



A G E N D A

CITY OF SEASIDE
CITY COUNCIL/SUCCESSOR
AGENCY TO REDEVELOPMENT
AGENCY OF THE CITY OF SEASIDE

JOINT SPECIAL MEETING
Council Chamber
440 Harcourt Avenue
Thursday, May 18, 2017
5:30 PM

PLEASE TURN OFF YOUR CELL PHONES UPON ENTERING THE MEETING

1. CALL TO ORDER

Ralph Rubio	Mayor/Chair
Dennis Alexander	Mayor Pro Tem/Vice Chair
Jason Campbell	Council/Agency Member
David R. Pacheco	Council/Agency Member
Kayla Jones	Council/Agency Member

2. PLEDGE OF ALLEGIANCE

3. PUBLIC COMMENT

Members of the public wishing to address the City Council on matters within the jurisdiction of the City of Seaside, but not on this agenda, may do so during the Public Comment period for up to three minutes. Public Comments on specific agenda items are heard under that item. For the public record, please state your name.

4. CONSENT AGENDA

A. APPROVE THE MINUTES OF MAY 4, 2017

PURPOSE: To review and approve the minutes of May 4, 2017

RECOMMENDATION: That the Minutes be reviewed and approved.

B. APPROVE AND FILE SUCCESSOR AGENCY CHECKS

PURPOSE: It is requested that the Agency Board approve and file the accounts payable and wired payments made during the period of April 22, 2017 through May 5, 2017. In addition, approval of the payroll and benefits checks, direct deposits and wired payments related to the period of April 27, 2017 is requested. Total Accounts Payable and Payroll for the above referenced period is \$3,639.41.

RECOMMENDATION: It is recommended that the Agency Board approve and file the attached checks.

C. CONSIDER APPROVAL OF THE PHASE 3A FINAL MAP FOR THE SEASIDE RESORT ESTATES AND AUTHORIZE THE CITY ENGINEER TO RECORD THE MAP

PURPOSE: Consider approval of the Phase 3A Final Map for the Seaside Resort Estates and authorize the City Engineer to record the map.

RECOMMENDATION: It is recommended that the City Council approve the Phase 3A Final Map for the Seaside Resort Estates and authorize the City Engineer to record the map.

5. CLOSED SESSION

A. CONFERENCE WITH REAL PROPERTY NEGOTIATORS PURSUANT TO GOVERNMENT CODE SECTION 54956.8:

Properties Under Discussion:

1. Seaside Resort Development: 1 McClure Way
2. KB-Bakewell Seaside Venture ENA: Surplus II (APNs: 031-151-029, 031, 032, 039, 040) and "26 acres" (APNs: 031-151-054, 055 and 056) land sites.
3. Concourse Auto Center ENA: First Avenue and Lightfighter Drive
4. The Property Referred to As Main Gate (Maingate Property bounded by Lightfighter, Divarty, Second Street and Highway 1)

Negotiator for the City: Craig Malin, City Manager, Under Negotiation: Disposition and Development Agreement Terms

6. ADJOURNMENT

Next Regularly Scheduled Meeting:

June 1, 2017
Seaside City Hall
5:30 PM

The City of Seaside is committed to providing accessible facilities and accommodating people with disabilities in all of its services programs and activities. If special considerations are needed by any person to fully participate in this meeting, they are asked to contact the City Clerk at 899-6707 no fewer than two business days prior to the meeting to allow reasonable arrangements. The City Council chamber is equipped with a portable microphone and assisted listening devices are available at all meetings.

City Council Meetings that are held in the City Council Chambers are broadcast live to all Seaside residents on Comcast Channel 25 and U-verse Channel 99. Meetings are also available through live streaming at:

<http://cyp.telvue.com/player?id=T01629&video=52314&noplaylists=1&width=400&height=300>

Videos of past meetings are available on demand through the City's website: <http://www.ci.seaside.ca.us>

Agenda-related writings or documents provided during public meetings are available for public inspection during the meeting or from the office of the City Clerk. This agenda is posted in compliance with California Government Code Section 54954.2(a) or Section 54956.



DRAFT MINUTES

CITY OF SEASIDE
CITY COUNCIL/ SUCCESSOR
AGENCY TO THE
REDEVELOPMENT AGENCY

JOINT SPECIAL MEETING
COUNCIL CHAMBER
Thursday, May 4, 2017
5:30 PM

1. **CALL TO ORDER**

Mayor Rubio called the meeting to order at 5:30 PM.

