

RESOLUTION NO. 2019-43

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MARINA
APPROVING THE TRANSFER OF \$75,000 FROM ACCOUNT #6300.610
(PROFESSIONAL SERVICES, PLANNING) AND THE APPROPRIATION OF
\$101,500 FROM THE GENERAL FUND TO THE CITY CAPITAL
IMPROVEMENT PROGRAM PROJECT FUND FOR THE DOWNTOWN
VITALIZATION SPECIFIC PLAN FUND PROJECT AND; AUTHORIZING THE
FINANCE DIRECTOR TO MAKE THE NECESSARY ACCOUNTING AND
BUDGETARY ENTRIES

WHEREAS, Marina's Downtown Vitalization Specific Plan (DVSP or the Plan) is the result of a long history of involvement by citizens, property and business owners, and elected and appointed officials, and;

WHEREAS, the need for a Specific Plan for the Downtown is identified in the City's General Plan (Specific Plans, 5.11), and;

WHEREAS, the City has facilitated several surveys, public workshops, and studies to help establish a traditional downtown for the City, and;

WHEREAS, in 2001, the City Council determined Downtown vitalization was a "critical strategic issue" and an Ad Hoc Committee determined boundaries of the Downtown district in 2002 and public outreach efforts regarding vitalization began in 2003, and;

WHEREAS, in 2005 the City Council adopted a Downtown Vision and Downtown Design Guidelines and the Vision and Guidelines formed the foundation for future discussions about the direction Downtown was to take, and;

WHEREAS, in 2006, the City conducted a traffic feasibility study for Downtown, and;

WHEREAS, a draft of the Downtown Vitalization Specific Plan was completed in 2010 and this plan was never formally adopted and environmental review was not completed, and;

WHEREAS, the commitment to complete the DVSP is important to the many people who have been committed in this and other processes to accomplish direction for the physical development of the Downtown area, and;

WHEREAS, in fall 2017, an Ad Hoc Committee representing a cross-section of the community was established by the City Council to begin the most recent work to develop the Plan, and;

WHEREAS, from November 2017 through November 2018, the Committee held 15 meetings to develop a draft plan for consideration by the Planning Commission and City Council, and;

WHEREAS, on December 10th, 2018, an open house was held at Vince DiMaggio Park with just over 100 participants and a variety of comments were gathered and reviewed for incorporation into the draft, and;

WHEREAS, beginning in 2019, presentations were made to the Design Review Board and Planning Commission and the Commission held five meetings to review the draft and provide direction on the draft plan, and;

WHEREAS, now that general direction has been provided through the process of developing a draft Plan, it becomes essential to complete the Environmental Impact Report (EIR), a Water Supply Assessment (WSA), and an Infrastructure Analysis (IA) modeling the water and sewer system to determine infrastructure needs, and;

WHEREAS, the City has received a proposal from Rincon Consultants, Inc. (Rincon) for preparing an EIR in accordance with the requirements of the California Environmental Quality Act (CEQA) and Rincon has an on-call contract executed through City Council Resolution No. 2017-117, and;

WHEREAS, the City has received a proposal through the Marina Coast Water District from Schaff & Wheeler Consultants to prepare the WSA and IA, and;

WHEREAS, should the City Council approve this request, the City Finance Director will make all necessary accounting and budgetary entries to transfer \$75,000 from Account #6300.610 (Professional Services Planning) to the City Capital Improvement Program (CIP) Project Fund for the Downtown Vitalization Specific Fund Project and appropriate \$101,500 from the General Fund to the City CIP Project Fund for the Downtown Vitalization Specific Fund Project.

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

1. Approve the transfer of \$75,000 from Account # 6300.610 (Professional Services Planning) to the City Capital Improvement Program (CIP) Project Fund for the Downtown Vitalization Specific Fund Project; and
2. Approve the appropriation of \$101,500 from the General Fund to the City CIP Project Fund for the Downtown Vitalization Specific Fund Project; and
3. Authorize the Finance Director to make the necessary accounting and budgetary entries.

PASSED AND ADOPTED by the City Council of the City of Marina at a regular meeting duly held on the 16th day of April 2019, by the following vote:

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

NOES: COUNCIL MEMBERS: None

ABSENT: COUNCIL MEMBERS: Morton

ABSTAIN: COUNCIL MEMBERS: None

ATTEST:

Bruce C. Delgado, Mayor

Anita Sharp, Deputy City Clerk

Schaaf & Wheeler
CONSULTING CIVIL ENGINEERS

3 Quail Run Circle, Suite 101
Salinas, CA 93907
831-883-4848
FAX 831-758-6328

April 4, 2019

Mr. Mike Wegley, PE
District Engineer
Marina Coast Water District
2840 4th Avenue
Marina, CA 93933

Subject: Proposal for Marina Downtown Vitalization Specific Plan Water Supply Assessment

Dear Mike:

Schaaf & Wheeler is pleased to propose engineering services for the **Marina Downtown Vitalization Specific Plan Water Supply Assessment**. The City of Marina is resuming the Downtown Vitalization Specific Plan effort which began in 2007. The Specific Plan area is approximately 336 acres within the District's Central Marina service area. The City has requested that the District prepare a Water Supply Assessment and infrastructure impacts analysis for inclusion in the EIR Specific Plan. Schaaf & Wheeler prepared the District's most recent Urban Water Management Plan, and will prepare the Water Supply Assessment Update in accordance with the State's requirements. We will then add the projected water demand and return flow increases to the District's water and sewer system models to determine if infrastructure improvements will be required to support the Specific Plan.

Our detailed scope of work and fee estimate are attached. Our estimated fee for this project is \$40,500, with \$14,600 for the WSA and \$25,900 for the Infrastructure Analysis. Costs will be billed on a time and materials basis, with a not-to-exceed limit. As part of our on-call contract, our standard rates will be discounted by 6%.

We thank you for this opportunity to propose services for the **Marina Downtown Vitalization Specific Plan Water Supply Assessment**. Should you need any further information, please contact Andy Sterbenz at (831) 883-4848 or asterbenz@swws.com.

Sincerely,
Schaaf & Wheeler



Charles D. Anderson, PE
President

Encl.

Scope of Work: Water Supply Assessment for City of Marina Downtown Vitalization Specific Plan

The City of Marina drafted a Downtown Vitalization Specific Plan (DVSP) in 2010, but the environmental review was not completed and the plan was not adopted. Schaaf & Wheeler prepared a draft Water Supply Assessment for the 2010 DVSP, which was tabled along with the environmental review. In 2017, the City restarted the DVSP effort, and in March 2019, a draft DVSP was presented to the City Council, which included proposed zoning updates and design guidelines for a 336 acre portion of the City. The environmental effort is now proceeding, and the city has requested that MCWD prepare a Water Supply Assessment for the updated DVSP. The proposed plan will add up to 2,900 new residential dwelling units and up to 1,385,200 square feet of commercial and office space. This is an increase from the projection in the 2010 Draft DVSP.

Schaaf & Wheeler will prepare a Water Supply Assessment (WSA) in accordance with SB 610 (2001) for the City of Marina's Downtown Vitalization Specific Plan. This Project is located in the District's Central Marina Service Area. The final deliverable is the Water Supply Assessment Report, structured to follow the table of contents in the DWR Guidebook for Implementation of SB 610 and SB 221 of 2001. The report will be structured to provide demand projections by project component to facilitate water allocation by the City. Per the Water Code Requirements, the WSA must be adopted by the MCWD Board of Directors before the Draft EIR for the Specific Plan can be released for public review. Additionally, Schaaf & Wheeler will update the District's Water and Sewer models to determine if infrastructure improvements will be required to support the increased densities within the plan area. We will identify any required improvements and document them in a Technical Memorandum with supporting figures and calculations. Specific tasks are outlined below.

Task 1 Agency Coordination. Schaaf & Wheeler will coordinate with the District staff and the City of Marina's Project Manager to determine the Project's projected population and water demands. As needed, we will coordinate with the City's consultants preparing the Specific Plan and Project EIR.

Task 2 Contents of WSA per SB 610

Step One: Document Wholesale Water Supply. The District does not currently purchase water under wholesale agreements. Future recycled water supply from M1W may be discussed in this section, or under Step 2.

Step Two: Document Water Supply. Schaaf & Wheeler will identify and quantify the existing and planned sources of water available to the District in 5-year increments, projecting 30-years to 2050. The statutory requirement for this projection is 20-years, but the longer period is required to assess the full build-out of the DVSP. The primary source for this information will be the 2015 Urban Water Management Plan. Groundwater supply for Central Marina is fixed by the Zone 2/2A annexation agreement. The availability of recycled and desalinated supplies will be addressed with respect to the project timing.

