

RESOLUTION NO. 2016-13(a)

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MARINA  
RECEIVING INFORMATIONAL PRESENTATION FROM COFFMAN  
ASSOCIATES, AIRPORT CONSULTANTS, REGARDING THE DRAFT  
MARINA MUNICIPAL AIRPORT MASTER PLAN UPDATE

WHEREAS, at a regular meeting of February 25, 2013, the Public Works Commission adopted Resolution No. 2013-01 (PWC), recommending City Council approve the revised Ten (10) Year Capital Improvement Plan (CIP) for Caltrans Division of Aeronautics grant funded airport improvement projects and the revised Five (5) Year Airport Capital Improvement Plan (ACIP) for Federal Aviation Administration (FAA) grant funded airport improvement projects at the Marina Municipal Airport, and;

WHEREAS, on July 25, 2013, the City submitted an application for a grant of Federal funds for updating the Marina Municipal Airport Master Plan, and;

WHEREAS, on August 5, 2013, the FAA sent a notice that an application to update the Marina Municipal Airport Master Plan is eligible under the ACIP for Federal funding and can compete for further consideration. A complete application was submitted to the FAA on August 27, 2013, and;

WHEREAS, on August 29, 2013, the FAA sent a Grant Agreement offering an Airport Improvement Grant in the amount of \$300,000 for updating the Marina Municipal Airport Master Plan, and;

WHEREAS, at the regular meeting of September 17, 2013, the City Council adopted Resolution No. 2013-129, approving revised Ten (10) Year CIP for Caltrans Division of Aeronautics grant funded airport improvement projects and revised Five (5) Year ACIP for FAA grant funded airport improvement projects at the Marina Municipal Airport. The Marina Municipal Airport Update is listed in the ACIP, and;

WHEREAS, at the regular meeting of September 17, 2013, the City Council adopted Resolution No. 2013-130, (1) authorizing acceptance of FAA Airport Improvement Grant in the amount of \$300,000 for update of the Marina Municipal Airport Master Plan; (2) authoring grant application to Caltrans Division of Aeronautics in the amount of \$15,000; (3) authorizing interfund transfer from Airport Operations Fund 55 to Airport Capital Projects Fund 60 in the amount of \$46,000; (4) increasing appropriations in the Airport Capital Projects Fund 60, Airport Master Plan 2013 Project No. TBD in the amount of \$361,000; (5) authorizing Finance Director to make necessary accounting and budgetary entries, and; (6) authorizing City Manager to execute Grant Agreement Documents on behalf of the City subject to final review and approval by the City Attorney, and

WHEREAS, at the regular meeting of October 15, 2013, the City Council adopted Resolution No. 2013-146, approving professional services agreement between City of Marina and Tartaglia Engineering, of Atascadero, California, and Coffman Associates, Airport Consultants, of Salinas, California, in the amount of \$350,864 to prepare the Marina Municipal Airport Master Plan Update and authorize City Manager to execute agreement on behalf of the City, subject to final review and approval by City Attorney, and;

WHEREAS, the FAA recommends that airports update their long term planning documents every seven to ten years, or as necessary to address local changes at an airport. The last Master Plan for Marina Municipal Airport was finalized in 2008. A Draft Final Airport Master Plan Update was prepared by Coffman Associates in September 2015, and;

NOW THEREFORE, BE IT RESOLVED that the City Council of the City of Marina does hereby receive an informational presentation from Coffman Associates, Airport Consultants, regarding the draft Marina Municipal Airport Master Plan Update.

PASSED AND ADOPTED, at a special study session meeting of the City Council of the City of Marina, duly held on the 9<sup>th</sup> day of February 2016 by the following vote:

AYES: COUNCIL MEMBERS: Amadeo, Brown, Morton, O'Connell, Delgado

NOES: COUNCIL MEMBERS: None

ABSENT: COUNCIL MEMBERS: None

ABSTAIN: COUNCIL MEMBERS: None

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Bruce C. Delgado, Mayor

ATTEST:

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Anita Sharp, Deputy City Clerk



# MARINA

## MUNICIPAL AIRPORT

### AIRPORT MASTER PLAN



# MARINA

MUNICIPAL AIRPORT  
AIRPORT MASTER PLAN

## Exhibit IA: PROJECT WORK FLOW



1-29-14

### INVENTORY

- Airport Facilities
- Airspace and Air Traffic Activity
- Area Socioeconomic Data
- Local Planning and Land Use
- Airport Access and Parking, Utilities, and Aerial Photography

### FORECASTS

- Based Aircraft and Fleet Mix
- Annual Operations

### FACILITY REQUIREMENTS

- Design Categories
- Runway Length and Strength
- Support Facilities
- Taxiways
- Hangar Facilities
- Terminal Building
- Aprons
- Navigational Aids



5-1-14

### AIRPORT ALTERNATIVES

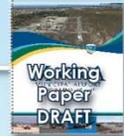
- Evaluate Development Scenarios
  - Airside
  - Landside



