



CITY OF PACIFIC GROVE

300 Forest Avenue, Pacific Grove, California 93950

AGENDA REPORT

To: Architectural Review Board
From: Mark Brodeur, Director
Meeting Date: October 13, 2015
Subject: **Pump house Historic Demolition Permit HDP 14-405**
Property Address: 260 Sinex Ave.
Property Owner: City of Pacific Grove
Zoning: Unclassified
General Plan Land Use Designation: Public
CEQA Status: Environmental Impact Report

RECOMMENDATION

Certify the Environmental Impact Report and either: 1) approve the permit; 2) approve the permit subject to a waiting period of up to 180 days; 3) deny the permit; or 4) approve the relocation of the building.

BACKGROUND

The pump house is a one-story building, approximately 860 square feet, located at the center of a roundabout at the intersection of Sinex Avenue, Eardley Avenue and 9th St. The structure is an unreinforced masonry building. The building's exterior is finished with a Spanish tile roof and painted walls, surrounded by landscaping, mature trees, and roadways. The pump house is currently owned by California American Water (Cal-Am), whose mission and obligation is to ensure that customers have high-quality, dependable water service.

The structure was listed on the City's Historic Resources Inventory in 2004 due to its unique or unusual characteristics and the integrity of its original design. During the historic listing process, it was determined that the structure was an example of the Spanish-influenced architecture built around the city.

The site was used as a valve station from at least 1914, and possibly as early as 1907, and then as a pumping station from 1928 to 2008, when it was no longer needed and taken out of service. Although no original building permit exists for the site, based on the 1926 Sanborn Map and a 1928 Building Classification and Computation Record, it appears that

the building existed by 1926. . Since then, the building has been used as a pump station by the water company in Pacific Grove.

On June 10, 2014, the City of Pacific Grove Building Official determined that the pump house was damaged beyond repair and issued an emergency “Notice and Order to Demolish the Structure” to California American Water. On June 25, 2014 the Order was brought the HRC for discussion.

On July 7, 2014, Cal-Am submitted a Historic Demolition Permit application to demolish the structure due to ongoing safety concerns. Cal-AM also placed chain link fencing around the property as a temporary safety and security measure.

Upon demolition of the building, the site is proposed be re-landscaped with wood chips and mulch to allow for improved sight lines. Existing trees will remain on site. No other use of the site (i.e. as a park or gathering space) is intended to occur after the building is demolished. The site will be fenced off with a cedar split-rail perimeter fence and gate. Controlling access to the site may also reduce the potential for vehicle-pedestrian traffic collisions. A plaque detailing the history of the structure would also be placed on site or at a nearby location in consultation with a qualified historian.

DISCUSSION

General Plan

Chapter 7, Historic and Archaeological Resources, of the City of Pacific Grove General Plan lays out the City’s history, the different historic sites and buildings, its architectural styles, and historic preservation goals.

Policy 2 specifies regulation of the demolition of buildings of architectural or historical importance. Policy 3 provides that listed landmarks and cultural resources identified by ordinance may not be demolished without notice and hearing. Proposed demolitions of historic buildings, including the proposed project, are regulated by the City’s historic demolition permit governed by Pacific Grove Municipal Code Section 23.76 in accordance with the General Plan. All required noticing, also governed by the Municipal Code, was followed for proposed Historic Demolition Permit HDP 14-405. Additionally, staff sent out updates to an email list of interested parties, as well as publishing informational notices in the City’s Weekly Update report.

Historic Context Statement

The structure is cited in the City’s 2011 Historic Context Statement. It is included in the 1903-1926 Civic Improvements Historic Context section. As with many public buildings of this period, the pump house (cited as a valve house) features Spanish influenced architecture.

Within the City there are other civic properties from this period that are also capable of representing this theme of early twentieth century civic improvements should the historic demolition permit be approved. These include buildings such as the library, museum, high school, and city hall. Although demolition of the pump house structure could result in a cumulative impact, any other proposed demolitions will undergo further environmental review of project-specific impacts.

Municipal Code

PGMC S. 23.76.090 governs demolitions of historic structures. The proposed historic demolition permit proposal was brought before the Historic Resources Committee on April 15, 2015, May 27, 2015 and July 22, 2015 for comment and information.