Step Three: Project Demand Analysis. Schaaf & Wheeler will document existing and planned future water uses. Information for existing and projected demands in the City and County will come from the District's Urban Water Management Plan. Project specific demands

will be calculated based on the details of the specific plan and tabulated by sector. Required sectors are single-family residential, multifamily, commercial, industrial, institutional and governmental, landscape, sales to other agencies, agricultural and other. District standard demand factors will be applied for proposed Project components to the extent possible. The projections will be in 5-year increments through 2050.

Step Four: Document Dry Year Supply. The District's supply is currently Salinas Valley Groundwater with recharge augmentation from the MCWRA upper basin reservoirs. As such, the District is not subject to seasonal supply variations the way surface water systems are. Schaaf & Wheeler will document this for the report.

Step Five: Document Dry Year Demand. Schaaf & Wheeler will apply the dry-year demand factors used in the 2015 UWMP to the specific plan analysis.

Step Six: Determine if projected supply is sufficient or insufficient. Schaaf & Wheeler will prepare the required tables to determine if the District's Ord Community Supply is sufficient for the proposed Project.

Step Seven: If projected supply is insufficient, document District plans to acquire additional supplies. In the 2015 UWMP, the City of Marina was projected to have groundwater available to allocate for projects within Central Marina. This analysis will determine if the projected in-fill development exceeds that supply. Schaaf & Wheeler will work with District staff to determine the source(s) to make up the shortfall. New sources of water supply identified in the District's 2015 Urban Water Management Plan include urban use of recycled water, development of new potable supply from desalination of seawater-intruded groundwater and/or development of new potable supply from stormwater capture. Additional projects currently being considered by MCWD to develop potable and non-potable supply may also be included.

Task 3 Adoption of WSA: Schaaf & Wheeler will prepare an administrative draft of the report for District staff review. Following review by District staff, the findings in the administrative draft will be presented at a joint meeting that will include the City of Marina and other relevant parties as may be deemed appropriate by the District and the City. The report will be updated to address any substantive comments received. We will prepare a final version of the report for submission to the District Board of Directors for acceptance.

Task 4. Assess Water and Sewer Infrastructure: The proposed specific plan, once built out, will more than double the density of development in the plan area. Schaaf & Wheeler will assess the water and wastewater systems under the current condition, projected future condition, and projected future condition with the project, to assess the cumulative impacts with regard to water and wastewater infrastructure. We assume that the current master planning effort by Akel Engineering Group will be completed in time to make this assessment using the master plan model, and that cumulative impacts may be assessed by comparing them to the master plan capital improvement projects list (the no project alternative).

The infrastructure analysis will consist of defining the specific plan area in the model, estimating the increased water demands and wastewater return flows as a result of the increased densities, and distributing those flows in the respective models. We will assess the water system performance under peak hour condition and under maximum day demand plus fire flow to determine if capital improvements will be required. We will assess the sewer system performance under peak wet weather flows. The Monterey One Water Marina Pump Station

capacity will be evaluated against the current, currently projected and currently projected plus project peak wet weather flows. The assessment results will be summarized in a technical memorandum with supporting tables and figures. We will submit the analysis memorandum as a review draft, then meet with the City and District staff to review the results. Comments received will be addressed in a final version of the technical memorandum.

Schaaf & Wheeler

CONSULTING CIVIL ENGINEERS

Client: MCWD

Project: Water Supply Assessment Update for the Marina Downtown Vitalization Specific

Task:

Estimate Date: 4/4/2019

NO.	TASK ITEMS DESCRIPTION	PRINCIPAL PRJ MGR \$221.00	SENIOR PRJ MGR \$212.00	SENIOR ENG \$197.00	ASSOC ENG \$179.00	ASST ENG \$160.00	JUNIOR ENG \$150.00	SUBTOTAL M.H.'S	IN-HOUSE LABOR COSTS \$	IN-HOUSE MATERIAL COSTS \$	TOTAL COSTS \$ W/ MARK-UP	TASK TOTAL
1	Agency Coordination		12			4		16	\$3,184		\$3,184	\$3,184
2	Contents of WSA per SB 610											\$7,756
2.1	Document wholesale water supply					2		2	\$320		\$320	
2.2	Document water supply			4		2		6	\$1,108		\$1,108	
2.3	Project demand analysis			12		2		14	\$2,684		\$2,684	
2.4	Document dry year supply					2		2	\$320		\$320	
2.5	Document dry year demand					2		2	\$320		\$320	
2.6	Determine supply sufficiency			8				8	\$1,576		\$1,576	
2.7	Document plans for new supplies			4		4		8	\$1,428		\$1,428	
3	Adopt Plan		6	12				18	\$3,636		\$3,636	\$3,636
4	Assess Water Infrastructure											\$13,732
4.1	Update System Model	4	8	40				52	\$10,460		\$10,460	
4.2	Prepare TM		8	8				16	\$3,272		\$3,272	
5	Assess Sewer Infrastructure											\$12,156
5.1	Update System Model	4	8	32				44	\$8,884		\$8,884	
5.2	Prepare TM		8	8				16	\$3,272		\$3,272	
Total		8	50	128	0	18	0	204	\$40,464	\$0	\$40,464	
ROUNDED TOTAL											\$40,500	

10.0%

**Rincon Consultants, Inc.**

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Monterey, California 93940

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March 14, 2019
Project No: 19-07378

Christine Hopper, AICP, Planning Services Manager
City of Marina Community Development Department
209 Cypress Avenue
Marina, California 93933
Via email: chopper@cityofmarina.org

**Subject: Proposal to Prepare a Focused Environmental Impact Report (EIR) for the Marina
Downtown Vitalization Specific Plan**

Dear Ms. Hopper:

Rincon Consultants, Inc. is pleased to submit this proposal to the City of Marina to provide professional services for a Focused EIR for the City's Downtown Vitalization Specific Plan. We understand that the importance of this project to the Marina community, which is intended to guide future development and sustain the economic viability of the Downtown area (also referred to herein as the Specific Plan Area). Considering the City's desire to complete the CEQA analysis in an expedited manner, Rincon recommends a streamlined approach to the environmental analysis, which would include the preparation of an Initial Study (IS) followed by a Focused EIR. To achieve the City's goals for an expedited and efficient CEQA review, we will rely on our extensive experience performing CEQA review for the City of Marina as well as our experience preparing Specific Plan EIRs for other jurisdictions in the Monterey Bay region and throughout the state. The following outlines our understanding of the proposed project; our proposed scope of work; and a proposed cost and schedule. Firm and staff qualifications can be provided upon request.

Project Understanding

The proposed Specific Plan will guide the community's vision for vitalization and enhancement within Marina's 320-acre Downtown area, serving as a policy document and regulatory tool to guide development over a 20-year period. The Specific Plan will establish a development framework for land use, circulation, utilities and services, resource protection, design, and implementation. Maximum development under the Specific Plan is still to be calculated by City staff, but is anticipated to exceed 2,400 units. Marina's downtown is located in the central commercial core of Marina along Del Monte Boulevard and Reservation Road, east of State Route 1 (SR1). The Specific Plan Area is an uneven shape generally focused west and east of Del Monte Boulevard and north and south of Reservation Road, terminating at the easternmost end at Salinas Avenue. The southernmost end of the Specific Plan Area extends north of Marina High School, continuing east along Sunset Avenue and Carmel Avenue and north along Crescent Avenue to the southerly property line of the El Rancho Shopping Center and commercial properties along Reservation Road. One of the two proposed mixed-use nodes, located at the future intersection of Del Monte Boulevard and Patton Parkway, is located on the former Fort Ord,

specifically the Del Monte Mixed Use District. The remainder of the Downtown area is outside of FORA's planning area.

The Downtown area is surrounded predominately by single-family residential uses to the north, west, and south, and open space to the north. Other adjacent uses include multifamily residential and commercial uses. The Marina Municipal Airport is located directly east of the Downtown area along Reservation Road.

Kimley-Horn and Associates, Inc., under direct contract with the City, will prepare a traffic analysis of the existing transportation system Downtown and a proposed expansion of the system via the extension of Del Monte Boulevard south to 2nd Avenue for the Focused EIR.