8-12-14

### RECOMMENDED DEVELOPMENT PLAN

- Detailed Master Plan Facility and Land Use Plans



### FINANCIAL PLAN / CAPITAL IMPROVEMENTS

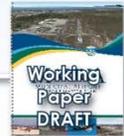
- Airport Development Schedule
- Cost Estimates
- Funding Sources

### AIRPORT LAYOUT PLANS

- Airport Layout Plan
- Landside Drawing
- Airspace/Approach Drawings
- On-Airport Land Use Plan
- Property Map



6-18-15



# FORECASTS



	ACTUAL	FORECAST		
	2013	2018	2023	2033
<b>ANNUAL OPERATIONS</b>				
<b>General Aviation</b>				
Itinerant	19,800	21,576	23,553	28,010
Local	9,700	10,624	11,647	13,990
<b>Military</b>				
Itinerant	200	200	200	200
Local	200	200	200	200
Air Taxi (Itinerant)	100	200	300	600
<b>Total Itinerant</b>	<b>20,100</b>	<b>21,976</b>	<b>24,053</b>	<b>28,810</b>
<b>Total Local</b>	<b>9,900</b>	<b>10,824</b>	<b>11,847</b>	<b>14,190</b>
<b>Total Operations</b>	<b>30,000</b>	<b>32,800</b>	<b>35,900</b>	<b>43,000</b>
<b>BASED AIRCRAFT</b>				
Single Engine Piston	43	45	47	54
Multi-Engine Piston	0	1	1	2
Turboprop	3	4	4	5
Business Jet	0	1	2	3
Helicopter	0	0	1	1
Experimental/Other	4	4	5	5
<b>Total Based Aircraft</b>	<b>50</b>	<b>55</b>	<b>60</b>	<b>70</b>



# DESIGN AIRCRAFT

**Design Aircraft:** An aircraft or family of aircraft with similar characteristics that perform at least 500 annual operations at the airport.

- **Current: B-I-1A (small aircraft)**
  - Small twin/turboprop (King Air F90 – typ.)
- **Future: C-II-3**
  - Business Jets (Cessna Citation 650 – typ.)