The historic demolition permit application was filed on July 7, 2014. Documentation, relocation and other alternatives to demolition were considered as part of the Environmental Impact Report process.

On April 20, 2015 a Phase 1 Historic Report was prepared by architectural historian Richard Brandi as a technical report for the EIR. The report found the structure is eligible for listing on the California Register of Historical Resources under Criterion 1 (Event) because it is associated with the growth of Pacific Grove's water system, beginning with Monterey County Water Works and extending through all the successor companies and ownership changes. Additionally, the structure appears to be largely unaltered. Its location, design, materials, and workmanship have not changed and the setting, feeling, and association have remained largely the same as those found in 1926.

The site may have been used as a valve house as early as 1907 and functioned as an integral part of the City's water distribution system and City development. The roundabout site would remain intact, and as part of required mitigation, described in more detail below and in attached Mitigation and Monitoring Program, the applicant is required to document the historicity of the building and place a historical plaque either on or near the site commemorating the structure's historical importance, including the overall importance of the site.

Multiple vehicles have collided with the building over time and the pump house has substantial structural damage on the northeast side and visible cracks. Further, a structural assessment report found that due to a lack of Concrete Masonry Units reinforcements and wall anchorage ties at the roof, the structure lacks the ability to absorb seismic shocks and high wind gust. The report further found that the exterior damage from car collisions diminished the structure's ability to withstand seismic shaking. In addition, the structure's material age, excessive moisture, and undersized roof supports demonstrate that the building's roof is near the end of its design life. The report also found that masonry joints throughout the building show visible signs of deterioration, which could further impact the structure's ability to withstand seismic shaking. As such, the structure poses a significant safety issue to the public and the project site. Left in place without any improvements, the structure could collapse and create a safety hazard for the community.

The property owner, Cal-Am, is a ratepayer-funded company with a mission and obligation to ensure customers have high quality, dependable water service. Cal-Am has stated that use of funds towards structures and infrastructure that is no longer in service is not in alignment with the company's mission, particularly in this time of potable water scarcity.

Historic Resources Committee Recommendation

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On September 30, 2015, the Historic Resources Committee voted unanimously to recommend denial of the Historic Demolition Permit based on the findings in PGMC S. 23.76.090.e.2:

- A. The proposed action is not consistent with the purposed of historic preservation as set forth in PGMC 23.76.010 and in the historic preservation element of the General Plan; or
- B. There are reasonable alternatives to the demolition at the time of the hearing.

CEQA

The proposed demolition of an historic resource is considered a *significant and unavoidable impact* and subject to an Environmental Impact Report. On December 18, 2014, the City issues a Request for Proposals to prepare an Environmental Impact Report. On March 13, 2015 the City executed a contract with Pacific Municipal Consulting (now Michael Baker International). On April 13, 2015 a Notice of Preparation was issued and on April 30, 2015 a Public Scoping Meeting was held.

The Draft Environmental Impact Report was released for comment on June 12 and closed July 27, 2015. The Final Environmental Impact Report was released on September 15, 2015. The report concluded that the project would result in a significant and unavoidable impact to a historic resource (Impact 3.3.1) and a cumulative impact on cultural resources (Impact 3.3.3). If the proposed demolition project is approved, a Mitigation and Monitoring Program would be required as a condition of approval. Several mitigation measures are required including:

- a. Retention of a qualified historian to prepare a written report to document the pump house;
- b. Placement of a historical plaque as near as possible to the pump house location commemorating the structure's historical importance and directing people to resources about the structure.

Even with these mitigation measures in the place, *the impact cannot be mitigated to a less than significant level* therefore specific findings and a statement of overriding considerations must also be adopted when certifying the EIR.

The EIR also identified four alternatives:

- 1. No Project;
- 2. Relocated Pump House;
- 3. Leave in Place
- 4. Adaptive Reuse/Residential Use.

Alternative 3, "Leave in Place" would result in the fewest environmental impacts and is considered the environmentally superior alternative in comparison with other alternatives. Leaving the pump house in place would require mitigation measures to properly shutter the building and maintain it in perpetuity. Further, the structure would be reinforced to prevent collapse from smaller events as deemed necessary by the City Public Works Department.