Qualifications

In 2010-2011, Rincon assisted the City in finalizing a draft of the City of Marina Downtown Vitalization Specific Plan that was initiated by another consulting firm, and prepared a Draft EIR that analyzed a four-lane and two-lane option for Reservation Road. The Specific Plan and Draft EIR were presented in a public workshop in March 2011 but were never published. Since then, Rincon prepared the Marina Pedestrian and Bicycle Master Plan, the Marina Beach Townhomes IS-MND, Veterans Transition Center IS-MND, and Housing Element Update IS-ND. We are currently preparing an EIR Addendum for the 8th Street Extension Project and anticipate initiating an IS-MND for the Salinas Avenue Widening Project under an on-call with the City.

In addition to our experience with Marina, we have extensive experience preparing CEQA documentation for long-range planning documents, including the Seaside General Plan Update EIR, Campus Town Specific Plan EIR, and Main Gate Specific Plan EIR for the City of Seaside; the Metropolitan Transportation Plan-Sustainable Communities Strategy EIR for the Association of Monterey Bay Area Governments; and the Del Webb at San Juan Oaks Specific Plan EIR for the County of San Benito. We also have experience working collaboratively with the local jurisdictions and the Fort Ord Reuse Authority (FORA) to achieve consistency FORA's Base Reuse Plan and Regional Urban Design Guidelines (RUDG), including the Highway 1 Design Corridor Design Guidelines.

The Focused EIR will be managed by **Christy Sabdo, MS, AICP**, Senior Environmental Project Manager. Ms. Sabdo managed the IS-MND and is currently managing the Seaside General Plan Update EIR and Campus Town Specific Plan EIR. **Megan Jones, MPP**, Principal, will serve as Principal-in-Charge. Ms. Jones managed the prior Downtown Vitalization Specific Plan and EIR as well as the Pedestrian and Bicycle Master Plan, Marina Beach Townhomes IS-MND, Veterans Transition Center IS-MND, and Housing Element Update IS-ND. Biological resources analysis will be overseen by **David Daitch, PhD**, Program Manager.

Additional qualifications, including detailed project examples and resumes for key staff, can be provided upon request.

Scope of Work

Approach

The City has two concurrent and competing goals for CEQA review of the Downtown Vitalization Specific Plan: (1) to comply with CEQA in a defensible manner that addresses community and stakeholder concerns; and (2) to expedite the timeline of this review such that adoption of the Specific Plan can

occur as quickly as possible. To meet these goals, and as discussed with City staff, Rincon proposes to prepare a Focused EIR with as few as two issue areas, while addressing the remaining issue areas in a detailed IS. The analysis in both documents will be programmatic in nature and will assess the potential environmental impacts of maximum potential buildout. The purpose of retaining most issue areas in the Initial Study is to streamline and simplify the documentation to save on cost and schedule. The Initial Study and Focused EIR will be prepared concurrently to expedite the overall schedule as much as possible.

As discussed with the City, we assume that the key environmental issues for the Specific Plan are Transportation and Water Supply. While impacts may not be significant and unavoidable, they warrant a detailed assessment in the context of a full EIR due to overall complexity and community interest. We anticipate that other issue areas may require mitigation but need not be addressed at the same level of detail as Transportation and Water Supply. If, during the course of our analysis we determine that any additional issue areas may result in a significant and unavoidable impact, or would otherwise be better suited to a full EIR section, Rincon will consult with the City immediately to determine an appropriate course of action. As appropriate, we can process a scope amendment to address additional topics within the Focused EIR.

Specific tasks associated with this proposed scope of work are outlined below.

Task 1 Kick-Off, Coordination, and Project Management

Task 1.1 Kick-off Meeting

Immediately upon receiving authorization to proceed, Rincon's Principal-In-Charge and Project Manager will organize a kick-off meeting with City staff. This meeting will serve as a forum to review and confirm study objectives and establish an operational protocol. Working schedules will be finalized and details for scheduled tasks will be discussed. Rincon staff will use this opportunity to collect any relevant studies and information not already transmitted. The kick-off meeting will also allow the City an opportunity to thoroughly discuss the approach to environmental evaluation and possible project alternatives. Community concerns that have surfaced to date will also be discussed. Additionally, we will have an opportunity to confirm the cumulative project list. Rincon will prepare an agenda for the meeting and provide notes after the meeting. It is assumed the meeting will occur at the City's offices and will not exceed two hours.

Task 1.2 Project Management

The Project Manager will be responsible for monitoring the project schedule, the contract budget and costs, coordinating communication, and providing regular communication with the City's project coordinator and transportation consultant. This will include provision and maintenance of a detailed project schedule outlining specific tasks, meetings, hearings, and project milestones. Formal status emails will be sent to the City to document significant project milestones, changes in the schedule or cost, and other major issues of concern.

Task 1.3 Project Meetings

Rincon's Project Manager will attend bi-weekly meetings with City staff during the course of preparation of the Focused EIR. This proposal assumes that all meetings will be held via conference call, will last an average of 30 minutes, and that meetings will be needed bi-weekly throughout the course of the project. However, meetings will be cancelled when not needed.

Task 2 Project Description

Preparation of the project description as an initial task is critical as the project description will form the basis for the environmental evaluation under both the IS and Focused EIR. Using the proposed Specific Plan prepared by the City, Rincon will prepare the EIR project description in partnership with City staff. Rincon will ensure that the project description is prepared in accordance with *State CEQA Guidelines* Section 15124. Rincon can assist with the detailed summary of the proposed project components using text, tables, and graphics as indicated. However, it is assumed that City staff will provide worst-case scenario buildout calculations for the analysis.

As required by *State CEQA Guidelines* Section 15124, the project description will include the following:

- A list of objectives of the proposed Specific Plan summarizing the underlying purpose, including the plan's benefits, that can later be used to devise required alternatives
- A description of the regional and precise location and boundaries of the proposed Specific Plan
- A description of construction and long-term operational activities
- A general description of the plan's technical, economic, and environmental characteristics, considering the principal engineering proposals, if any, supporting public service facilities
- A statement briefly describing the intended uses of the EIR, including a list of permits requested and responsible agencies, and a list of related environmental review and consultation requirements required by federal, state, or local laws, regulations, or policies
- Supporting illustrative graphics showing the regional location and precise boundaries of the project

Rincon will update and revise the project description based on one round of consolidated comments received from City staff.

Task 3 Technical Studies

Task 3.1 Biological Resources Assessment

Rincon will prepare a Biological Resource Assessment (BRA) to document existing biological conditions within the Specific Plan Area and assess potential impacts to special status biological resources from plan buildout. Based on preliminary review of the Specific Plan, undeveloped areas in the southwestern-most portion of the Plan Area and north of Reservation Road have the highest potential to support sensitive biological resources and will be the primary focus of the analysis. The BRA Report will be designed to support a programmatic CEQA review: impacts will be described at the broad planning level, with mitigation that may require future project-level analysis to identify specific impacts from future development proposals facilitated by the Specific Plan. The BRA Report will be prepared by Rincon's professional biologists and will include the following three tasks.

- **Literature Review.** Rincon will review all readily available existing reports, project plans, aerial imagery, agency databases (i.e. California Natural Diversity Database [CNDDB], California Native Plant Society [CNPS] Inventory of Rare and Endangered Plants, and U.S. Fish and Wildlife Service Information for Planning and Consultation database) and other available literature for context on the existing biological conditions in the plan area.
- **Biological Reconnaissance Survey.** After completing database queries and literature review, Rincon will complete a biological reconnaissance field survey to document existing biological conditions, field-verify and refine vegetation community and land-cover type mapping, and document natural habitats in the plan area. Incidental observations of special status or otherwise sensitive biological resources will be recorded and documented in the BRA. The potential for the plan area to support

special status species will be based on an analysis of habitat suitability. No protocol surveys to formally establish the presence or absence of species is included in this scope. Rincon will conduct a combination of transect and vehicle surveys throughout the entire Specific Plan Area.

- **Biological Resources Assessment Report.** A BRA report will be prepared to address the baseline biological conditions that could be affected by Specific Plan buildout and will be of sufficient detail to support programmatic CEQA review. The results of the literature review and field reconnaissance survey will be documented in the BRA report and will include lists of observed species and potential for occurrence of sensitive species, vegetation communities, and jurisdictional waters. The BRA report will be accompanied by maps that depict sensitive biological resources in relation to the Specific Plan Area. Measures will be developed that would provide the full suite of avoidance and mitigation for biological resources with the potential to occur somewhere within the Specific Plan Area. The BRA will identify a process for future project-level analysis, including screening and future biological studies (e.g., species or resource specific surveys) that would be required for sites that may result in significant impacts to biological resources, and how to select appropriate measures pending the results of these project-specific analyses.

