

RESOLUTION NO. 2020-76

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MARINA APPROVING A CONSULTANT SERVICES AGREEMENT IN THE AMOUNT OF \$88,120 WITH COFFMAN ASSOCIATES TO PREPARE AN ENVIRONMENTAL ASSESSMENT (EA) PURSUANT TO THE REQUIREMENTS OF SECTION 102(2)(C) OF THE NATIONAL ENVIRONMENTAL POLICY ACT (NEPA) FOR THE PROPOSED 580,000 SQUARE FOOT JOBY AVIATION AIRCRAFT MANUFACTURING BUILDING; APPROVE AN APPROPRIATION IN THE AMOUNT OF \$88,120; AUTHORIZE THE CITY MANAGER TO ACCEPT THE PROPOSAL AND EXECUTE THE PROJECT AUTHORIZATION ON BEHALF OF THE CITY, SUBJECT TO FINAL REVIEW AND APPROVAL BY CITY ATTORNEY

WHEREAS, The Marina Municipal Airport operates under the oversight of the Federal Aviation Administration (FAA). Development projects on airport property require environmental review under the California Environmental Quality Act (CEQA) and the National Environmental Policy Act (NEPA); and

WHEREAS, The City's Planning Commission considered and approved a Site and Design Review Application for a 580,000 square foot aircraft manufacturing building and an associated CEQA Mitigated Negative Declaration for Joby Aviation on February 27, 2020; and

WHEREAS, On April 29, 2020, staff submitted a revision to the Airport Layout Plan depicting the 580,000 square foot proposed building to the Federal Aviation Administration (FAA) along with a Categorical Exclusion (CATEX) to support the NEPA clearance. FAA staff indicated at that time the CATEX would not be adequate and an Environmental Assessment (EA) would be necessary; and

WHEREAS, Coffman Associates has provided airport planning services to the Marina Municipal Airport in the past and proven the firm has the qualifications, experience, and personnel necessary to properly perform the services needed to prepare the EA; and

WHEREAS, The Airport has sought a proposal from Coffman Associates to prepare an Environmental Assessments and an Archeological Study and Survey for submission to the FAA in support of the Airport Layout Plan revisions that have been submitted for the 580,000 aircraft manufacturing facility proposed by Joby Aviation on the south tarmac; and

WHEREAS, Coffman Associates provided a proposal to perform these services as documented in **Exhibit "A"**; and

WHEREAS, the cost of preparation and finalization of the EA with an Archaeological and Built Environment Survey and Report is \$88,120. The professional services included in the scope of services was not included in the FY 2019-20 or FY 2020-21 Adopted Airport Budget so funding will come from available fund balance of the Airport Enterprise Fund. The Airport Operations Fund available fund balance is currently estimated to be \$1,371,000; and

WHEREAS, the additional appropriate of \$88,120 will come from Fund Balance to the Airport Operations Fund, Professional Services Other, Account No. 555.000.000.00-006300.570.

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

1. Adopting Resolution No. 2020- , approving a consultant services agreement in the amount of \$88,120 with Coffman Associates to preparation and finalization of the Environmental Assessment with an Archaeological and Built Environment Survey and Report; and
2. Approving appropriation of \$88,120 for these professional services; and
3. Authorizing City Manager to accept the proposal and execute the project authorization on behalf of City, subject to final review and approval by City Attorney.

PASSED, APPROVED AND ADOPTED by the City Council of the City of Marina at a special meeting duly held on the 23rd day of June 2020, by the following vote:

AYES: COUNCIL MEMBERS: Berkley, Urrutia, O'Connell, Morton, Delgado

NOES: COUNCIL MEMBERS: None

ABSENT: COUNCIL MEMBERS: None

ABSTAIN: COUNCIL MEMBERS: None

Bruce C. Delgado, Mayor

ATTEST:

Anita Sharp, Deputy City Clerk

June 17, 2020

Item No. **4a**

Honorable Mayor and Members
of the Marina City Council

City Council Meeting
of June 23, 2020

**CITY COUNCIL CONSIDER ADOPTING RESOLUTION NO. 2020- ,
APPROVING A CONSULTANT SERVICES AGREEMENT IN THE AMOUNT
OF \$88,120 WITH COFFMAN ASSOCIATES TO PREPARE AN
ENVIRONMENTAL ASSESSMENT (EA) PURSUANT TO THE
REQUIREMENTS OF SECTION 102(2)(C) OF THE NATIONAL
ENVIRONMENTAL POLICY ACT (NEPA) FOR THE PROPOSED 580,000
SQUARE FOOT JOBY AVIATION AIRCRAFT MANUFACTURING
BUILDING; APPROVE AN APPROPRIATION IN THE AMOUNT OF \$88,120;
AUTHORIZE THE CITY MANAGER TO ACCEPT THE PROPOSAL AND
EXECUTE THE PROJECT AUTHORIZATION ON BEHALF OF THE CITY,
SUBJECT TO FINAL REVIEW AND APPROVAL BY CITY ATTORNEY**

REQUEST:

It is requested that the City Council consider:

1. Adopting Resolution No. 2020- , approving a consultant services agreement in the amount of \$88,120 with Coffman Associates to preparation and finalization of the Environmental Assessment with an Archaeological and Built Environment Survey and Report; and
2. Approving appropriation of \$88,120 for these professional services; and
3. Authorizing City Manager to accept the proposal and execute the project authorization on behalf of City, subject to final review and approval by City Attorney.

