

RESOLUTION NO. 15-009

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PACIFIC GROVE AUTHORIZING THE CITY MANAGER TO EXECUTE A CONTRACT WITH PMC TO PREPARE A FINAL ENVIRONMENTAL IMPACT REPORT, INCLUDING ASSOCIATED FINDINGS, IN SUPPORT OF AN HISTORIC DEMOLITION PERMIT HPD 14-405 FOR A STRUCTURE LOCATED AT 260 SINEX AVENUE THAT IS LISTED ON THE CITY'S HISTORIC RESOURCES INVENTORY

FINDINGS

1. The existing Pump Station is a historic structure located within a roundabout at the intersection of Sinex and Eardley. The property is currently owned by California American Water (Cal-Am) and was an operating pump station until recently. In 2004, the property was added to the Pacific Grove Historic Resources Inventory (HRI) by the Historic Resources Committee
2. A structural analysis report prepared by Howard Carter Associates, Inc. Structural Engineers and was completed on August 16, 2013 which found numerous structural deficiencies. Based on the report on June 10, 2014, the City's Building Official issued an emergency "Notice and Order to Demolish the Structure" to the property owner (California American Water).
3. On June 25, 2014, this item was heard before the Historic Resources Committee who recommended the applicant apply for a historic demolition permit and associated CEQA review.
4. On July 31, 2014, California American Water (Cal-Am) applied for a Historic Demolition Permit for the pump station located at 260 Sinex Ave. Temporary fencing was also installed at that time to secure the structure. Because the structure is on the City's Historic Resources Inventory, the demolition of the structure would be considered a significant and unavoidable impact under the California Environmental Quality Act (CEQA) and therefore requires the preparation of an Environmental Impact Report (EIR).
5. On December 18, 2014, the City issued a request for proposals to prepare an EIR. The deadline for submittals was January 26, 2015. Three proposals were received.
6. The contract will be funded by the Historic Demolition Permit applicant, California American Water.

7. The scope of work includes: 1) Project Initiation/Notice of Preparation including documentation using Appendix G of the CEQA Guidelines; 2)Public Scoping Meeting; 3)Preparation of Administrative Draft EIR (ADEIR); 4) Publish Draft EIR (DEIR); 5) Preparation of Final EIR (FEIR) and Mitigation and Monitoring and Reporting Program; 6)Additional Meetings and CEQA Findings.
8. PMC is recommended as the most qualified responsible bidder for a number of reasons including: 1) Richard Brandi, the historic subconsultant, is a qualified architectural historian and has the most relevant and appropriate background and qualifications to conduct the Historic Assessment; 2) PMC's 7 month timeline allows for a thorough and efficient process; and 3) PMC demonstrated a thorough understanding of the issues.
9. This action does not constitute a "Project" as that term is defined under the California Environmental Quality Act (CEQA), CEQA Guideline Section 15378, as approval of the contract is an administrative activity that will not cause a physical change to the environment.

NOW, THEREFORE, BE IT RESOLVED, THAT THE CITY COUNCIL OF THE CITY OF PACIFIC GROVE:

1. The Council determines that each of the Findings set forth above is true and correct, and by this reference incorporates those Findings as an integral part of this Resolution.
2. The Council authorizes authorizing the City Manager to execute an agreement with PMC for the preparation of a Final Environmental Impact Report including associated Findings, in an amount not to exceed \$73,000.
3. This Resolution shall take effect immediately following passage and adoption thereof.

PASSED AND ADOPTED BY THE COUNCIL OF THE CITY OF PACIFIC GROVE this 18th day of February, 2015, by the following vote:

AYES: Mayor Kampe, Councilmembers Huitt, Lucius, Peake

NOES: Councilmembers Cuneo, Fischer, Miller

ABSENT:

APPROVED:

BILL KAMPE, Mayor

ATTEST:

SANDRA KANDELL, Deputy City Clerk

APPROVED AS TO FORM:

DAVID C. LAREDO, City Attorney