Optional Task Senate Bill 18 (SB 18) and Assembly Bill 52 (AB 52) Assistance

Assembly Bill 52 of 2014 (AB 52; Gatto 2014) requires the inclusion of tribal cultural resources in CEQA analyses and consultation with local Native Americans to identify potential tribal cultural resources. As an optional task, Rincon can assist the City with government to government tribal consultations in conformance with Assembly Bill (AB) 52 (Gatto, 2014) and Senate Bill 18 of 2005 (SB 18; California Public Resources Code § 65351—65352) to support CEQA review. Rincon would contact the Native American Heritage Commission (NAHC) to request a Sacred Lands File search of the plan area, draft letters and maps for Native American tribal contacts, and provide the City with a tracking sheet and instructions for successful AB 52 and SB 18 consultation. As needed, Rincon can participate in tribal consultation meetings for an additional fee.

Task 4 Initial Study and Notice of Preparation

Task 4.1 Administrative Draft Initial Study

After City staff review and approval of the Project Description prepared under Task 2, Rincon will prepare an Administrative Draft IS, which documents existing conditions, plan impacts, mitigation measures, and resulting level of significance for each of the issue areas required under CEQA. The IS will be prepared in accordance with the *State CEQA Guidelines* update approved by the Office of Administrative law on December 28, 2018. Each of the environmental issue areas included in the CEQA Environmental Checklist Form will be addressed at a level of detail sufficient to allow Rincon to make determinations of significance. For Transportation and thresholds related to Water Supply, Rincon will defer to the Focused EIR rather than addressing these issues in detail in the IS.

The IS will be organized such that each topical section is consecutively numbered to allow easy cross referencing of impacts and mitigation measures. Where appropriate, impacts will be quantified. If readily available data does not allow definitive quantification, reasonable assumptions will be used to qualitatively forecast potential impacts. Mitigation measures may include a broad range of programs and resource protection procedures as required by resource protection law. Mitigation measures will be presented in wording that can be directly incorporated into future project design and applied as conditions of approval. Following each mitigation measure will be a discussion of the significance of the

impact, and disposition with appropriate and feasible mitigation. Rincon will submit electronic copies of the Administrative Draft IS in both pdf and Word format.

The methodology and approach to selected environmental topics is discussed in Appendix A, *Technical Approach to Environmental Issues*.

Task 4.2 Second Administrative Draft Initial Study

Rincon will respond to City comments on the Administrative Draft IS and submit a Second Administrative Draft IS for review. This document will be submitted in Microsoft Word with revisions shown in track changes. We assume we will receive one set of comments from the City. If additional technical analysis is warranted based on comments, additional scope and fee may be required.

Task 4.3 Notice of Preparation and Scoping Meeting

Upon City approval of the IS, Rincon will prepare a Notice of Preparation (NOP), consistent with *State CEQA Guidelines* Section 15082. The NOP will be circulated for the required 30-day review period. We anticipate that the IS will be circulated with the NOP; if desired, the NOP can instead provide a brief project description, Specific Plan Area location, and summary of the probable environmental effects of Plan buildout. Rincon will provide City staff with a digital Word file of the NOP for review and will incorporate staff comments into a finalized document. It is assumed one round of revision will be sufficient. The revised NOP will be provided to City staff for final authorization prior to release for public review. Rincon will be responsible for filing the NOP with the State Clearinghouse and County Clerk and circulating the NOP to responsible, trustee and interested commenting agencies, and organizations and individuals who have expressed interest in receiving such notice. We have assumed the City will be responsible for City-required radius mailing and newspaper publication, although we can advise and assist with these tasks. We also assume the City will provide an NOP distribution list, and that most notices can be provided via email (with delivery receipt to document delivery).

During the 30-day NOP review period, Rincon will lead an EIR scoping meeting. Rincon will provide visual materials, including meeting agendas, sign-in sheets, comment sheets, and a PowerPoint presentation. Following the meeting, a summary of NOP scoping comments will be provided. We assume that the City will be responsible for identifying a venue and date for the scoping meeting.

Task 5 Administrative Draft Focused EIR

As stated previously, we assume that the only environmental issue areas addressed in the Focused EIR will be Transportation and Water Supply. Additional issue areas may be added, if determined appropriate through the IS analysis and in consultation with City staff, for an additional fee. The Focused EIR will include the following sections.

Task 5.1 Executive Summary

This section will summarize the proposed Specific Plan and associated environmental consequences. Impacts will be presented in tabular format to simplify review by decision-makers and the public. A discussion of areas of public controversy will also be provided, as required by CEQA.

Task 5.2 Introduction, Project Description, and Environmental Setting

These required introductory sections will lay the groundwork for and summarize the substantive analysis to follow. The introduction will describe the purpose and legal authority of the study, and provide a discussion of lead, responsible, and trustee agencies. This section will incorporate the detailed Project

Description prepared under Task 2, formatted for a Focused EIR. The environmental setting section will provide a description of the existing environmental conditions in the project region and in the Specific Plan Area, as well as a cumulative projects scenario.

Task 5.3 Environmental Analysis

The Transportation and Water Supply sections will each include the following subsections:

- Setting
- Methodology and Significance Thresholds
- Impact Analysis
- Mitigation measures
- Residual Impacts

The methodology and approach to selected environmental topics is discussed in Appendix A, *Technical Approach to Environmental Issues*.

Task 5.5 Other CEQA-Required Sections

This section will include discussions of other sections required by the *State CEQA Guidelines* and will include an analysis of potential growth-inducing impacts.

Task 5.5 Alternatives

This section will include the analysis of up to three alternatives intended to represent a “reasonable range” of alternatives required under CEQA, including the required No Project alternative. These alternatives will be identified during the course of the study in consultation with City staff. The evaluation will be in less detail than for the proposed Specific Plan but will provide decision-makers and the public adequate information to compare the potential impacts of the alternatives.

Task 5.6 References and List of Preparers

This section will provide a list of references for citations found in the body of the Focused EIR. In addition, this section will also identify all federal, state, or local agencies, other organizations, and private individuals consulted in preparing the Focused EIR, and the persons, firm, or agency preparing the Focused EIR.

Rincon will provide an Administrative Draft Focused EIR to the City in electronic format (Word). This scope of work assumes the City will provide one set of consolidated comments on the Administrative Draft Focused EIR.

Task 6 Second Administrative Draft Focused EIR

Rincon will revise the Administrative Draft Focused EIR based on comments received and provide a Second Administrative Draft Focused EIR for review. Revisions will be shown using “track changes” in Microsoft Word, for ease of second review. This scope assumes that comments on the first draft may result in substantive revisions to the Focused EIR but will not result in an inordinate amount of revisions, new or expanded technical analysis, or additional site-specific data collection.

Task 7 Screencheck Draft Focused EIR

In response to City staff review of the Second Administrative Draft Focused EIR, we will complete final revisions to the document before creating a Screencheck Draft Focused EIR for final review prior to publication. At this stage, it is anticipated that revisions will be limited to minor textual revisions and formatting changes. Rincon will deliver the Screencheck Draft EIR as a clean, fully compiled pdf.

Task 8 Public Draft Focused EIR

This task involves the production, editorial work and communication processes anticipated to publish the Draft EIR for public review. As required by State law, the Draft Focused EIR will require at least a 45-day public review period and a 30-day posting period at the County Clerk. Rincon will prepare a Notice of Availability (NOA) for City staff review, and advise staff on the procedures required to post and circulate the NOA. Rincon will prepare and submit the required materials to the State Clearinghouse, including 15 copies of the Executive Summary and 15 CD copies of the Draft Focused EIR; however, we assume that the City will be responsible for required newspaper and other noticing of the document's availability. Digital files of the report (Word and pdf) and up to 15 printed copies of the Draft EIR will also be provided to the City.

Task 9 Final Focused EIR

This task includes preparation of responses to comments on the Draft EIR, a mitigation monitoring and reporting program (MMRP), and publication of the Final EIR.

Task 9.1 Responses to Comments

Rincon will respond to public comments provided on the Focused EIR. The responses to comments will include a list of commenters, comment letters, responses to comments, and any added or revised text of the Draft EIR that may be necessary.

This scope of work assumes that up to 15 comment letters will be received, including two lengthy (over five pages) and/or substantive letters, that can be adequately responded to in a maximum of 60 professional staff hours. The actual level of effort required to respond will depend on the length, detail, and sophistication of the comments, in addition to the number of letters received. We reserve the right to reevaluate the effort level and request a scope amendment upon close of the public comment period.