# MARINA

MUNICIPAL AIRPORT  
AIRPORT MASTER PLAN

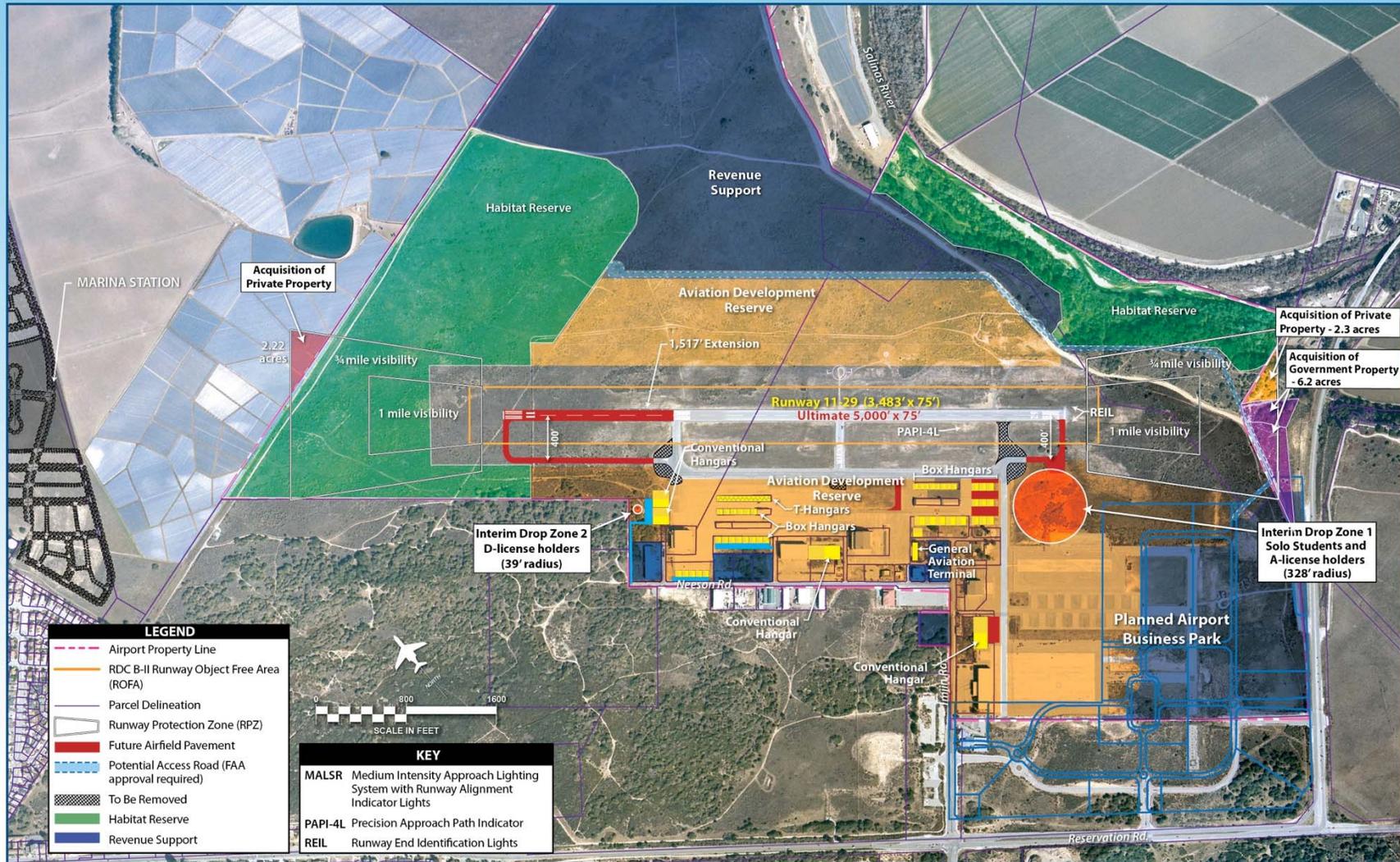
Table 5A:  
**RUNWAY DESIGN STANDARDS**

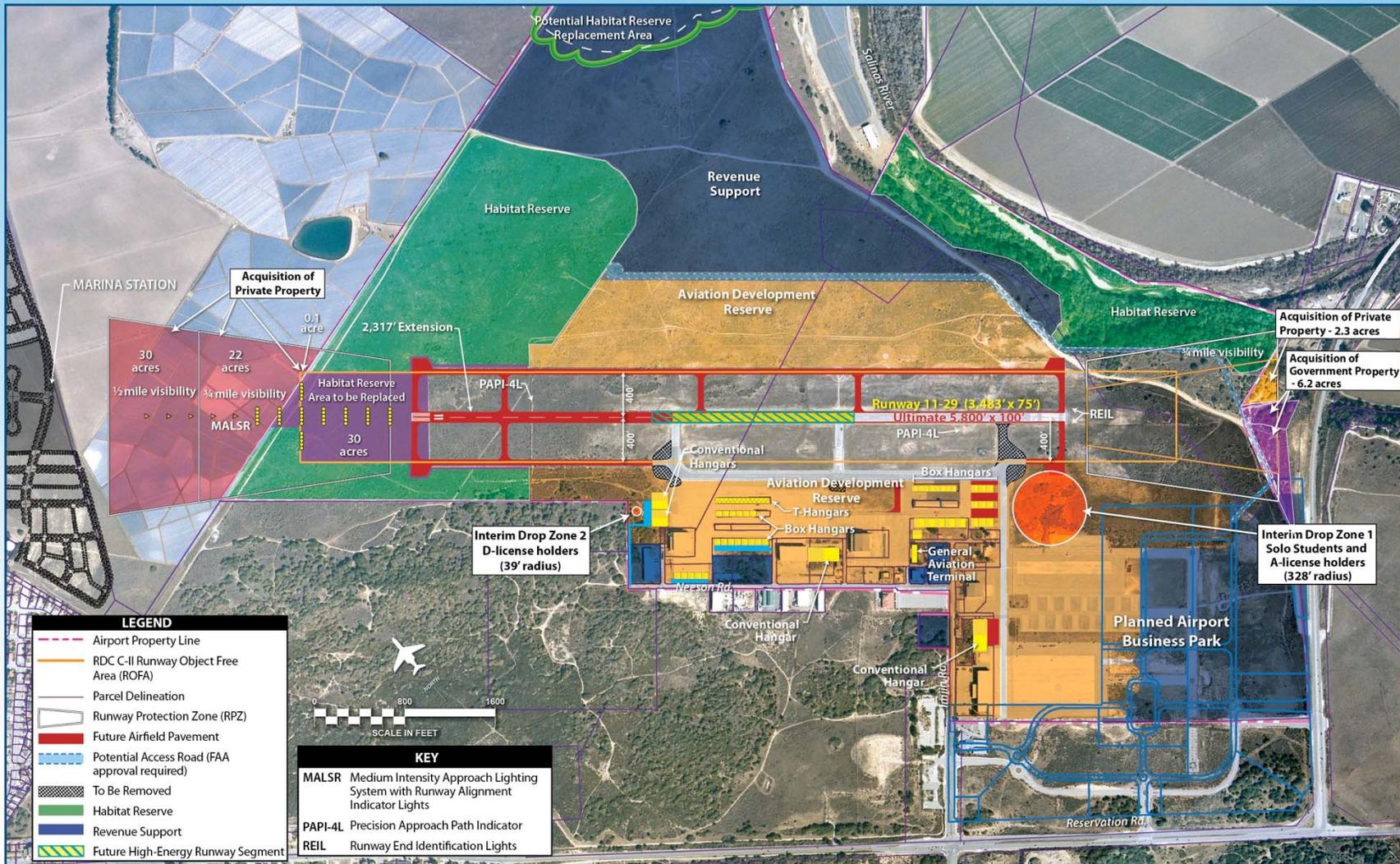
	Runway 11-29			
	Current	Short-Term Future	Long-Term Future	
<b>RUNWAY CLASSIFICATION</b>				
Runway Design Code	B-I	B-II	C-II	
Visibility Minimums	1-mile	¾-mile	½-mile (Rwy 11)	¾-mile (Rwy 29)
Approach Reference Code	D-VI-5000	D-IV-4000	D-IV-2400	
Departure Reference Code	D-VI	D-IV	D-IV	
<b>RUNWAY DESIGN</b>				
Runway Length	3,483	5,000	5,800	
Runway Width	75	75	100	
Runway Shoulder Width	10	10	10	
<b>RUNWAY PROTECTION</b>				
Runway Safety Area (RSA)				
Width	120	150	500	
Length Beyond Departure End	240	300	1,000	
Length Prior to Threshold	240	300	600	
Runway Object Free Area (ROFA)				
Width	400	500	800	
Length Beyond Departure End	240	300	1,000	
Length Prior to Threshold	240	300	600	
Runway Obstacle Free Zone (ROFZ)				
Width	250	400	400	
Length Beyond End	200	200	200	
Precision Obstacle Free Zone (POFZ)				
Width	NA	NA	800	
Length	NA	NA	200	
Approach Runway Protection Zone (RPZ)				
Length	1,000	1,700	2,500 (Rwy 11)	1,700 (Rwy 29)
Inner Width	500	1,000	1,000 (Rwy 11)	1,000 (Rwy 29)
Outer Width	700	1,510	1,750 (Rwy 11)	1,510 (Rwy 29)
Departure Runway Protection Zone (RPZ)				
Length	1,000	1,000	1,700	
Inner Width	500	500	500	
Outer Width	700	700	1,010	
<b>RUNWAY SEPARATION</b>				
Runway Centerline to:				
Holding Position	200	200	250	250
Parallel Taxiway	225	240	400	300
Aircraft Parking Area	200	250	500	400
Note: All dimensions in feet				
Source: FAA AC 150/5300-13A, Airport Design				