Findings of Overriding Consideration

In order to certify the Environmental Impact Report, findings and a statement of overriding considerations (attached) must be adopted in that demolition of a historic resource cannot be mitigated to a less than significant level. Specific economic, legal, social, technological, or other considerations, in this case, the substantial structural damage and unsafe building conditions, make infeasible the alternatives identified in the environmental impact report.

Multiple vehicles have collided with the building over time and the pump house has substantial structural damage on the northeast side and visible cracks. Further, a structural assessment report found that due to a lack of Concrete Masonry Units reinforcements and wall anchorage ties at the roof, the structure lacks the ability to absorb seismic shocks and high wind gust. The report further found that the exterior damage from car collisions diminished the structure’s ability to withstand seismic shaking. In addition, the structure’s material age, excessive moisture, and undersized roof supports demonstrate that the building’s roof has a short life span. The report also found that masonry joints throughout the building show visible signs of deterioration, which could further impact the structure’s ability to withstand seismic shaking. Left in place without any improvements, the structure could collapse and create a safety hazard for the community. As such, the structure poses a significant safety issue to the public and the project site.

OPTIONS

Section 23.76.090.c outlines four options for the Architectural Review Board’s consideration:

1. Approve the Historic Demolition Permit;
2. Approve the Historic Demolition Permit subject to a waiting period of up to 180 days;
3. Deny the Historic Demolition Permit;
4. Approve the relocation of the building;

Prior to approval or modified approval, the Architectural Review Board shall find one or more the following per S. 23.76.090.e:

1. The proposed action is consistent with the purposes of historic preservation as set forth in PGMC 23.76.010 and in the historic preservation element of the General Plan; OR
2. The applicant has demonstrated that the action proposed is necessary to correct an unsafe or dangerous condition on the property; or
3. There are no reasonable alternatives to the demolition at the time of the hearing.

FISCAL IMPACT

None.

Respectfully Submitted:



Mark Brodeur, Director
Community and Economic Development Dept.

Attachments:

- A. Permit
- B. CEQA Findings
- C. Mitigation and Monitoring Program
- D. Application
- E. [Final Environmental Impact Report](#), [Appendix A](#), [Appendix B](#), [Appendix C](#)
- F. Chief Building Inspector's evaluation of stability
- G. Plan Set
- H. Historic Resources Committee Meeting Minutes September 30, 2015



CITY OF PACIFIC GROVE

Community Economic Development Department – Planning Division **Item 7b**

300 Forest Avenue, Pacific Grove, CA 93950

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HISTORIC DEMOLITION PERMT NO. HDP 14-405 FOR A PROPERTY LOCATED AT 260 SINEX AVE TO ALLOW DEMOLITION A PUMPHOUSE STRUCTURE LISTED ON THE CITY'S HISTORIC RESOURCES INVENTORY

FACTS

1. The subject site is located at 260 Sinex Ave, Pacific Grove, 93950 APN 006-528-001-000
2. The subject site has a designation of Public on the adopted City of Pacific Grove General Plan Land Use Map.
3. The project site is located in the U- Unclassified zoning district.
4. The subject site is located in a roundabout at the junction of Sinex Avenue, Eardley Avenue, and 9th Street.
5. The subject site is developed with a pump house that is listed on the City of Pacific Grove's Historic Resources Inventory, and
6. The demolition of a historical resources is considered a significant and unavoidable impact and therefore subject to an Environmental Impact Report;
7. This project prepared an Environmental Impact Report under CEQA Guidelines 15301/15303.
8. This item was brought before the Historic Resources Committee on September 30, 2015 for recommendation and the Committee recommended denial of the permit.