BACKGROUND:

The Marina Municipal Airport operates under the oversight of the Federal Aviation Administration (FAA). Development projects on airport property require environmental review under the California Environmental Quality Act (CEQA) and the National Environmental Policy Act (NEPA).

The City's Planning Commission considered and approved a Site and Design Review Application for a 580,000 square foot aircraft manufacturing building and an associated CEQA Mitigated Negative Declaration for Joby Aviation on February 27, 2020. On April 29, 2020, staff submitted a revision to the Airport Layout Plan depicting the 580,000 square foot proposed building to the Federal Aviation Administration (FAA) along with a Categorical Exclusion (CATEX) to support the NEPA clearance. FAA staff indicated at that time the CATEX would not be adequate and an Environmental Assessment (EA) would be necessary.

Coffman Associates has provided airport planning services to the Marina Municipal Airport in the past and proven the firm has the qualifications, experience, and personnel necessary to properly perform the services needed to prepare the EA

ANALYSIS:

The Airport has sought a proposal from Coffman Associates to prepare an Environmental Assessments and an Archeological Study and Survey for submission to the FAA in support of the Airport Layout Plan revisions that have been submitted for the 580,000 aircraft manufacturing facility proposed by Joby Aviation on the south tarmac. Coffman Associates provided a proposal to perform these services (See **Exhibit “A”**). The services are proposed to be performed in two phases as outlined below:

- Phase 1
 - Purpose and Need/Alternatives
 - Preliminary Draft EA Research and Analysis
 - Preliminary Draft EA Preparation/Internal Team Review
 - Preliminary Draft EA FAA Review \$29,044
 - Archaeological and Built Environment Survey and Reporting \$33,500
- Phase 2
 - Draft EA Preparation/Internal Team Review
 - Draft EA FAA Review
 - NOA/Draft EA Release for Public Review
 - Preliminary Final EA Preparation/Internal Team Review
 - Preliminary Final EA FAA Review
 - Final EA Preparation/Internal Team Review
 - NOA/Final EA \$25,576
 - \$88,120

Since a CEQA document and a CATEX has already been prepared for this project, there is a great deal of information already available for inclusion in this EA. To that end this document is much less expensive than it typically would be. Additionally, the Coffman proposal is divided into two phases to maintain flexibility in budget control should there be any need to discontinue or pause the EA preparation.

One new document that is required to support the EA is an Archaeological and Built Environment Survey and Report. This document will be required for any significant construction at the Airport and will be transferable to other projects at the airport in the future. Based on input from FAA regarding the direct and indirect Area of Potential Effect (APE) for the project, the following items are proposed to provide FAA with the proper documentation for which to conduct Section 106 consultation under the National Historic Preservation Act. To complete the work on this supporting study, the following tasks will be conducted:

- Records Search and Literature Review - review records search data from the Northwest Information Center (NWIC) to identify previously documented cultural resources and cultural resources studies within and near the project area.
- Consultation with the California Native American Heritage Commission (NAHC) for a review of their Sacred Lands File. FAA will conduct any individual tribal consultation, as required by its government-to-government consultation responsibilities.
- Archaeological Field Survey - a Phase I intensive pedestrian survey conducted of accessible portions of proposed disturbance areas that have not been adequately and recently subject to archaeological survey.

- Built Environment Survey - a site visit to identify, photograph, and take notes on built environment resources within the established indirect APE that were built in 1975 or earlier, as verified by the Monterey County Assessor and/or airport records. Based on the resources identified, prepare a focused historical context and evaluate the significance and integrity of the resources to determine their potential eligibility for the National Register of Historical Places.
- Cultural Resources Technical Report - a stand-alone cultural resources technical report that will summarize the results of the cultural resources studies described above, as well as complete an evaluation of whether the Proposed Action will affect these resources. The report will also provide management recommendations for resources within or near the project area and include maps depicting the areas included in the survey.

As mentioned above, this extensive report will be beneficial to the airport as it will be an FAA requirement for any future hangar expansion or other construction on or adjacent to the Airport.

FISCAL IMPACT:

Should the City Council approve this request, the cost of preparation and finalization of the EA with an Archaeological and Built Environment Survey and Report is \$88,120. The professional services included in the scope of services was not included in the FY 2019-20 or FY 2020-21 Adopted Airport Budget so funding will come from available fund balance of the Airport Enterprise Fund. The Airport Operations Fund available fund balance is currently estimated to be \$1,371,000.

The additional appropriation of \$88,120 will come from Fund Balance to the Airport Operations Fund, Professional Services Other, Account No. 555.000.000.00-006300.570.

CONCLUSION:

This request is submitted for City Council consideration and direction to staff.

Respectfully submitted,

Matt Mogensen
Assistant City Manager
City of Marina

REVIEWED/CONCUR:

Layne Long
City Manager
City of Marina