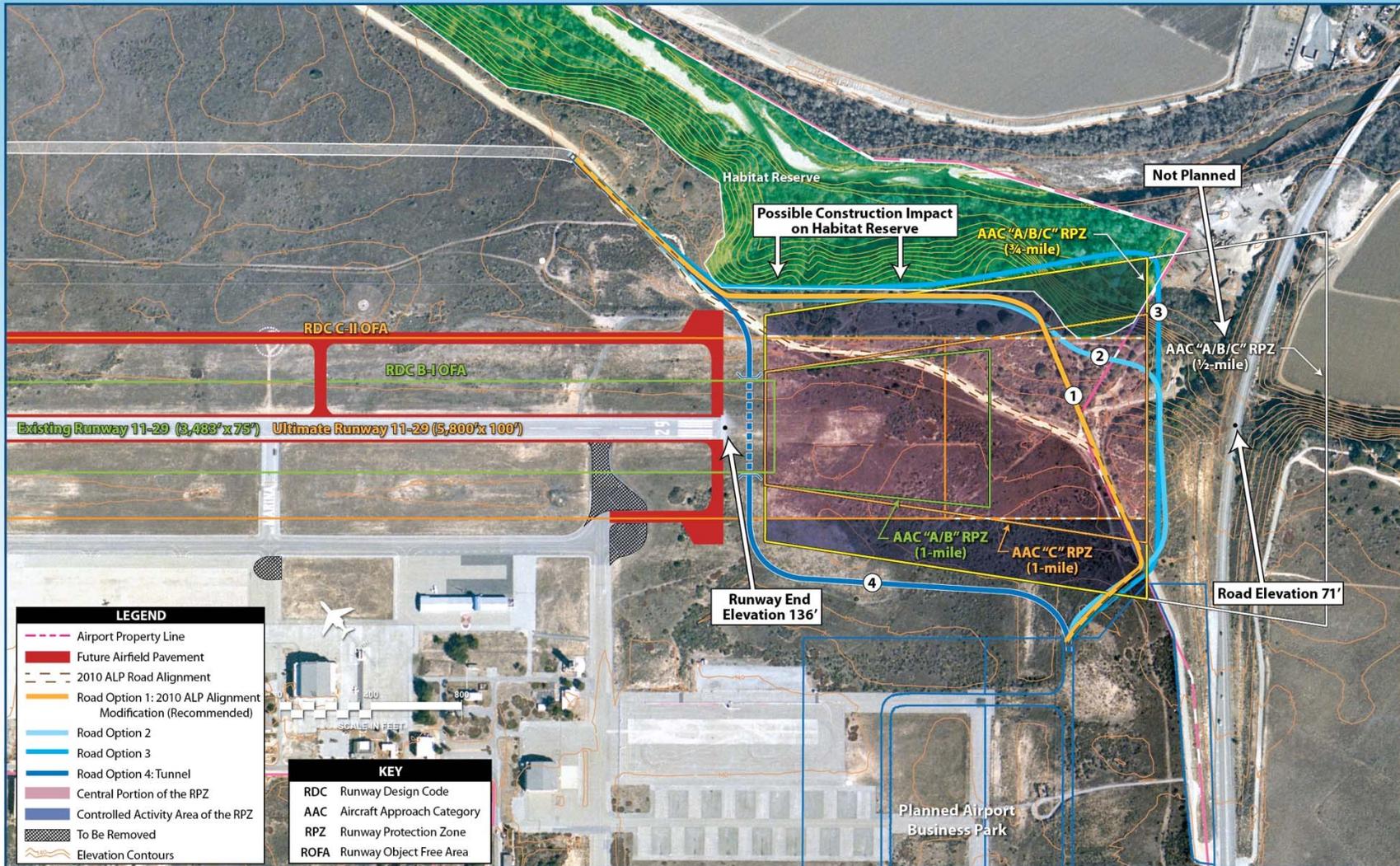


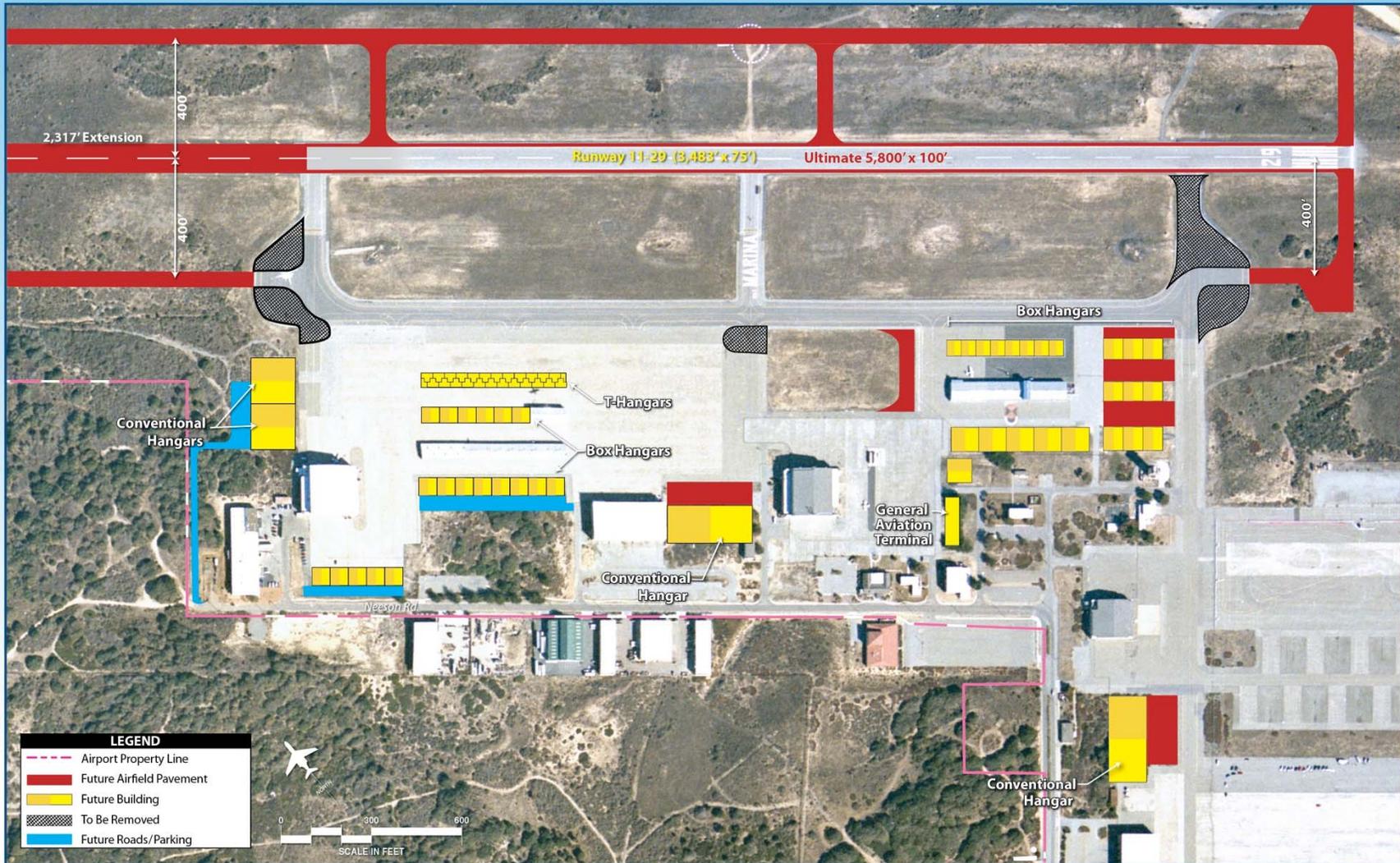
# RECOMMENDED CONCEPT











# MARINA

MUNICIPAL AIRPORT  
AIRPORT MASTER PLAN

## Exhibit 5J: AIRPORT LAND USE PLAN



# CAPITAL IMPROVEMENT PLAN



# MARINA

MUNICIPAL AIRPORT  
AIRPORT MASTER PLAN

## Exhibit 6B: RECOMMENDED DEVELOPMENT STAGING

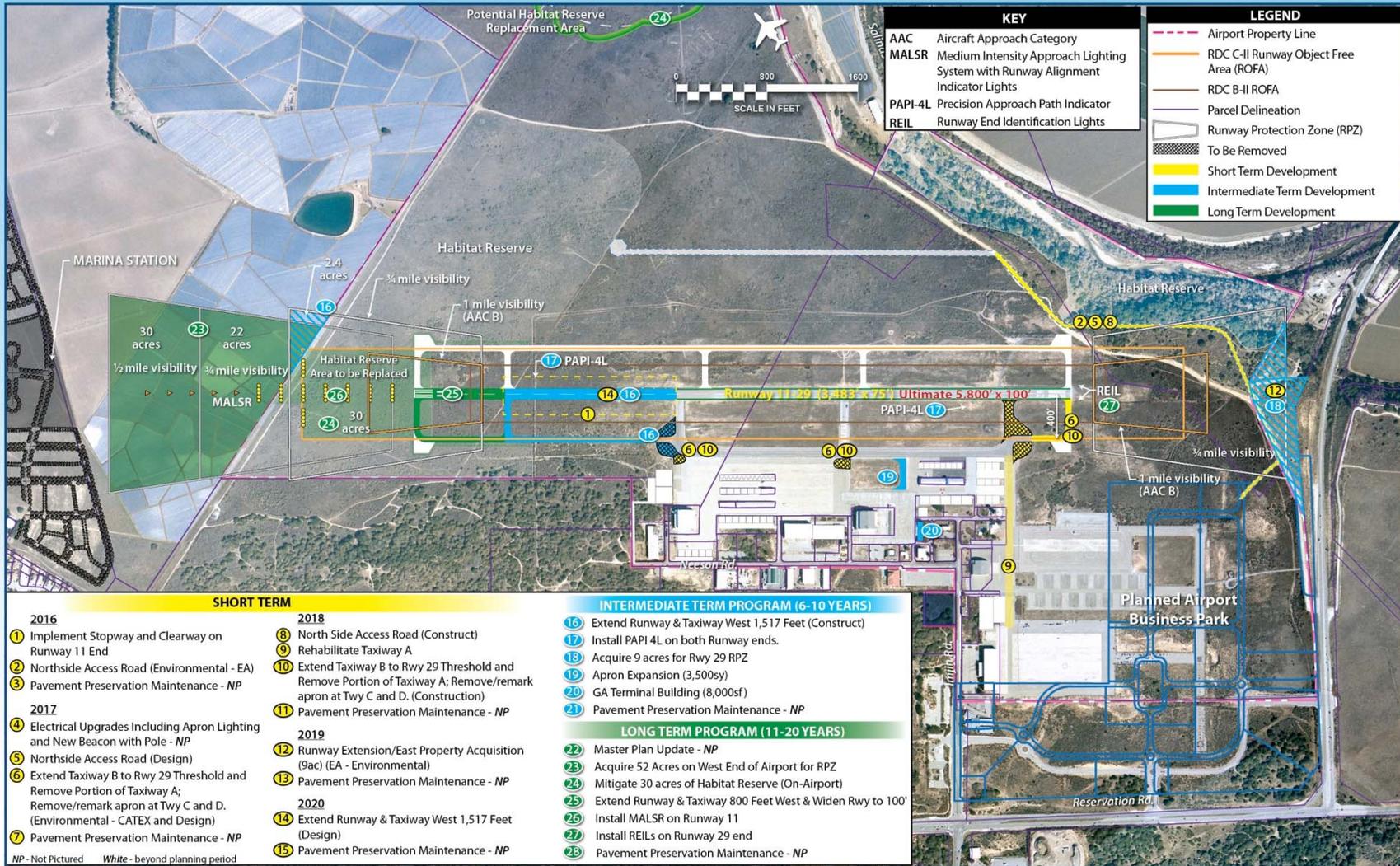


Exhibit 6A:  
**CAPITAL IMPROVEMENT PROGRAM - SHORT TERM**

PROJECT DESCRIPTION		PROJECT COST	FAA ELIGIBLE	TOTAL LOCAL
<b>SHORT TERM PROGRAM (0-5 YEARS)</b>				
<b>2016</b>				
1	Implement Stopway and Clearway on Runway 11 End	\$100,000	\$90,660	\$9,340
2	Northside Access Road (Environmental - EA)	\$100,000	\$90,660	\$9,340
3	Pavement Preservation Maintenance	\$15,000	\$0	\$15,000
<b>2016</b>	<b>TOTALS</b>	<b>\$215,000</b>	<b>\$181,320</b>	<b>\$33,680</b>
<b>2017</b>				
4	Electrical Upgrades Including Apron Lighting and New Beacon with Pole	\$380,000	\$344,508	\$35,492
5	Northside Access Road (Design)	\$123,000	\$111,512	\$11,488
6	Extend Taxiway B to Rwy 29 Threshold and Remove Portion of Taxiway A; Remove/remark apron at Twy C and D. (Environmental - CATEX and Design)	\$126,000	\$114,232	\$11,768