Following receipt of staff comments, Rincon will finalize the response to comments. We assume one round of revision will be sufficient.

Task 9.2 Mitigation Monitoring and Reporting Program

Rincon will prepare a draft MMRP for review by City staff. The MMRP will include a table that lists each mitigation measure, agency or department responsible for implementation, when monitoring must occur, the frequency of monitoring, and criteria to determine compliance.

The MMRP will be submitted to City staff for review in digital format and the final version of the MMRP will be incorporated as an appendix to the Final EIR or as a separate document than can accompany the Final EIR.

Task 9.3 Final Focused EIR Publication

Subsequent to approval of the draft Responses to Comments, Rincon will prepare the Administrative Final EIR for City review, which will include the revised Responses to Comments and any text changes resulting from those responses. One printed copy of the Final EIR will be provided.

If the Specific Plan is approved, Rincon will prepare the Notice of Determination, but we assume that the City will be responsible for filing the Notice of Determination with the County Clerk and payment of necessary filing fees. Digital files of the Final EIR (pdf) will be provided to the City.

Task 10 Public Hearings

Rincon's Principal-in-Charge and/or Project Manager will attend one public hearing on the Specific Plan and EIR. Attendance will include oral presentations to the hearing body and graphic presentations, if desired.

Schedule

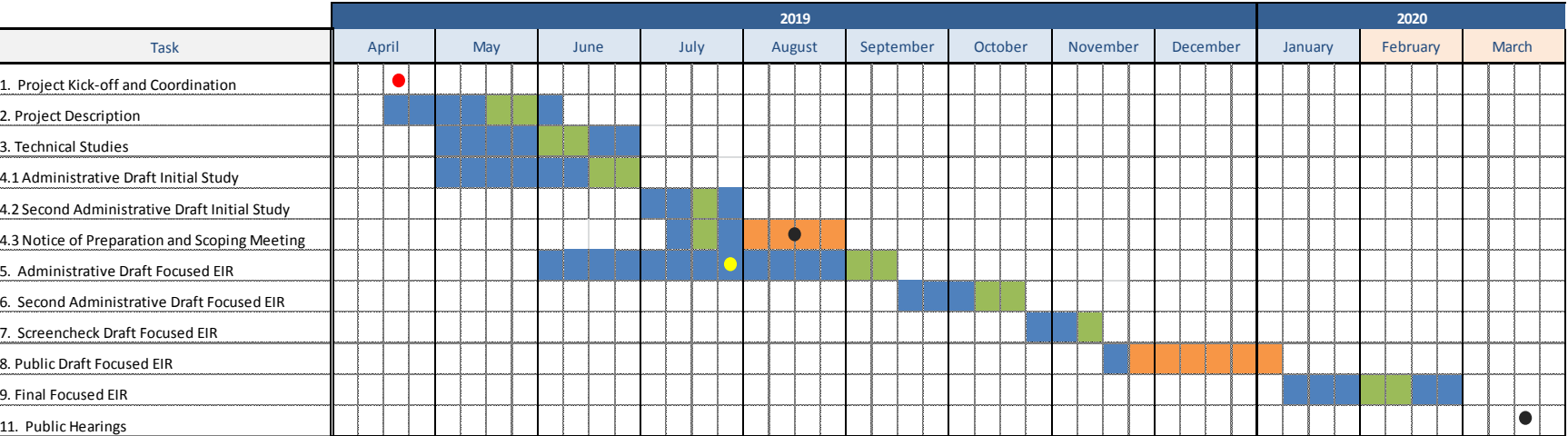
Rincon's proposed schedule for completion of the Focused EIR is depicted in the graphic on the following page. By initiating work on the Initial Study and Focused EIR at the same time, we can expedite release of the Focused EIR shortly after close of the NOP comment period. Barring delays beyond Rincon's control, we believe that the environmental review process can be completed in under 11 months.

This schedule includes the following assumptions:

- The Transportation Study will be provided to Rincon at least four weeks before submittal of the Administrative Draft Focused EIR
- The Specific Plan is stable such that the project description effort can commence immediately upon notice to proceed; buildout numbers or other key features of the Specific Plan will not change during the CEQA process
- The City will provide maximum potential buildout numbers at project kick-off
- Public comments on the IS-NOP will not necessitate substantial revision to the Focused EIR, nor changes to the scope of work
- Only two issue areas will be addressed in the Focused EIR; if any issue areas are raised to the EIR as a result of the Initial Study analysis and/or NOP comments, a scope amendment would be required, and schedule delays may occur

City of Marina
Marina Downtown Vitaliation Specific Plan Focused EIR

Proposed Schedule- 3/14/19



- Work in Progress ● In-Person Meeting
- City Review ● Public Meeting/Hearing
- Public Review ● Transportation Study Received

Cost

Rincon will prepare the Downtown Vitalization Specific Plan Focused EIR for an estimated cost of **\$135,148**. A detailed breakdown of cost by task is provided in Appendix B. Unless otherwise requested by the City, all time and materials will be billed against the total contract amount irrespective of task. A breakdown of our cost by task is summarized in the attached table.

Thank you for considering Rincon for this assignment. We look forward to working with you.

Sincerely,

Rincon Consultants, Inc.



Christy Sabdo, AICP
Sr. Environmental Project Manager



Megan Jones, MPP
Principal

Appendix A

Technical Approach to Environmental Issues: Initial Study

Aesthetics

The Association of Monterey Bay Association of Governments (AMBAG) Sustainable Communities Strategy (SCS) identifies the Specific Plan Area as an existing/planned Opportunity Area partly due to existing transit service and transit walksheds, and proximity to future high-quality transit. Given this Opportunity Area designation, Rincon will evaluate whether the proposed Specific Plan qualifies as a transit priority area per Public Resources Code Section 21099. Public Resource Code Section 21099(d)(1) states “Aesthetic and parking impacts of residential, mixed-use residential, or employment center project on an infill site within a transit priority area shall not be considered significant impact on the environment.” If the project qualifies under PRC Section 21099, aesthetic impacts would continue to be analyzed for full disclosure, but impacts would be less than significant; therefore, would be not require being elevated to EIR-level review.

The Specific Plan Area is located just east of State Route 1 (SR1), and is highly visible from this Eligible State Scenic Highway. The westernmost end of the Plan Area falls within the 1,000-foot Design Review Corridor and is subject to FORA’s Highway 1 Design Corridor Design Guidelines. Given the potential for official State-designation in the future, project impacts to views from SR 1 will be evaluated. The aesthetics analysis will include a visual characterization of the Downtown area based on the intensity and type of existing land uses and a general discussion of the proposed land use changes on scenic resources and visual character. This analysis will include a review of consistency with FORA’s RUDG, including the Highway 1 Design Corridor Design Guidelines. This task includes a site visit to take photographs of the existing visual character of the Specific Plan Area and views of from SR 1. Approximately three figures with images will be incorporated into the EIR section. Potential light and glare impacts will addressed, including consideration of impacts to the night sky given the proximity of the Fort Ord Dunes State Park, approximately 750 feet southwest of the Downtown area, and the Fort Ord National Monument, approximately three miles southeast of the Downtown area. Also given the proximity of the Marina Municipal Airport, the proposed Specific Plan will be reviewed for consistency with the City’s *Design Guidelines and Standards for Landscape, Site, Parking Lot Design, Site Lighting, and Signs* (City’s Design Guidelines). Mitigation measures will be identified as appropriate.

Air Quality

An air quality analysis will be prepared based on the proposed changes in land use and traffic patterns under the proposed Specific Plan. The assessments will consider potential short-term construction scenarios as well as long-term operational emissions based on proposed land uses and the traffic study. Construction and operational emissions associated with Specific Plan buildout will be calculated using CalEEMod. Results will be compared to Monterey Bay Air Resources District (MBARD) thresholds, and City standards. The analysis will qualitatively assess toxic air contaminants associated with construction activities under the Specific Plan. The project’s relationship to regional air quality and land use assumptions will be presented in the air quality analysis.



Biological Resources

This section will assess impacts to sensitive habitats and special status plant and animal species based on the findings of a BRA prepared under Task 3. The potential for project impacts on special status species, including Smith's blue butterfly, Monterey spineflower, and Monterey gilia protected pursuant to the federal Endangered Species Act, and nesting birds protected pursuant to California Fish and Game Code will be evaluated, and mitigation will be recommended to reduce identified impacts as necessary. Rincon understands that the analysis for the Specific Plan IS will be programmatic and a project level analysis is not requested at this time. Should the results of the BRA elevate the discussion of Biological Resources to the level of an EIR, an additional scope of work would be required.