CITY COUNCIL/SUCCESSOR AGENCY TO REDEVELOPMENT AGENCY OF THE CITY OF SEASIDE

PRESENT: Alexander, Campbell, Jones, Pacheco, Rubio

ABSENT: None

2. **PLEDGE OF ALLEGIANCE**

3. **PUBLIC COMMENT**

There were no requests to speak.

4. **CLOSED SESSION**

The City Council adjourned to closed session at 5:32 PM.

A. **CLOSED SESSION PURSUANT TO GOVERNMENT CODE 54957.6 - CONFERENCE WITH LABOR NEGOTIATORS**

5. **CONSENT AGENDA**

The City Council reconvened the meeting at 5:46 PM.

Mayor Rubio invited comments from the public and had no requests to speak.

On motion by Mayor Pro Tem Dennis Alexander and seconded by Council Member Jason Campbell and passed by the following vote the City Council approved the consent agenda as presented.

RESULT:	Approved
MOVER:	Mayor Pro Tem Dennis Alexander
SECONDER:	Council Member Jason Campbell
AYES:	Ralph Rubio, Dennis Alexander, Jason Campbell, Dave Pacheco, Kayla Jones
NOES:	None
ABSENT:	None

A. **APPROVE THE MINUTES OF APRIL 20, 2017**

Action: Approved

B. **APPROVE AND FILE SUCCESSOR AGENCY CHECKS**

Action: Approved

C. **ACCEPT AND FILE THE CASH AND INVESTMENT REPORT FOR SUCCESSOR**

AGENCY OF THE REDEVELOPMENT AGENCY OF THE CITY OF SEASIDE
QUARTER ENDING MARCH 31, 2017

Action: Accepted

6. STUDY SESSION

A. RECEIVE REPORT ON THE STATUS AND POTENTIAL USES OF THE CITY'S AFFORDABLE HOUSING FUNDS, DISCUSS AND PROVIDE DIRECTION TO STAFF

Mayor Rubio spoke to his request to add this item due to the influx and issue with the homeless population and that Seaside has been should continue to be innovative. Deputy City Manager Administrative Services Hodgson spoke to the available funds in the Housing Successor Agency fund from dissolution of the Redevelopment Agency as well as from the Seaside Highlands settlement agreement fund. These funds were set aside to provide low and moderate income housing within the City of Seaside. She clarified that this is not Redevelopment Agency money, but settlement money and further explained the agreement included the ability for the current Council to decide the best use of the funds.

Economic Development Manager Overmeyer spoke to the Successor Agency owned parcels of land, and suggested some ideas of how the funds could be used. An example he provided was to use the parcels to augment potential development opportunities. He spoke to options, including setting up a Request for Qualified Developer Proposals to create a public private partnership to build an affordable housing project, or suggested the City acquire land for a future affordable housing project or it could be used as matching funds for a grant to build an affordable housing project. Additionally, he spoke to the potential option to create a homeless shelter, or a permanent supportive housing project. Mr. Overmeyer indicated that the Council could choose one or a combination of various solutions and requested discussion and direction from the Council. Mr. Overmeyer and Ms. Hodgson answered questions from the Council.

The Council questioned the standards to qualify as affordable housing, any existing public private partnerships for low income housing in Seaside and how the funds are allowed to be spent and discussed the benefits for cities to manage properties versus just maintaining ownership. On question, Mr. Overmeyer confirmed and listed a few developers that have already expressed interest in partnering with the City for to build a project. City Manager Malin explained that it is less expensive to provide affordable housing than to provide the necessary services to mitigate the issues associated with homelessness.

Mayor Rubio spoke to a development done in Salinas that was highly successful and requested that during considerations the working poor be considered, including the student populations and not just the homeless.

The City Council requested that staff bring back examples of successful project in the county and encouraged more public engagement on the topic. They also requested to bring back statistics on impacts, costs, and current homeless statistics as well as any additional opportunities to partner with or duplicate the Veterans Transition Center Patriot Housing project that the City previously participated with.

7. ADJOURNMENT

On motion the meeting was adjourned at 6:15 PM.

Respectfully submitted,

Lesley Milton-Rerig, City Clerk

Ralph Rubio, Mayor/Chair



**CITY OF SEASIDE
STAFF REPORT**

Item No.: 4.B.