FINDINGS

1. The California Environmental Quality Act (CEQA) requires that the environmental impacts of a project be examined and disclosed prior to approval of a project. Exhibit A to this permit contains these required findings regarding the CEQA documents for Historic Demolition Permit HDP 14-405;
2. The demolition of the pumphouse structure is a significant and unavoidable impact that cannot be reduced to a less than significant level and could also result in cumulative impacts on cultural resources;
3. The City of Pacific Grove is the Lead Agency for the project evaluated in the CEQA document and independently reviewed and analyzed in the Draft EIR and Final EIR for the project;
4. The Notice of Preparation of the Draft EIR was circulated for public review. . It requested that responsible and trustee agencies respond as to the scope and content of the environmental information germane to that agency's specific responsibilities;
5. The public review period for the Draft EIR was for 45 days between June 12, 2015 and July 27, 2015. The Draft EIR and appendices were available for public review during that time. A Notice of Completion and copies of the Draft EIR were sent to the State Clearinghouse, and Notices of Availability of the Draft EIR were published by the City. The Draft EIR was available for review at the City of Pacific Grove's offices, located at 300 Forest Avenue, Pacific Grove, California 93950, and the City Public Library at 550 Central Ave, Pacific Grove, CA 93950;
6. The City evaluated the seven comment letters on environmental issues received from persons who reviewed the Draft EIR. In accordance with CEQA, the City prepared written responses describing the disposition of significant environmental issues raised. The FEIR provides adequate, good faith and reasoned responses to the comments, and these responses were provided to the commenters on September 15, 2015. The City reviewed the comments received and responses thereto and has determined that neither the comments received nor the responses to such comments add significant new information to the Draft EIR regarding adverse environmental impacts;
7. The City has based its actions on full appraisal of all viewpoints, including all comments received up to the date of adoption of these Findings, concerning the environmental impacts identified and analyzed in the FEIR;
8. The City finds that the CEQA Document provides objective information to assist the decision-makers and the public at large in their consideration of the environmental consequences of the Project. The

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- public review period provided all interested jurisdictions, agencies, private organizations, and individuals the opportunity to submit all comments made during the public review period;
9. An Initial Study was prepared on April 13, 2015. The analysis presented in the Initial Study found that potentially significant impacts could occur in the areas of aesthetics, biological resources, cultural resources, and hazards and hazardous materials from project implementation. All other resources were found to have no impact or a less than significant impact as a result of project implementation. As such, the City determined that an EIR focusing on these four topics would be prepared.
 10. The CEQA Document evaluated the following impacts: (1) aesthetics; (2) biological resources; (3) cultural resources; (4) hazards and hazardous materials; (5) hydrology and water quality. Additionally, the CEQA Document considered, in separate sections, significant irreversible environmental changes as well as a reasonable range of project alternatives. All of the significant environmental impacts of the Project were identified in the CEQA Document;
 11. The Mitigation and Monitoring Program (MMRP) includes all of the mitigation measures identified in the CEQA Document and has been designed to ensure compliance during implementation of the Project. The MMRP provides the steps necessary to ensure that the mitigation measures are fully enforceable;
 12. Specific economic, legal, social, technological, or other considerations, make infeasible the alternatives identified in the environmental impact report, the substantial structural damage and unsafe building conditions.
 13. Multiple vehicles have collided with the building over time and the pump house has substantial structural damage on the northeast side and visible cracks. Further, a structural assessment report found that due to a lack of Concrete Masonry Units reinforcements and wall anchorage ties at the roof, the structure lacks the ability to absorb seismic shocks and high wind gust. The report further found that the exterior damage from car collisions diminished the structure's ability to withstand seismic shaking. In addition, the structure's material age, excessive moisture, and undersized roof supports demonstrate that the building's roof has a short life span. The report also found that masonry joints throughout the building show visible signs of deterioration, which could further impact the structure's ability to withstand seismic shaking. As such, the structure poses a significant safety issue to the public and the project site.
 14. Left in place without any improvements, the structure could collapse and create a safety hazard for the community.
 15. As such, and due to the nature of the project, the Board found that safety considerations would outweigh the loss of cultural resources in the City.
 16. In determining whether the Project may have a significant impact on the environment, and in adopting these Findings pursuant to Section 21081 of CEQA, the City has complied with CEQA Sections 21081.5 and 21082.2;
 17. The impacts of the Project have been analyzed to the extent feasible at the time of certification of the CEQA Document;
 18. The City made no decisions related to approval of the Project prior to the October 13, 2015 hearing. The City also did not commit to a definite course of action with respect to the Project prior to the October 15, 2015 hearing;
 19. Copies of all the documents incorporated by reference in the CEQA Document are and have been available upon request at all times at the City of Pacific Grove's offices, located at 300 Forest Avenue, Pacific Grove, California 93950; the City is the custodian of record for such documents or other materials;
 20. The responses to the comments on the Draft EIR, which are contained in the FEIR, clarify and amplify the analysis in the Draft EIR; and
 21. The proposed action is necessary to correct an unsafe or dangerous condition on the property.