Cultural Resources

This section will analyze the project's potential impact on historical resources located within or adjacent to the project boundary, as well as impacts to any known or currently unknown subsurface archaeological resources. Rincon will complete a records search of the California Historical Resources Information System (CHRIS) at the Northwest Information Center at Sonoma State University. The primary purpose of the records search is to identify previously recorded cultural resources known to exist within or near the Specific Plan Area. In addition to the cultural resources inventory records and reports, an examination will be made of historic maps, the National Register of Historic Places (NRHP), California Register of Historical Resources (CRHR), the California Historical Resources Inventory, and the listing of California Historical Landmarks. Rincon will include the project boundary and a 1/8 mile buffer and assumes the records search will be completed within a maximum direct expense of \$1,000. Using this information and other readily available data from the City and the County of Monterey, potential impacts to cultural resources will be identified and mitigation measures will be developed to avoid or reduce project impacts to the greatest extent feasible. SB 18 and AB52 consultation can be provided as an optional task, as described under Task 3.

Energy

Rincon will describe existing sources and uses of energy in the City and region by sector as well as trends in energy production, technology, demand, and conservation. Sources of information will include energy utility providers, Monterey Bay Community Power, the California Energy Commission, the U.S. Department of Energy, and energy trade and research organizations. Rincon will identify applicable energy regulations and policies at the federal, state, and local levels. The analysis will include calculations of projected energy use by proposed improvements and evaluation of whether these uses are unnecessary, inefficient, or wasteful.

Geology and Soils

This section will identify the issues associated with seismic risks, such as ground-shaking hazards, as well as soil-related hazards (e.g., liquefaction, shrink-swell, erosion, etc.). As appropriate, measures to mitigate specific geologic hazards will be identified. If a geotechnical report for the project site is not available, this section will be based on other available resources such as the City's General Plan or existing geotechnical analyses within the City.

As a result of the updated *State CEQA Guidelines* Appendix G checklist, the paleontological resource threshold question, previously considered under Cultural Resources, is now considered under Geology and Soils. Rincon will conduct a paleontological resources assessment to identify the geologic units that may be impacted by project development, determine the paleontological sensitivity of geologic unit(s)



within the Specific Plan Area, assess potential for impacts to paleontological resources from development implemented under the proposed Specific Plan, and recommend mitigation measures to avoid or mitigate impacts to scientifically significant paleontological resources. The paleontological resource assessment will consist of an online fossil locality record search, review of existing geologic maps, and a review of primary literature regarding fossiliferous geologic units within the Specific Plan Area vicinity and region. The results of the paleontological resources assessment will be incorporated into the geology and soils section of the IS.

Greenhouse Gas Emissions

A greenhouse gas (GHG) analysis will be prepared based on the proposed changes in land uses and traffic patterns under the proposed Specific Plan. Increased in energy demand and traffic anticipated from future land use developments would be the primary sources of GHG emissions within the plan area. The analysis will quantify carbon dioxide equivalent (CO₂e) units associated with project construction and operation through the use of the California Emissions Estimator Model (CalEEMod). An overview of the current regulatory framework regarding GHGs/climate change, including Assembly Bill (AB) 32, Senate Bill (SB) 97, and SB 375, as well as adopted amendments to the *State CEQA Guidelines*, will also be described. Future GHG emissions will be calculated using established methodology and will be based, in part, on emissions calculation prepared for the air quality analysis where applicable.

MBARD has not formally adopted thresholds to evaluate GHG emissions. In the absence of local guidance, Rincon will consult with MBARD staff during the preparation of this section to verify the thresholds and assumptions to be used for this analysis. In our experience, MBARD encourages lead agencies to consider a variety of metrics for evaluating GHG emissions and related mitigation measures as they best apply to the specific project. MBARD has in the past recommended using the adopted San Luis Obispo Air Pollution Control District (SLOAPCD) quantitative threshold for land use projects, which may be appropriate here given prior County precedent. To account for the recent court case, *Golden Door Properties v. County of San Diego*, Rincon will provide a summary justifying the use of this threshold.

Hazards and Hazardous Materials

Rincon will evaluate the potential for hazards and hazardous materials impacts due to historic uses on and near the Specific Plan Area, as well as from project construction and operations. The potential for exposure to hazardous materials that may have historically been used in conjunction with these uses will be qualitatively assessed. In addition, hazards exposure related to use of hazardous materials construction of projects under the proposed Specific Plan (e.g., fuel for construction equipment, oil, solvents, or paints), as well as during operations, will be addressed. Existing laws regulating hazardous materials transport, use, and storage, and best management practices for hazardous materials proposed by the project, will be described and accounted for in the impact analysis.

Hydrology and Water Quality

The IS will address Hydrology and Water Quality Appendix G Checklist questions related to water quality standards, alteration of drainage patterns within the Plan Area, and flood hazards and water quality control plans (i.e., threshold questions a, c, d, and e). Rincon will consider both temporary hydrological changes during construction and long-term changes in hydrology/drainage due to operation of uses within the Specific Plan Area. The water quality analysis will focus on existing requirements that would apply to the Plan Area and any beneficial impacts created by the integration of Low Impact



Development (LID) water quality improvements that would result from implementation of the Specific Plan. As an example, the proposed Specific Plan includes an LID strategy, which would include development of LID technologies, including pervious pavers and surfaces, filter strips, tree boxes, rain gardens, vegetated bioswales, and parking lot infiltration techniques. The impact analysis will be based off readily available sources (such as Marina's General Plan, General Plan EIR, and/or a previously-prepared hydrology/water quality studies). Mitigation measures to contain projected stormwater flows and protect long-term water quality will be provided to reduce potentially significant impacts, if applicable.

Land Use and Planning

This discussion will analyze the relationship of the proposed Specific Plan to applicable planning policies and ordinances, including the City's General Plan, Marina Municipal Code, Marina Municipal Airport Master Plan. A policy consistency analysis will provide a thorough review of the proposed Specific Plan against the various regulatory documents adopted by the City and other responsible agencies. The land use analysis will focus on: 1) compatibility with adjacent properties, including changes in the character of the site and the scale and appropriateness of proposed development under the Specific Plan; 2) policy consistency with the City's General Plan; and 3) policy consistency with the FORA BRP and FORA RUDG.

Noise

The acoustical analysis will include an assessment of temporary construction impacts and long-term impacts associated with the operation of uses within the Specific Plan Area. The analysis of temporary noise and vibration impacts associated with construction will be based upon typical construction noise and vibration levels and standard noise and vibration attenuation factors. Noise and vibration levels associated with construction activities will be quantified and projected at the nearest sensitive receptors (residential uses to the north, west, and south of the Specific Plan Area), and compared to applicable thresholds. If significant impacts are identified, mitigation measures will be developed to avoid or minimize project impacts to the greatest extent feasible. Noise and vibration levels associated with operation of the uses envisioned within the Specific Plan Area will be assessed using the U.S. Federal Highway Administration's (FHWA) Traffic Noise Model.

The traffic noise contour evaluation will rely on traffic forecasts for major roadway segments, as provided in the traffic impact analysis prepared for the Specific Plan. Noise levels will be assessed for existing and horizon year conditions with and without the proposed Specific Plan. Changes to ambient noise levels at Specific Plan buildout and from cumulative growth will be analyzed to determine if project-related noise significantly increases the ambient noise environment or significantly contributes to the cumulative noise environment. The acoustical analysis will also analyze the compatibility of planned land uses with the existing and future noise environment and recommend design features for future developments to reduce interior noise levels to comply with the City's noise standards.

To establish baseline noise levels, Rincon will conduct an ambient noise survey in and around the Specific Plan Area to characterize the existing noise conditions. One 24-hour noise measurement will be taken at a location within the Specific Plan Area to characterize the noise level changes associated with the traffic. Short-term (15-20 minute) ambient and traffic noise-level measurements will be taken at up to eight (8) locations with simultaneous traffic counts during.



Public Services

Rincon will assess the proposed Specific Plan's effects on public services by contacting local service providers, including the City of Marina Fire Department, the City of Marina Police Department, the Monterey Peninsula Unified School District, and the Marina Recreation Department to assess current service levels and potential effects of the proposed Specific Plan on service standards. Rincon will quantify fire protection and law enforcement service ratios, student generation rates, and demands on parkland. This evaluation will discuss the applicable impact fees that would be required to offset public services impacts. Rincon will confirm with local service providers whether the proposed Specific Plan would induce growth requiring new or altered facilities, and if so will evaluate whether the construction of which could cause adverse physical environmental impacts.