TO: Successor Agency to the Redevelopment Agency of the City of Seaside

FROM: Craig Malin, City Manager

BY: Daphne Hodgson, Deputy City Manager Administrative Services

DATE: May 18, 2017

SUBJECT: APPROVE AND FILE SUCCESSOR AGENCY CHECKS

PURPOSE

It is requested that the Agency Board approve and file the accounts payable and wired payments made during the period of April 22, 2017 through May 5, 2017. In addition, approval of the payroll and benefits checks, direct deposits and wired payments related to the period of April 27, 2017 is requested. Total Accounts Payable and Payroll for the above referenced period is \$3,639.41.

RECOMMENDATION

It is recommended that the Agency Board approve and file the attached checks.

BACKGROUND

In accordance with Government Code Section 37208, at each Agency Board meeting the Board is provided a listing of the payroll and general checks issued since the last report so that it can inspect and confirm these checks. Each purchase has been reviewed and approved by the department making the purchase at the time of procurement. The invoice has been reviewed by the Finance Department prior to payment to ensure that it conforms to the approved budget.

Therefore, in accordance with Government Code Section 37208, the above referenced, and linked list of checks conforms to the approved budget and has been paid. These checks are submitted to the Agency Board for inspection and confirmation.

There were no checks exceeding \$10,000.

The Checks report is available on the City's website here:
<http://www.ci.seaside.ca.us/194/Check-Draft-Register>

FISCAL IMPACT

The listed checks have been budgeted and paid from the various funds, as appropriate.

ATTACHMENTS

Reviewed for Submission to the
City Council by:



Craig Malin, City Manager



**CITY OF SEASIDE
STAFF REPORT**

Item No.: 4.C.

TO: City Council

FROM: Craig Malin, City Manager

BY: Rick Riedl, City Engineer
Kurt Overmeyer, Economic Development Manager

DATE: May 18, 2017

SUBJECT: CONSIDER APPROVAL OF THE PHASE 3A FINAL MAP FOR THE SEASIDE RESORT ESTATES AND AUTHORIZE THE CITY ENGINEER TO RECORD THE MAP

PURPOSE

Consider approval of the Phase 3A Final Map for the Seaside Resort Estates and authorize the City Engineer to record the map.

RECOMMENDATION

It is recommended that the City Council approve the Phase 3A Final Map for the Seaside Resort Estates and authorize the City Engineer to record the map.

BACKGROUND

The Seaside Resort Project consists of a hotel, timeshare units and residential lots on approximately 84-acres within the 380-acre Bayonet and Black Horse golf courses. On July 7, 2005 the City Council and Agency Board adopted a series of Resolutions approving the project. On March 15, 2007, the City Council approved the Phase 1 Final Map consisting of 38 residential lots, including 30 "early close" lots. Public improvements associated with Phase 1 were completed by the Project Developer and accepted by the City in December of 2008.

The Project Developer proposes to submit a Final Map for Phase 3A, consisting of one lot of Phase 3 from the Vesting Tentative Subdivision Map No. TM-01-03. Once submitted, Staff will review the submittal and evaluate it in accordance with applicable requirements of the Project Disposition Development Agreement, the Vesting Tentative Map, the State Map Act and Seaside Municipal Code. In the event that it is found to be consistent with and satisfies all applicable requirements, staff will make a recommendation for the approval of the Phase 3A Final Map. Staff anticipates getting the final draft map prior to the City Council meeting and

having a recommendation at the meeting.

ENVIRONMENTAL CONSIDERATIONS

The City actions addressed in this staff report continue implementing actions of the Seaside Resort Project that was the subject of a previously certified Final EIR. This phase of the Project has been found by staff to have satisfied applicable project conditions.

FISCAL IMPACT

Seaside Resort Development is responsible for all costs to review, approve and file the final map.

ATTACHMENTS

1. Resolution
 2. Draft Final Map Phase 3A
-

Reviewed for Submission to the
City Council by:



Craig Malin, City Manager

RESOLUTION NO. -__

A RESOLUTION OF THE CITY COUNCIL AND THE SUCCESSOR AGENCY TO THE REDEVELOPMENT AGENCY OF THE CITY OF SEASIDE APPROVING THE FINAL SUBDIVISION MAP FOR PHASE 3-A OF MODIFIED VESTING TENTATIVE MAP NO. TM-01-03 IN CONNECTION WITH THE SEASIDE RESORT PROJECT, A FINAL MAP FOR THE SUBDIVISION OF A SINGLE RESIDENTIAL LOT, AND TAKING OTHER ACTIONS AS REQUIRED BY LAW

Recitals of Facts:

- A. WHEREAS, on July 7, 2005, the City Council approved an application by Seaside Resort Development, LLC (the “Applicant”) for Vesting Tentative Map No. TM-01-03 for the subdivision of approximately 84.88 acres of land (the “Property”) which is a part of a larger approximate 380-acre parcel of land on which the Bayonet and Black Horse golf courses are located, which parcel is also known as Assessor’s Parcel Number 031-051-005; and
- B. WHEREAS, the proposed subdivision is a component part of the Seaside Resort Project involving the construction of a 330 room hotel, consisting of a main hotel with 15 bungalows, 170 timeshare units in 33 buildings and 125 single-family residential lots; and
- C. WHEREAS, in connection with the approval of the Vesting Tentative Map for the Property, the City approved a phasing plan for the filing of or up to eight separate final maps for various phases of Vesting Tentative Map No. TM-01-03; and
- D. WHEREAS, on July 7, 2005, the City Council adopted Resolution No. 05-43 certifying an environmental impact report for the Seaside Resort Project, making findings required by the California Environmental Quality Act, adopting a Statement of Overriding Considerations, and adopting a Mitigation Monitoring and Reporting Program; and
- E. WHEREAS, the Applicant applied for, and city staff approved, a minor modification to the Vesting Tentative Map that included changes to the boundaries of the land subject to the subdivision of the first 38 residential lots and a modification to the phasing plan to permit the filing of a first final map for the creation of those first 38 residential lots;
- F. WHEREAS, on <date TBD>, 2017, the Applicant submitted to the City a Final Map, attached hereto as Exhibit A, which was found to be complete and to contain all required signatures and certificates for a complete application for final map approval of a portion of Phase 3 of Vesting Tentative Map No. TM-01-03 as modified; and
- G. WHEREAS, subdivision (b) of Government Code Section 66442 requires that all final maps include a certificate signed by the city surveyor or city engineer that he or she has examined the map, that the subdivision is substantially the same as it appeared on the tentative map and any approved alternations thereof, that all provisions of the Subdivision Map Act and the City’s Subdivision Ordinance have been complied with, and that he or she is satisfied that the map is technically correct; and

- H. WHEREAS, Richard P. Weber, a Professional Engineer and Professional Land Surveyor with Whitson Engineers is currently providing Engineering and Surveying services under contract with the City and is qualified to execute the certificate required by subdivision (b) of Section 66442.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL AND THE SUCCESSOR AGENCY TO THE REDEVELOPMENT AGENCY OF THE CITY OF SEASIDE, CALIFORNIA, AS FOLLOWS:

- 1) The City Council and Successor Agency to the Redevelopment Agency make the following findings pursuant to the requirements of the California Environmental Quality Act:
 - a) That the above recitals are accurate and are hereby incorporated in and made part of this Resolution by this reference.
 - b) Pursuant to the California Environmental Quality Act (“CEQA”) and the Agency’s local CEQA Guidelines, the City certified an Environmental Impact Report (EIR) on July 7, 2005 in connection with the City’s approval of the Seaside Resort Project entitlements and the Agency Board approved the same EIR in connection with the Agency’s actions to implement that project. Pursuant to CEQA Guidelines Section 15162, no subsequent or supplemental EIR or Negative Declaration is required in connection with subsequent discretionary approvals of the same project unless: (i) substantial changes are proposed to the project that indicate new or more severe impacts on the environment; (ii) substantial changes have occurred in the circumstances under which the project was previously reviewed that indicates new or more severe environmental impacts; or (iii) new important information shows the project will have new or more severe impacts than previously considered; or (iv) additional mitigation measures are now feasible to reduce impacts or different mitigation measures can be imposed to substantially reduce impacts.
 - c) The City Council and Successor Agency to the Redevelopment Agency find, in connection with the Final Map that its approval is a ministerial action consistent with the project that was reviewed and approved pursuant to the Seaside Resort Project EIR. Staff further finds that actions contemplated by this Resolution will not have one or more significant effects not discussed in the previously certified EIR, not have more severe effects than previously analyzed, and that additional or different mitigation measures are not required to reduce the impacts of the project to a level of less than significant.
 - d) Based on these findings and all evidence in the record, the City Council and Successor Agency to the Redevelopment Agency determine that no additional environmental review is required pursuant to CEQA in connection with the City’s consideration of the Final Map.
 - e) Pursuant to California Government Code Section 66457, the City Council and Successor Agency to the Redevelopment Agency find that all required certificates or statements on the map have been signed and, where necessary, have been acknowledged.
 - f) Pursuant to California Government Code Section 66458, and based upon the determinations and report of the City Engineer, the City Council finds that the Final Map conforms to all requirements of the Subdivision Map Act, the City’s local Subdivision

Ordinance and that all conditions prior to the approval of the Final Map have been completed to the satisfaction of the City.