7	Pavement Preservation Maintenance	\$15,000	\$0	\$15,000
<b>2017</b>	<b>TOTALS</b>	<b>\$644,000</b>	<b>\$570,251</b>	<b>\$73,749</b>
<b>2018</b>				
8	North Side Access Road (Construct)	\$1,313,000	\$1,190,366	\$122,634
9	Rehabilitate Taxiway A	\$600,000	\$543,960	\$56,040
10	Extend Taxiway B to Rwy 29 Threshold and Remove Portion of Taxiway A; Remove/remark apron at Twy C and D. (Construction)	\$1,021,000	\$925,639	\$95,361
11	Pavement Preservation Maintenance	\$15,000	\$0	\$15,000
<b>2018</b>	<b>TOTALS</b>	<b>\$2,949,000</b>	<b>\$2,659,964</b>	<b>\$289,036</b>
<b>2019</b>				
12	Runway Extension/East Property Acquisition (9ac) (EA - Environmental)	\$500,000	\$453,300	\$46,700
13	Pavement Preservation Maintenance	\$15,000	\$0	\$15,000
<b>2019</b>	<b>TOTALS</b>	<b>\$515,000</b>	<b>\$453,300</b>	<b>\$61,700</b>
<b>2020</b>				
14	Extend Runway & Taxiway West 1,517 Feet (Design)	\$398,000	\$360,827	\$37,173
15	Pavement Preservation Maintenance	\$15,000	\$0	\$15,000
<b>2020</b>	<b>TOTALS</b>	<b>\$413,000</b>	<b>\$360,827</b>	<b>\$52,173</b>
<b>TOTAL SHORT TERM PROGRAM</b>		<b>\$4,736,000</b>	<b>\$4,225,663</b>	<b>\$510,337</b>

