAT TO ACCOMPANY DESCRIPTION  
SANITARY SEWER EASEMENT  
GLORIA JEAN TATE PARK**

LOT 33 (VOL. 2, MAPS & GRANTS, PG. 15)  
CITY OF MARINA, MONTEREY COUNTY, CA. MAY 2025



Civil Engineering +  
Land Surveying  
6 Harris Court  
Monterey, CA 93940  
831.649.5225  
whitsonengineers.com

**EXHIBIT B  
SHEET 1 OF 2**

**LEGAL DESCRIPTION OF A  
SANITARY SEWER LIFT STATION EASEMENT**

Certain real property situate in the City of Marina, County of Monterey, State of California, described as follows:

Being a portion of that certain real property shown as Parcel A, as shown on that certain map filed in Volume 14 of Cities and Towns maps at Page 60 of the Official Records of said County, more particularly described as follows:

**Beginning** at a point on the northwesterly boundary of said Parcel A, said point bears South 55°28'00" East, along the prolongation of the southwesterly boundary of Parcel B, as said Parcel B is shown on that certain map filed in Volume 12 of Parcel Maps at Page 99 of the Official Records of said County, and distant 50.00 feet from the most southerly corner of said Parcel B; thence from said POINT OF BEGINNING and along said northwesterly boundary of Parcel A

- 1) North 34°32'00" East, 29.65 feet; thence departing said boundary of Parcel A
- 2) South 55°28'00" East, 13.33 feet; thence
- 3) South 34°32'00" West, 29.65 feet; thence
- 4) North 55°28'00" West, 13.33 feet to the POINT OF BEGINNING.

Containing 395 square feet, more or less.

Attached hereto is a plat to accompany legal description, and by this reference made a part hereof.

The bearing of South 55°28'00" East along the southwesterly boundary of Parcel B as shown on that certain map filed in Volume 12 of Parcel Maps at Page 99 of the Official Records of said County, is the basis of bearings cited in this description.

**END OF DESCRIPTION**

PREPARED BY:  
WHITSON ENGINEERS



RICHARD P. WEBER P.L.S.  
L.S. NO. 8002  
Job No.: 4105

05/28/2025  
DATE



**EXHIBIT C  
SHEET 1 OF 2**

**LEGAL DESCRIPTION OF A  
PG&E UTILITY EASEMENT**

Certain real property situate in the City of Marina, County of Monterey, State of California, described as follows:

Being a portion of that certain real property shown as Parcel A, as shown on that certain map filed in Volume 14 of Cities and Towns maps at Page 60 of the Official Records of said County, more particularly described as follows:

**Commencing** at the most southerly corner of Parcel B, as said Parcel B is shown on that certain map filed in Volume 12 of Parcel Maps at Page 99 of the Official Records of said County; thence from said POINT OF COMMENCEMENT and along the prolongation of the southwesterly boundary of said Parcel B

- a) South 55°28'00" East, 50.00 feet to a point on said northwesterly boundary of said Parcel A; thence along said boundary of Parcel A
- b) North 34°32'00" East, 29.65 feet to the **POINT OF BEGINNING**; thence continuing along said boundary of Parcel A
- 1) North 34°32'00" East, 11.25 feet; thence departing said boundary of Parcel A
- 2) South 55°28'00" East, 10.31 feet; thence
- 3) South 34°32'00" West, 11.25 feet; thence
- 4) North 55°28'00" West, 10.31 feet to the POINT OF BEGINNING.

Containing 116 square feet, more or less.

Attached hereto is a plat to accompany legal description, and by this reference made a part hereof.

The bearing of South 55°28'00" East along the southwesterly boundary of Parcel B as shown on that certain map filed in Volume 12 of Parcel Maps at Page 99 of the Official Records of said County, is the basis of bearings cited in this description.

**END OF DESCRIPTION**

PREPARED BY:  
WHITSON ENGINEERS



RICHARD P. WEBER P.L.S.  
L.S. NO. 8002  
Job No.: 4105

05/28/2025  
DATE



EXHIBIT C  
SHEET 2 OF 2

PARCEL B  
VOL. 12, PM, PG. 99

POINT OF COMMENCEMENT,  
MOST SOUTHERLY  
CORNER, PARCEL B

BASIS OF BEARINGS  
S55°28'00"E

EXISTING 20' WIDE  
PIPELINE EASEMENT  
PER REEL 667, O.R., PAGE 814

EASEMENT TO BE CONVEYED  
PER SEPARATE INSTRUMENT

LOT 33  
VOL. 2, M&G,  
PG. 15

DREW STREET  
(A 50' WIDE CITY STREET)

N34°32'00"E 11.25'  
POINT OF  
BEGINNING  
S55°28'00"E 50.00' (TIE)  
N34°32'00"E  
29.65' (TIE)

S55°28'00"E 10.31'  
DESCRIBED AREA:  
±116 SQ. FT.

S34°32'00"W 11.25'

N55°28'00"W 10.31'

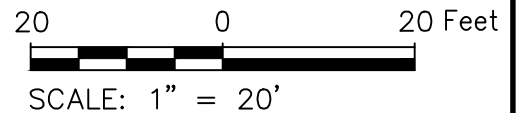
EASEMENT TO  
BE CONVEYED  
PER SEPARATE  
INSTRUMENT

PARCEL A  
VOL. 14, C&T,  
PG. 60

APN 033-073-002  
OWNER: CITY OF MARINA

BASIS OF BEARINGS:

THE BEARING OF SOUTH 55°28'00" EAST ALONG THE  
SOUTHWESTERLY BOUNDARY OF PARCEL B, SHOWN ON VOLUME  
12, PARCEL MAPS, PAGE 99, IS THE BASIS OF BEARINGS  
SHOWN HEREON.