- 2) The City Council and Successor Agency to the Redevelopment Agency hereby appoint Richard P. Weber, PLS 8002, as Acting City Surveyor to review the Final Map attached hereto as Exhibit A and provide the certificate therefore in compliance with Government Code Section 66442.
- 3) The City Council and Successor Agency to the Redevelopment Agency hereby appoint Craig Malin, City Manager, to act on behalf of the City Council and Successor Agency to the Redevelopment Agency to review the Final Map attached hereto as Exhibit A and provide the certification for the Owner in compliance with Government Code Section 66442.
- 4) The City Council and Successor Agency to the Redevelopment Agency hereby instruct the City Clerk to endorse on the face of the Final Map the certificate that embodies the approval of the Final Map and instructs the City Clerk to reject all offers of public dedication that may be provided on the Final Map attached hereto as Exhibit A.
- 5) Based on the findings contained in Section 1 through 4 of this Resolution, and pursuant to the requirements of the California Subdivision Map Act and the City's Subdivision Ordinance, the City Council and Successor Agency to the Redevelopment Agency hereby approve the Final Map attached hereto as Exhibit A.

PASSED AND ADOPTED at a joint regular meeting of the City Council and Successor Agency to the Redevelopment Agency of the City of Seaside, State of California on the 18th day of May 2017.

AYES: COUNCIL MEMBERS
NOES: COUNCIL MEMBERS
ABSENT: COUNCIL MEMBERS

APPROVED:

Ralph Rubio, Mayor

ATTEST:

Lesley Milton-Rerig, City Clerk

OWNER'S STATEMENT

WE THE UNDERSIGNED HEREBY STATE 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 THAT WE ARE THE ONLY PERSONS OR CORPORATION WHOSE CONSENT IS NECESSARY TO PASS A CLEAR TITLE TO SAID PROPERTY, AND WE CONSENT TO THE MAKING OF SAID MAP AND SUBDIVISION AS SHOWN WITH THE BORDER LINES SHOWN THUS, _____

WE ALSO HEREBY DEDICATE TO THE CITY OF SEASIDE EASEMENTS FOR PUBLIC UTILITIES INCLUDING, BUT NOT LIMITED TO; GAS, ELECTRIC, WATER, TELEPHONE, COMMUNICATION, CABLE TELEVISION, SEWER, STORM DRAIN, AND THEIR NECESSARY APPURTENANCES ON, OVER, UNDER THOSE CERTAIN STRIPS OF LAND DESIGNATED AS PUBLIC UTILITY EASEMENTS (P.U.E.) AND POSTAL EASEMENT (P.E.) SHOWN UPON SAID MAP WITHIN SAID SUBDIVISION. SAID STRIPS OF LAND ARE TO BE KEPT OPEN AND FREE FROM BUILDINGS AND STRUCTURES OF ANY KIND EXCEPT UTILITY COMPANY STRUCTURES, IRRIGATION SYSTEMS, LAWFUL FENCES, DRIVEWAYS, SIDEWALKS AND APPURTENANCES THERETO.

WE ALSO STATE THAT THE STREET SHOWN AND DESIGNATED AS "FAIRWAY LANE" IS A PRIVATE STREET, AND THE STREET IMPROVEMENTS WILL BE OWNED BY THE HOMEOWNER'S ASSOCIATION. SAID PRIVATE STREET SHALL ALSO BE USED AS PUBLIC UTILITY EASEMENT (P.U.E) AS DEFINED ABOVE.

CITY OF SEASIDE, AS TO A PORTION AND THE SUCCESSOR AGENCY TO THE REDEVELOPMENT AGENCY OF THE CITY OF SEASIDE, SUCCESSOR IN INTEREST TO THE REDEVELOPMENT AGENCY OF THE CITY OF SEASIDE, A PUBLIC BODY, CORPORATE AND POLITIC, AS OWNER

BY: _____
CRAIG MALIN
CITY MANAGER

THE SIGNATURES OF THE HOLDERS OF THE FOLLOWING INTERESTS _____ BE OMITTED IN AS MUCH AS THEIR INTERESTS ARE SUCH THAT THEY CANNOT RIPEN IN _____ FEE, PURSUANT TO SECTION 66445 OF TITLE 7 OF DIVISION 2 OF GOVERNMENT CODE:

- 1) EASEMENTS PER VOLUME 82 OF DEEDS, PAGE 292
- 2) EASEMENTS PER BOOK 692 OF DEEDS, PAGE 10
- 3) EASEMENTS PER REEL 810 OF OFFICIAL RECORDS, PAGE 669
- 4) EASEMENTS PER REEL 3506, OF OFFICIAL RECORDS, PAGE 1533, RECORDER'S SERIES #9751897, RECORDER'S SERIES #9756845.
- 5) EASEMENTS PER RECORDER'S SERIES #2001090790
- 6) EASEMENTS PER RECORDER'S SERIES #2001090793

NOTARY STATEMENT

STATE OF CALIFORNIA }
COUNTY OF MONTEREY } S.S.

ON _____, BEFORE ME, _____, PERSONALLY APPEARED _____ AND _____, PERSONALLY KNOWN TO ME (OR PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE) TO BE THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME IN THEIR AUTHORIZED CAPACITIES, AND THAT BY THEIR SIGNATURES ON THE INSTRUMENT THE PERSONS, OR THE ENTITY UPON BEHALF OF WHICH THE PERSONS ACTED, EXECUTED THE INSTRUMENT. WITNESS MY HAND AND OFFICIAL SEAL.

SIGNATURE OF NOTARY PUBLIC

NOTE:

- 1. UNDERGROUND UTILITIES ARE REQUIRED IN THIS SUBDIVISION.
- 2. SOILS REPORT _____, IS ON FILE WITH THE CITY OF SEASIDE PUBLIC WORKS DEPARTMENT.

STATEMENT OF THE CITY SURVEYOR

I HEREBY STATE THAT I HAVE EXAMINED THIS MAP PURSUANT TO THE SUBDIVISION MAP ACT, SECTION 66442 (a) (4) AND I AM SATISFIED THAT IT IS TECHNICALLY CORRECT.

DATED _____

RICHARD P. WEBER
ACTING CITY SURVEYOR, CITY OF SEASIDE
PLS NO. 8002

STATEMENT OF THE CITY ENGINEER

I HEREBY STATE THAT I HAVE EXAMINED THIS FINAL MAP AND THE SUBDIVISION AS SHOWN IS SUBSTANTIALLY THE SAME AS IT APPEARED ON THE TENTATIVE MAP AND ANY APPROVED ALTERATIONS THEREOF. ALL PROVISIONS OF THE SUBDIVISION MAP ACT, SECTION 66442 (a) (1) (2) (3), AND THE CITY OF SEASIDE SUBDIVISION ORDINANCE, APPLICABLE AT THE TIME OF APPROVAL, HAVE BEEN COMPLIED WITH.

DATED _____

STATEMENT OF SECRETARY OF PLANNING COMMISSION

I, _____, SECRETARY OF THE PLANNING COMMISSION OF THE CITY OF SEASIDE, CALIFORNIA, HEREBY STATE THAT I HAVE EXAMINED THIS MAP, THAT THE SUBDIVISION AS SHOWN HEREON IS SUBSTANTIALLY THE SAME AS IT APPEARED ON THE APPROVED TENTATIVE MAP AND ANY APPROVED ALTERATIONS THEREOF, AS APPROVED BY THE PLANNING COMMISSION OF THE CITY OF SEASIDE, CALIFORNIA, ON THE 8TH DAY OF SEPTEMBER, 2006 THAT ALL THE PROVISIONS OF THE CALIFORNIA SUBDIVISION MAP ACT, AS AMENDED, AND OF THE CITY SEASIDE LOCAL ORDINANCES APPLICABLE AT THE TIME OF THE APPROVAL OF SAID TENTATIVE MAP HAVE BEEN COMPILED WITH.

CRAIG MALIN
SECRETARY, PLANNING COMMISSION OF THE CITY OF SEASIDE

NOTARY STATEMENT

STATE OF CALIFORNIA }
COUNTY OF MONTEREY } S.S.

ON _____, BEFORE ME, _____, PERSONALLY APPEARED _____ AND _____, PERSONALLY KNOWN TO ME (OR PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE) TO BE THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME IN THEIR AUTHORIZED CAPACITIES, AND THAT BY THEIR SIGNATURES ON THE INSTRUMENT THE PERSONS, OR THE ENTITY UPON BEHALF OF WHICH THE PERSONS ACTED, EXECUTED THE INSTRUMENT. WITNESS MY HAND AND OFFICIAL SEAL.

SIGNATURE OF NOTARY PUBLIC

NOTARY STATEMENT

STATE OF CALIFORNIA }
COUNTY OF MONTEREY } S.S.