Note: Totals may not equal due to rounding



PROJECT DESCRIPTION		PROJECT COST	FAA ELIGIBLE	TOTAL LOCAL
<b>INTERMEDIATE TERM PROGRAM (6-10 YEARS)</b>				
16	Extend Runway & Taxiway West 1,517 Feet (Construct)	\$4,247,000	\$3,850,330	\$396,670
17	Install PAPI 4L on both Runway ends.	\$100,000	\$90,660	\$9,340
18	Acquire 9 acres for Rwy 29 RPZ	\$405,000	\$367,173	\$37,827
19	Apron Expansion (3,500sy)	\$332,000	\$300,991	\$31,009
20	GA Terminal Building (8,000sf)	\$3,360,000	\$0	\$3,360,000
21	Pavement Preservation Maintenance	\$75,000	\$0	\$75,000
<b>TOTAL INTERMEDIATE TERM PROGRAM</b>		<b>\$8,519,000</b>	<b>\$4,609,154</b>	<b>\$3,909,846</b>

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PROJECT DESCRIPTION		PROJECT COST	FAA ELIGIBLE	TOTAL LOCAL
<b>LONG TERM PROGRAM (11-20 YEARS)</b>				
22	Master Plan Update	\$300,000	\$271,980	\$28,020
23	Acquire 52 Acres on West End of Airport for RPZ	\$2,340,000	\$2,121,444	\$218,556
24	Mitigate 30 acres of Habitat Reserve (On-Airport)	\$0	\$0	\$0
25	Extend Runway & Taxiway 800 Feet West & Widen Rwy to 100'	\$6,196,000	\$5,617,294	\$578,706
26	Install MALSR on Runway 11	\$1,100,000	\$997,260	\$102,740
27	Install REILs on Runway 29 end	\$50,000	\$45,330	\$4,670
28	Pavement Preservation Maintenance	\$150,000	\$0	\$150,000
<b>TOTAL LONG TERM PROGRAM</b>		<b>\$10,136,000</b>	<b>\$9,053,308</b>	<b>\$1,082,692</b>

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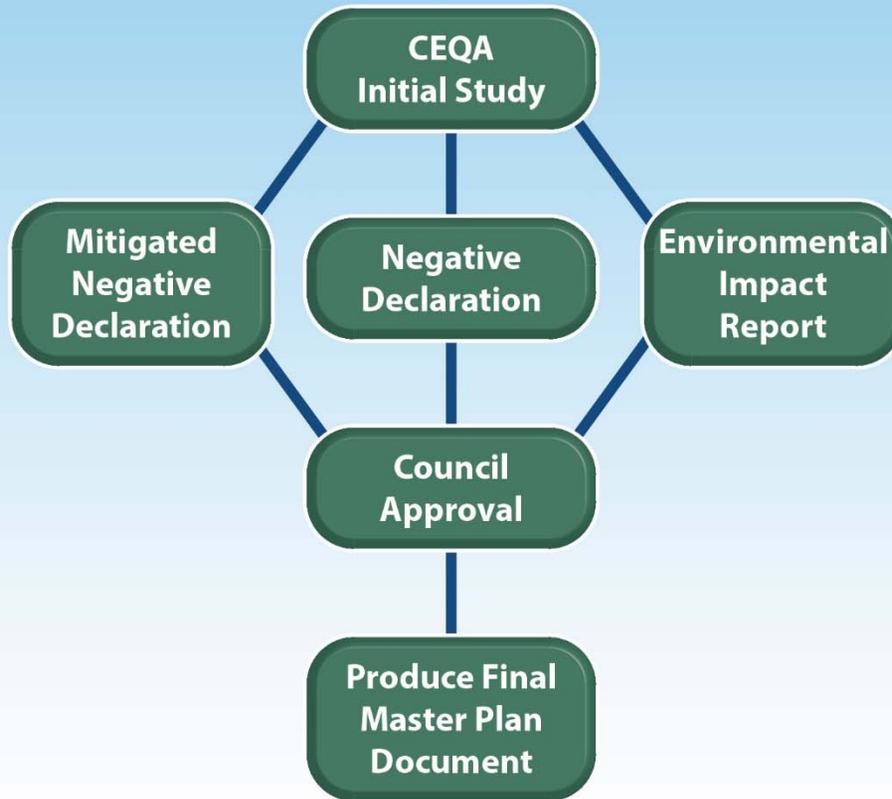
Exhibit 6A:  
**CAPITAL IMPROVEMENT PROGRAM - TOTAL COST**