**PLAT TO ACCOMPANY DESCRIPTION  
PG&E UTILITY EASEMENT**

**PARCEL A, VOL. 14, CITIES & TOWNS, PG. 60**

MONTEREY CITY LANDS (PROJECTED SECTION 24, T 14 S, R 1 E, MDM)

CITY OF MARINA, MONTEREY COUNTY, CA.

MAY 2025



Civil Engineering +  
Land Surveying  
6 Harris Court  
Monterey, CA 93940  
831.649.5225  
whitsonengineers.com

EXHIBIT B  
SHEET 2 OF 2

PARCEL B  
VOL. 12, PM, PG. 99

MOST SOUTHERLY  
CORNER, PARCEL B

BASIS OF BEARINGS  
S55°28'00"E

EXISTING 20' WIDE  
PIPELINE EASEMENT  
PER REEL 667, O.R., PAGE 814

EASEMENT TO BE CONVEYED  
PER SEPARATE INSTRUMENT

LOT 33  
VOL. 2, M&G,  
PG. 15

DREW STREET  
(A 50' WIDE CITY STREET)

EASEMENT TO  
BE CONVEYED  
PER SEPARATE  
INSTRUMENT

S55°28'00"E 50.00' (TIE)

POINT OF  
BEGINNING

S55°28'00"E 13.33'

DESCRIBED AREA:  
±395 SQ. FT.

N34°32'00"E 29.65'

S34°32'00"W 29.65'

N55°28'00"W 13.33'

PARCEL A  
VOL. 14, C&T,  
PG. 60

BASIS OF BEARINGS:

THE BEARING OF SOUTH 55°28'00" EAST ALONG THE  
SOUTHWESTERLY BOUNDARY OF PARCEL B, SHOWN ON  
VOLUME 12, PARCEL MAPS, PAGE 99, IS THE BASIS OF  
BEARINGS SHOWN HEREON.

20 0 20 Feet



SCALE: 1" = 20'



**PLAT TO ACCOMPANY DESCRIPTION  
SANITARY SEWER LIFT STATION EASEMENT  
PARCEL A**

VOL. 14, CITIES & TOWNS, PG. 60  
CITY OF MARINA, MONTEREY COUNTY, CA.

MAY 2025



Civil Engineering +  
Land Surveying  
6 Harris Court  
Monterey, CA 93940  
831.649.5225  
whitsonengineers.com

June 23, 2025

Item No. **10f(2)**

Honorable Mayor and Members  
of the Marina City Council

City Council Meeting  
of July 1, 2025

**RECOMMENDATION TO CONSIDER ADOPTING RESOLUTION NO. 2025-,  
APPROVING THE CREATION OF UTILITY EASEMENTS ON CITY  
PROPERTY (GLORIA JEAN TATE PARK, 3254 ABDY WAY), AND;  
AUTHORIZING ALL OTHER ACTIONS NECESSARY TO ACCEPT AND  
RECORD SAID EASEMENTS ON BEHALF OF THE CITY OF MARINA, AND;  
AUTHORIZING THE FINANCE DIRECTOR TO MAKE THE NECESSARY  
ACCOUNTING AND BUDGETARY ENTRIES, AND; AUTHORIZING THE CITY  
CLERK TO RECORD A CERTIFIED COPY OF THE RESOLUTION IN THE  
MONTEREY COUNTY OFFICE OF THE COUNTY RECORDER**

**RECOMMENDATION:**

It is recommended that the City Council Consider adopting Resolution No. 2025-,

1. Approving the creation of utility easement on City property (Gloria Jean Tate Park, 3254 Abdy Way), and;
2. Authorizing all other actions necessary to accept and record said easements on behalf of the City of Marina, and;
3. Authorizing the Finance Director to make the necessary accounting and budgetary entries, and;
4. Authorizing the City Clerk to record a certified copy of the resolution in the Monterey County office of the County Recorder.

**BACKGROUND:**

The Marina Coast Water District (MCWD) Tate Park Lift Station project is needed to serve the Central Marina customers, as well as the new Marina Station development. The existing lift station facilities are too small to manage the increased sewage flow from the Marina Station development. The Tate Park site is proposed for the new lift station location because it is on the east side of Highway 1, which improves resiliency against climate change.

**ANALYSIS:**

In order to provide for the installation of the new sanitary sewer lift station and associated gravity and force-main sewer pipes in the northeast corner of Gloria Jean Tate Park, a utility easement is necessary through the Park property. A gravity sewer pipe feeding the lift station is proposed along the north edge of the park. A force main pipe conveying the discharge from the lift station is proposed to replace and up-size the existing force main facility south, across Reservation Road, and through the hotel site immediately east of Highway 1 right-of-way. The required easements have been attached as **EXHIBIT A, B, AND C**

City staff have requested MCWD to provide an appraisal for the three proposed easements. The valuation for the easements per the appraisal report along with the cost to review easement documents amounts to \$65,600. Staff is recommending accepting the appraised value for the easements and approving the MCWD easements as proposed.

**FISCAL IMPACT:**

Should the Council approve this recommendation, City staff will coordinate with the Finance Department and City Attorney to finalize the payment of the appraised value and record the final easement documents with the County Recorder.

**CONCLUSION:**

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

Respectfully submitted,

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Edrie Delos Santos, P.E.  
Engineering Division  
Public Works Department

**REVIEWED/CONCUR:**

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Ismael Hernandez  
Public Works Director  
City of Marina

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Layne P. Long  
City Manager  
City of Marina