ON _____, BEFORE ME, _____, PERSONALLY APPEARED _____ AND _____, PERSONALLY KNOWN TO ME (OR PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE) TO BE THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME IN THEIR AUTHORIZED CAPACITIES, AND THAT BY THEIR SIGNATURES ON THE INSTRUMENT THE PERSONS, OR THE ENTITY UPON BEHALF OF WHICH THE PERSONS ACTED, EXECUTED THE INSTRUMENT. WITNESS MY HAND AND OFFICIAL SEAL.

SIGNATURE OF NOTARY PUBLIC

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 SEASIDE RESORTS ON FEBRUARY, 2017. 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 BEFORE ONE YEAR FROM FILLING THIS MAP, AND THAT THE MONUMENTS ARE, OR WILL BE, SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED, AND THAT THIS FINAL MAP SUBSTANTIALLY CONFORMS TO THE CONDITIONALLY APPROVED TENTATIVE MAP.

DATED _____

H. PATRICK WARD
REGISTERED CIVIL ENGINEER #29811
STATE OF CALIFORNIA



STATEMENT OF CITY CLERK

I, LESLEY MILTON-RERIG, CITY CLERK OF THE CITY OF SEASIDE, COUNTY OF MONTEREY, STATE OF CALIFORNIA, HEREBY STATE THAT THE CITY COUNCIL OF THE CITY OF SEASIDE APPROVED RESOLUTION _____ ON _____ APPROVING THE WITHIN SUBDIVISION MAP, AND DID ACCEPT, SUBJECT TO IMPROVEMENTS, ON BEHALF OF THE PUBLIC, THE EASEMENTS OFFERED FOR DEDICATION FOR PUBLIC USE PER SECTIONS 66499.20 AND 66499.22 OF THE SUBDIVISION MAP ACT.

LESLEY MILTON-RERIG
CITY CLERK OF THE CITY OF SEASIDE

DATE

COUNTY RECORDER'S STATEMENT

FILED THIS _____ DAY OF _____, 20____, AT _____, IN VOLUME _____ OF CITIES AND TOWNS AT PAGE _____, RECORDERS OF MONTEREY COUNTY, CALIFORNIA, AT THE REQUEST OF BESTOR ENGINEERS, INC.

STEPHEN L. VAGNINI
COUNTY RECORDER
MONTEREY COUNTY, CALIFORNIA

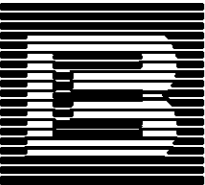
BY _____ DEPUTY

SERIAL NO: _____

FEE: \$ _____

TRACT No. _____
**SEASIDE RESORT ESTATES
SUBDIVISION PHASE 3A**

BEING A PORTION OF PARCEL 1 (380.305 AC.)
VOLUME 26 OF SURVEYS, PAGE 28
SITUATED IN
THE CITY OF SEASIDE
MONTEREY COUNTY, CALIFORNIA
PREPARED FOR
SEASIDE RESORT DEVELOPMENT, LLC
BY



BESTOR ENGINEERS, INC.
CIVIL ENGINEERING - SURVEYING - LAND PLANNING
9701 BLUE LARKSPUR LANE, MONTEREY, CALIFORNIA 93940
SCALE: N/A DATE: MAY 5, 2017 W.O: 5991.16

BASIS OF BEARINGS

THE BEARING OF N 44°39'19"E AS MEASURED BETWEEN FOUND MONUMENTS ALONG THE EASTERLY LINE OF MONTEREY ROAD AS SHOWN ON VOLUME 26 OF SURVEYS, PAGE 28, RECORDS OF MONTEREY COUNTY, CALIFORNIA, IS THE BASIS OF BEARINGS FOR THIS SURVEY.

PRESIDIO OF MONTEREY
(A PORTION OF PARCEL 2 PER
VOL. 21 SUR. PG 83)

PRESIDIO OF MONTEREY
(A PORTION OF PARCEL 3 PER
VOL. 21 SUR. PG 83)

MONTEREY BAY

PROJECT
SITE

VICINITY MAP
NOT TO SCALE

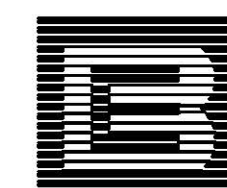
LEGEND

- FOUND 1-1/2" IRON PIPE WITH BRASS DISK STAMPED RCE 15310 UNLESS OTHERWISE NOTED
- SET 3/4" IRON PIPE TAGGED RCE 29811
- SET 1-1/2" IRON PIPE TAGGED RCE 29811
- TOTAL DIMENSION
- (T) RADIAL BEARING
- (R) COURSE DATA DESIGNATION, SEE TABLE
- ② POINT DESIGNATION PER VOL. 19 SUR. PG. 21
- BOUNDARY OF PARCEL 3A