Utilities and Service Systems

The IS will address Utilities and Service Systems Appendix G Checklist questions related to wastewater conveyance and treatment systems, and solid waste disposal systems (i.e., threshold questions a, c, d, and e). Rincon will address impacts to infrastructure systems serving the Specific Plan Area, through the contact of service providers and the analysis of utility capacity related to the threshold questions identified above. Wastewater use will be estimated using standard generation factors for residential, commercial, and mixed uses. Solid waste quantities generated during construction/demolition and during project operation will be estimated using generation factors published by Cal-Recycle. If significant impacts are identified, mitigation measures will be developed to avoid or minimize project impacts to the greatest extent feasible. Waters supply related threshold questions will be addressed in the Focused EIR.

Wildfire

This section will be prepared pursuant to the *State CEQA Guidelines* update adopted in December 2018, which amended the Appendix G checklist to include wildfire. For this analysis, Rincon will review fire hazard severity mapping prepared by CAL FIRE to determine where very high fire hazard severity zones exist in the Specific Plan Area or nearby. This section will also evaluate prevailing wind data, if available from California Air Resources Board or other sources, site topography, and vegetation mapping, relative to the land use plan to determine the potential for wildfire risk. Secondary impacts related to wildfire, such as toxic smoke and mudslides on burnt slopes, will be assessed. Mitigation measures will be provided to reduce potentially significant impacts, if applicable.

Technical Approach to Environmental Issues: Focused EIR

The technical approach to analyzing potential environmental issues in the Focused EIR are described herein.

Transportation

Kimley-Horn and Associates, Inc., under direct contract with the City, will prepare a transportation impact analysis for incorporation into the EIR. It is anticipated that this study will assess both levels of service (LOS) and vehicle miles traveled (VMT) to comply forthcoming deadlines for compliance with SB 743 and the CEQA Guidelines Updates, while addressing potential operational effects outside the City's jurisdiction. The Focused EIR will summarize the findings of this analysis and incorporate mitigation measures as appropriate.



Water Supply

The Specific Plan Area is in the Marina Coast Water District (MCWD) service area. Potable water for MCWD's Central Marina service area comes primarily from wells developed in the Salinas Valley Groundwater basin. The EIR will address two Appendix G Checklist questions under Hydrology and Water Quality that address potential impacts to groundwater supplies and sustainable groundwater management of the basin (i.e., threshold questions b and e). The EIR will also address Utilities and Service Systems thresholds related to sufficient water supplies (i.e., threshold question b). The updated State CEQA Guidelines require evaluation of whether a project would "substantially decrease groundwater supplies such that the project may impede sustainable groundwater management of the basin," whether a project would "conflict with or obstruct implementation of a sustainable groundwater management plan," and whether a project would "have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry, and multiple dry years."

Rincon will incorporate relevant information into this section from the MCWD 2015 Urban Water Management Plan (UWMP). It should be noted that the prior iteration of the Downtown Vitalization Specific Plan (2010) was reflected in the 2010 UWMP and in the 2015 UWMP update. However, buildout under the current draft Specific Plan is anticipated to be higher than the 2010 draft. We assume MCWD will prepare a Water Supply Assessment (WSA) for the Specific Plan in accordance with SB 610. Information from the WSA, in conjunction with any available technical studies, will be used to determine water supply impacts.

The EIR Water Supply analysis will summarize the findings of the WSA and will also consider Specific Plan strategies that would result in project-level water conservation, including-irrigation infrastructure to accommodate grey water systems, stormwater management systems that would detain on-site runoff, cistern systems to capture stormwater runoff, water conservation, drip or low-water irrigation systems, and use of low-water plants and xeriscaping for landscaping.



Appendix B



RINCON CONSULTANTS, INC.

Marina Downtown Vitalization Specific Plan Focused EIR

Cost Estimate

Tasks	Rincon Labor Classification →			Principal / Director I	Supervisor I	Senior Professional I	Professional III	Professional II	Technical Editor	GIS/CADD Specialist I	Clerical/Administrative Assistant I
	Labor Cost	Direct Expense	Hours	\$215	\$190	\$156	\$125	\$112	\$110	\$108	\$75
TASK 1: Overall Project Management											
Task 1.1 Kick-off Meeting	\$1,581	\$92	9	3		6					
Task 1.2 Project Management	\$8,502		56	4	10	32					10
Task 1.3 Project Meetings	\$4,066		24	2	6	16					
Task Subtotal	\$14,149	\$92	89	9	16	54					10
Task 2: Project Description											
Task 2.1 Project Description	\$4,553		30	1	3	20				6	
Task Subtotal	\$4,553		30	1	3	20				6	
Task 3: Technical Study											
Task 3.1 Biological Resources Assessment	\$7,921	\$193	61	1	7		36	8	4	5	
Task Subtotal	\$7,921	\$193	61	1	7		36	8	4	5	
Task 4: Initial Study and Notice of Preparation											
Task 4.1 Administrative Draft Initial Study (QA/QC Review)	\$5,058		34	6		18			6		4
Aesthetics	\$3,433	\$95	23	1	2	14			3	3	
Agriculture and Forestry	\$721		5		1	1	3				
Air Quality	\$3,348		25		2	3	20				
Biological Resources	\$2,364		16	1	5	7				3	
Cultural Resources	\$6,472	\$1,150	48	2	2	8	30	4		2	
Energy	\$1,687		13		1	1	9			2	
Geology and Soils	\$2,434		19		1	2	12			4	
Greenhouse Gas Emissions	\$3,192		24		2	2	20				
Hazards and Hazardous Materials	\$2,752		21		2	1	16			2	
Hydrology and Water Quality	\$1,704		13		1	1	10			1	
Land Use and Planning	\$2,562		20		1	1	16			2	
Noise	\$3,888	\$195	30		1	4	22			3	
Public Services and Recreation	\$1,954		15		1	1	12			1	
Utilities and Service Systems	\$2,269		17		2	1	13			1	
Wildfire	\$1,454		11		1	1	8			1	
Task 4.2 Second Administrative Draft Initial Study	\$3,383	\$30	26	4		1	4	16			1
Task 4.3 Notice of Preparation and Scoping Meeting	\$2,281		15	3		6	5				1
Task Subtotal	\$50,956	\$1,470	375	17	25	66	207	20	9	25	6
Task 5: Administrative Draft Focused EIR (QA/QC Review)											
Task 5.1 Executive Summary	\$6,094		12			14			8		6
Task 5.2 Introduction and Environmental Setting	\$1,217		8	1	1	2	4				
Task 5.3 Environmental Analysis	\$2,062		13	1	2	7	3				
Water Supply	\$4,564		32	2	6	2	18			4	
Transportation (Rincon labor only)	\$4,165		31	1	3	4	16			7	
Task 5.4 Other CEQA-Required Sections	\$2,061		15	1	1	1	12				
Task 5.5 Alternatives (3)	\$5,845		37	3	4	25				5	
Task 5.6 References and List of Preparers	\$1,248		8			8					
Task Subtotal	\$27,256		144	21	17	63	53		8	16	6
Task 6: Second Administrative Draft Focused EIR											
Task 6.1 Second Administrative Draft Focused EIR	\$4,865		35	4	2	6	9	12	2		
Task Subtotal	\$4,865		35	4	2	6	9		2		
Task 7: Screencheck Draft Focused EIR											
Task 7.1 Screencheck Draft Focused EIR	\$2,345		16	1	2	5	6		2		
Task Subtotal	\$2,345		16	1	2	5	6		2		
Task 8: Public Draft EIR											
Task 8.1 Public Draft EIR	\$2,869	\$1,118	22	1		8			1	12	
Task Subtotal	\$2,869	\$1,118	22	1		8			1	12	
Task 9: Final EIR											
Task 9.1 Responses to Comments	\$8,180		60	4	4	12	16	24			
Task 9.2 Mitigation Monitoring and Reporting Program	\$2,029		14	1	1	4	8				
Task 9.3 Final EIR Publication	\$4,518		32	2	3	8	12		7		
Task Subtotal	\$14,727		106	7	8	24	36	24	7		
Task 10: Public Hearing (1)											
Task 10.1 Public Hearing (1)	\$2,635		15	5		10					
Task Subtotal	\$2,635		15	5		10					
SUBTOTAL COST	\$ 132,276	\$ 2,872	\$ 810	\$ 9,245	\$ 13,870	\$ 30,108	\$ 41,500	\$ 5,824	\$ 3,080	\$ 4,968	\$ 1,200