PROJECT DESCRIPTION	PROJECT COST	FAA ELIGIBLE	TOTAL LOCAL
<b>TOTAL SHORT TERM PROGRAM</b>	<b>\$4,736,000</b>	<b>\$4,225,663</b>	<b>\$510,337</b>
<b>TOTAL INTERMEDIATE TERM PROGRAM</b>	<b>\$8,519,000</b>	<b>\$4,609,154</b>	<b>\$3,909,846</b>
<b>TOTAL LONG TERM PROGRAM</b>	<b>\$10,136,000</b>	<b>\$9,053,308</b>	<b>\$1,082,692</b>
<b>TOTAL PROGRAM COSTS (Rounded to nearest \$1,000)</b>	<b>\$23,391,000</b>	<b>\$17,888,000</b>	<b>\$5,503,000</b>



**NEXT STEPS**

**Master Plan**



**Airport Layout Plan**



# QUESTIONS?



Honorable Mayor and Members  
Meeting of the Marina City Council  
2016

City Council Special Study Session  
of February 9,

**CITY COUNCIL CONSIDER ADOPTING RESOLUTION NO. 2016-  
RECEIVING INFORMATIONAL PRESENTATION FROM COFFMAN  
ASSOCIATES, AIRPORT CONSULTANTS, REGARDING THE DRAFT  
MARINA MUNICIPAL AIRPORT MASTER PLAN UPDATE**

**REQUEST:**

It is requested that the City Council:

1. Consider adopting Resolution No. 2016-, receiving informational presentation from Coffman Associates, Airport Consultants, regarding the draft Marina Municipal Airport Master Plan Update.

**BACKGROUND:**

At a regular meeting of February 25, 2013, the Public Works Commission adopted Resolution No. 2013-01 (PWC), recommending City Council approve the revised Ten (10) Year Capital Improvement Plan (CIP) for Caltrans Division of Aeronautics grant funded airport improvement projects and the revised Five (5) Year Airport Capital Improvement Plan (ACIP) for Federal Aviation Administration (FAA) grant funded airport improvement projects at the Marina Municipal Airport.

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**ANALYSIS:**

The FAA recommends that airports update their long term planning documents every seven to ten years, or as necessary to address local changes at an airport. The last Master Plan for Marina Municipal Airport was finalized in 2008. A Draft Final Airport Master Plan Update was prepared by Coffman Associates in September 2015.

Coffman Associates is the City's consultant on planning airport infrastructure projects. Coffman Associates has prepared numerous airport master plans and has provided consulting services to both the Salinas and Monterey Regional Airports.

The goal of the Airport Master Plan is to provide the framework necessary to guide possible future airport development that will cost-effectively satisfy aviation demand, while considering potential environmental and socioeconomic issues. The Airport Master Plan does not include land use policies that guide growth in the manner that a specific plan or general plan provides, nor does the Airport Master Plan work in conjunction with any type of implementing regulations, such as a zoning ordinance. The Airport Master Plan is comparable to a long-term plan for any major institutional campus (e.g., a hospital or university) in that space should be reserved for potentially needed facilities; however, those facilities are only constructed when actual demand occurs.

Specific objectives addressed in the Airport Master Plan include:

- Research and evaluate socioeconomic factors likely to affect the aviation demand in the region;
- Determine the projected facility needs of airport users through the year 2033, by which to support airport development alternatives;
- Recommend improvements that will enhance airport capacity to the maximum extent;
- Recommend improvements that will enhance the airport's safety capabilities to the maximum extent possible;
- Evaluate and document the demand which will support the potential extension of Runway 11-29 to serve higher performance corporate/business aircraft;
- Evaluate the potential for non-aviation land uses and revenue development on airport property that both the Sponsor and FAA consider excess airport property;
- Develop airport land use compatibility planning policies that will protect the Airport from future encroachment by incompatible land uses;
- Produce current and accurate airport base maps and Airport Layout Plans;
- Establish a schedule of development priorities and a program for the improvements proposed in the Airport Master Plan;
- Prioritize the airport capital improvement program and develop a detailed financial plan.

**CONCLUSION:**

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

Respectfully submitted,

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Justin Meek, AICP  
Community Development Department  
Senior Planner/Airport Planner  
City of Marina

**REVIEWED/CONCUR:**

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Jeff Crechriou  
Marina Municipal Airport  
Airport Services Manager  
City of Marina

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Layne Long  
City Manager  
City of Marina