TRACT No. _____ SEASIDE RESORT ESTATES SUBDIVISION PHASE 3A

BEING A PORTION OF PARCEL 1 (380.305 AC.)
VOLUME 26 OF SURVEYS, PAGE 28

SITUATED IN
THE CITY OF SEASIDE
MONTEREY COUNTY, CALIFORNIA
PREPARED FOR
SEASIDE RESORT DEVELOPMENT, LLC
BY



BESTOR ENGINEERS, INC.
CIVIL ENGINEERING - SURVEYING - LAND PLANNING
9701 BLUE LARKSPUR LANE, MONTEREY, CALIFORNIA 93940
SCALE: AS SHOWN DATE: MAY 5, 2017 W.O: 5991.16

NOTES

1. DISTANCES ARE EXPRESSED IN FEET AND DECIMALS THEREOF.
2. POINTS FOUND OR SET ARE SO NOTED. ALL OTHER POINTS ARE FOR REFERENCE ONLY.

TRACT NO. 220
ORD TERRACE NO. 4
VOL. 5 C&T PG 97

TRACT NO. 261
ORD TERRACE NO. 6
VOL. 6 C&T PG 42

TRACT NO. 303
ORD TERRACE NO. 9
VOL. 6 C&T PG 104

TRACT NO. 344
ORD TERRACE NO. 10
VOL. 6 C&T PG 154

TRACT NO. 355
ORD TERRACE NO. 11
VOL. 7 C&T PG 1

#	BEARING/DELTA	RADIUS	LENGTH	TANGENT
1	N 64°43'37" W		32.00'	
2	Δ=8°04'23"	232.00'	32.69'	16.37'
3	N 33°20'46" E		116.24'	
4	Δ=15°26'55"	357.00'	96.47'	48.53'
5	Δ=16°09'41"	343.00'	96.75'	48.70'
6	Δ=6°53'33"	343.00'	41.26'	20.66'
7	Δ=29°01'48"	257.00'	130.21'	66.54'
8	S 54°48'15" W		100.61'	
9	Δ=39°12'03"	158.00'	108.10'	56.26'
10	Δ=3°26'50"	307.00'	18.47'	9.24'
11	S 70°56'57" E		32.00'	
12	Δ=3°26'50"	275.00'	16.55'	8.28'
13	Δ=13°55'18"	190.00'	46.17'	23.20'
14	S 60°28'30" E		100.00'	
15	Δ=25°16'45"	290.00'	127.95'	
16	S 54°48'15" W		100.61'	
17	Δ=29°01'48"	125.00'	63.33'	
18	S 25°46'27" W		35.10'	
19	N 60°00'00" W		101.29'	
20	Δ=2°40'00"	375.00'	17.45'	
21	Δ=16°09'41"	375.00'	105.78'	
22	Δ=15°26'55"	325.00'	87.82'	
23	S 33°20'46" W		116.24'	
24	Δ=8°04'23"	232.00'	28.18'	

EXHIBIT A

DRAFT

VOL. 26 SUR PG 28

PARCEL C
(P.U.E.)
(VOL. 24 C&T PG 11)

PARCEL 3A

PARCEL
(P.U.E.)
(VOL. 24 C&T PG 11)

FAIRWAY DRIVE

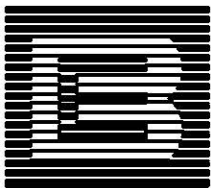
LEGEND

- FOUND 1-1/2" IRON PIPE WITH BRASS DISK STAMPED RCE 15310 UNLESS OTHERWISE NOTED
- SET 3/4" IRON PIPE TAGGED RCE 29811
- SET 1-1/2" IRON PIPE TAGGED RCE 29811
- (T) TOTAL DIMENSION
- (R) RADIAL BEARING
- ② COURSE DATA DESIGNATION, SEE TABLE
- BOUNDARY OF PARCEL 3A

TRACT No. _____
**SEASIDE RESORT ESTATES
SUBDIVISION PHASE 3A**

BEING A PORTION OF PARCEL 1 (380.305 AC.)
VOLUME 26 OF SURVEYS, PAGE 28

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