Direct Cost Detail

Vehicle Costs	\$ 379
Standard Field Equipment Package	\$ 95
Sound Level Metering Field Equipment	\$ 100
Mailing Costs	\$ 30
DEIR (15 copies), State Clearinghouse Package (15 CD's and 15 copies of Ex. Summary)	\$ 1,118
NWIC Records Search	\$ 1,000
General and Administrative	\$ 150
Subtotal Additional Costs:	\$ 2,872

Summary

Professional Fees Subtotal	\$132,276
Direct Costs Subtotal	\$2,872
TOTAL PROJECT BUDGET	\$ 135,148

Optional Tasks

Optional Task - SB 18 and AB52 Assistance	\$ 1,146
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**CITY OF MARINA
AGREEMENT FOR ON-CALL CIVIL ENGINEERING SERVICES
WITH RINCON CONSULTANTS, INC.**

SERVICE ORDER NO. 3

THIS SERVICE ORDER No. 3 pertains to the Agreement for On-Call Civil Engineering Services (the “Agreement”) entered into on December 17th, 2019, between the City of Marina and Rincon Consultants, a California corporation,

PROJECT DESCRIPTION/BACKGROUND INFORMATION:

The City of Marina is interested in environmental services for Salinas Avenue Widening Project. The contract scope is to prepare an initial study and Mitigated Negative Declaration (IS-MND) for the proposed Salinas Avenue Widening Project.

TYPE & SCOPE OF SERVICES:

See attached Proposal (dated February 18, 2019) with scope of work.

COMPENSATION/ SCHEDULE OF PERFORMANCE:

Compensation shall be based on time and material not to exceed \$36,113 with hourly rates as shown on Exhibit B of the Contract Agreement.

FORMAT & SCHEDULE OF DELIVERABLES:

All deliverables shall be provided to the CITY in Word Doc and PDF digital file.

Project schedule for preparation of the IS-MND is as shown on the Proposal.

GEOGRAPHIC LIMITS:

See attached proposal for description of project limits.

Contractor shall perform services on the above-described project as provided herein and in the Agreement. This Service Order shall not be binding until it has been properly signed by both parties. Upon execution, this Service Order shall supplement the Agreement as it pertains to the project described above.

IN WITNESS WHEREOF, this Service Order has been executed under the provisions

of the Agreement on the date(s) given below. By the signatures below, the parties hereto agree that all terms and conditions of this Service Order and the Agreement shall be in full force and effect. In accordance with Section 1(c) of the Agreement, this Service Order shall be incorporated by this reference as an integral part of **Exhibit A** to the Agreement.

RINCON CONSULTANT, INC.

CITY OF MARINA

By: _____

By: _____

Name: _____

Brian McMinn, PE, PLS

Its: Project Manager

City Engineer/Project Administrator

Date: _____

Date: _____

April 10, 2019

Item No. **8k(1)**

Honorable Chair and Members
of the Marina City Council

City Council Meeting
of April 16, 2019

**CITY COUNCIL TO CONSIDER ADOPTING RESOLUTION NO. 2019-,
APPROVING THE TRANSFER OF \$75,000 FROM ACCOUNT # 6300.610
(PROFESSIONAL SERVICES, PLANNING) AND THE APPROPRIATION
OF A \$101,500 FROM THE GENERAL FUND TO THE CITY CAPITAL
IMPROVEMENT PROGRAM PROJECT FUND FOR THE DOWNTOWN
VITALIZATION SPECIFIC PLAN FUND PROJECT AND; AUTHORIZING
THE FINANCE DIRECTOR TO MAKE THE NECESSARY ACCOUNTING
AND BUDGETARY ENTRIES**

RECOMMENDATION:

It is recommended that the City Council consider:

1. Adopting Resolution No. 2019-, Approving the transfer of \$75,000 from Account #6300.610 (Professional Services Planning) to the City Capital Improvement Program (CIP) Project Fund for the Downtown Vitalization Specific Fund Project; and
2. Approve the appropriation of \$101,500 from the General Fund to the City CIP Project Fund for the Downtown Vitalization Specific Fund Project; and
3. Authorize the Finance Director to make the necessary accounting and budgetary entries.

BACKGROUND:

Marina's Downtown Vitalization Specific Plan (DVSP or the Plan) is the result of a long history of involvement by citizens, property and business owners, and elected and appointed officials. The need for a Specific Plan for the Downtown is identified in the City's General Plan (Specific Plans, 5.11). The City has facilitated several surveys, public workshops, and studies to help establish a traditional downtown for the City.

The earliest surveys, workshops, and studies addressing Downtown vitalization began in the 1970s, around the time the City of Marina incorporated. In 2001, the City Council determined Downtown vitalization was a "critical strategic issue". An Ad Hoc Committee determined boundaries of the Downtown district in 2002, and public outreach efforts regarding vitalization began in 2003.

The City Council in 2005 adopted a Downtown Vision and Downtown Design Guidelines. The Vision and Guidelines formed the foundation for future discussions about the direction Downtown was to take. In 2006, the City conducted a traffic feasibility study for Downtown. The Downtown boundary was expanded in 2007, and a draft of the Downtown Vitalization Specific Plan was completed in 2010. This plan was never formally adopted and environmental review was not completed. The planning effort ceased until revived by the City Council in 2017. The commitment to complete the DVSP is important to the many people who have been committed in this and other processes to accomplish direction for the physical development of the downtown area.

In fall 2017, an Ad Hoc Committee representing a cross-section of the community was established by the City Council to begin the most recent work to develop the Plan. From November 2017 through November 2018, the Committee held 15 meetings to develop a draft plan for consideration by the Planning Commission and City Council.

On December 10th, 2018, an open house was held at Vince DiMaggio Park with just over 100 participants. A variety of comments were gathered and reviewed for incorporation into the draft.

Beginning in 2019, presentations were made to the Design Review Board and Planning Commission. The Planning Commission has held five meetings to review the draft and provide direction on the draft plan.

ANALYSIS:

The work of the Ad Hoc Committee and Planning Commission provided important clarification and direction relating to the draft Plan, but further work can only be done once the general direction of the Plan has been established. This further work includes an Environmental Impact Report (EIR) for the subject area, along with a Water Supply Assessment (WSA) and an Infrastructure Analysis (IA) modeling the water and sewer system to determine if infrastructure improvements will be required to support the Specific Plan. The work on the WSA and IA will be done under the direction of the Marina Coast Water District (MCWD) and will be started simultaneous to the work on the EIR. The associated costs are as follows:

Environmental Impact Review	\$136,000
Water Supply Assessment	14,600
Water and Sewer System Modeling	<u>25,900</u>
Total	\$176,500

As the availability of water and the related infrastructure become more clearly established, Staff will complete the related information for the physical CIP and other implementation measures related to the Downtown. Following direction from the City Council, Staff is requesting this funding to commence with a focused Environmental Impact Report (EIR) that is anticipated to be completed in spring 2020. The WSA and IA are anticipated to be completed in a six month period, making the information provided in these documents available for consideration in the EIR.

The next step in the process of moving towards consideration of adoption of the DVSP is to provide the necessary infrastructure and environmental analysis discussed in the Background Section. Work on the WSA and the IA will be done by Schaff & Wheeler Consultants under the direction of MCWD. The staff at MCWD have indicated that Schaff and Wheeler was the firm involved in the initial studies begun under the 2010 DVSP effort. (**“EXHIBIT A”**)

The City has received a proposal from Rincon Consultants, Inc. (Rincon) for consideration of the requirements of the California Environmental Quality Act (CEQA), City’s implementation policies and procedures for CEQA, and the options for CEQA compliance (**“EXHIBIT B”**). Rincon has an on-call contract executed through City Council Resolution No. 2017-117. (**“EXHIBIT C”**)

FISCAL IMPACT:

Should the City Council approve this request, the City Finance Director will make all necessary accounting and budgetary entries to facilitate a transfer of \$75,000 from Account #6300.610 (Professional Services, Planning) which was specifically allocated in this year’s budget for the DVSP, along with an appropriation of \$101,500 from the General Fund to the City’s CIP Project fund for the Downtown Vitalization Specific Plan.

CONCLUSION:

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

Respectfully submitted,

J. Fred Aegerter, AICP
Director
Community Development Department
City of Marina

REVIEWED/CONCUR:

Layne Long
City Manager
City of Marina