PERMIT

Historic Demolition Permit (HDP) #14-405 to allow:

- 1) Demolition of a pump house structure listed on the City's Historic Resources Inventory.

CONDITIONS OF APPROVAL

1. **Permit Expiration.** This permit shall expire and be null and void if a building permit has not been applied for within one (1) year from and after the date of approval. Application for extension of this approval must be made prior to the expiration date.
2. **Construction Compliance.** All construction must occur in strict compliance with the proposal as set forth in the application, subject to any special conditions of approval herein. Any deviation from approvals must be reviewed and approved by staff, and may require Architectural Review Board approval.
3. **Terms and Conditions.** These terms and conditions shall run with the land, and it is the intention of the CEDD Director and the Permittee to bind all future owners and possessors of the subject property to the terms and conditions, unless amended. Amendments to this permit may be achieved only if an application is made and approved, pursuant to the Zoning Code.
4. **Public Works, Fire and Building.** Review and approval by the Public Works, Fire and Building Departments are required prior to issuance of a building permit. Work taking place in the public right-of-way shall require an encroachment permit prior to issuance of the building permit.
5. **Conformance to Plans.** Development of the site shall conform to approved plans for “Eardley Pump Station Abandonment Project” on file with the Community Development Department and to the Building Code, with the exception of any subsequently approved changes.
6. **Tree Protection Standards During Construction:** Pursuant to Municipal Code Chapters 12.20 and 12.30, and the *Urban Forestry Standards*, all trees that are otherwise protected and will be impacted as a result of Development, both proposed for pruning or removal and where the development will impact the critical root zone of the tree are protected. Prior to issuance of the building permit, the Project Arborist shall review grading, drainage, utility, building and landscape plans to determine impacts to individual Trees, to determine required minimum Tree protection standards during construction.
7. **Building Plans:** All conditions of approval for the Planning permit(s) shall be printed on a full size sheet and included with the construction plan set submitted to the Building Department.
8. **Mitigation and Monitoring and Reporting Program:** Development shall comply with the attached Mitigation Monitoring and Reporting Program. Any associated City fees shall be paid prior to issuance of Building Permit.

NOW, THEREFORE, BE IT RESOLVED BY THE ARCHITECTURAL REVIEW BOARD OF THE CITY OF PACIFIC GROVE:

1. The Board 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 Permit.
2. The CEQA document was completed in compliance with CEQA;
3. The CEQA document reflects the City’s independent judgment;
4. Having reviewed the information contained in the CEQA document and in the administrative record, the City finds that there is no new significant information regarding adverse environmental impacts of the Project in the FEIR; and

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5. The Board finds that safety considerations would outweigh the loss of cultural resources in the City;
6. Having received, reviewed and considered all information and documents in the CEQA document, as well as all other information in the record of proceedings on this matter, these Findings are hereby adopted by the City in its capacity as the CEQA Lead Agency.
7. The Board authorizes Approval of HDP 14-405 to permit demolition of a pump house listed on the City's Historic Resources Inventory;
8. This permit shall become effective upon the expiration of the 10-day appeal period.
9. This permit shall not take effect until the owner acknowledges and agrees to all terms and conditions and agrees to conform to and comply with those terms and conditions.

Passed and adopted at a regular meeting of the Architectural Review Board of the City of Pacific Grove on the 13th day of October 2015, by the following vote:

AYES:

NOES:

ABSENT:

APPROVED:

Rick Steres, Chair

The undersigned hereby acknowledge and agree to the approved terms and conditions, and agree to fully conform to, and comply with, said terms and conditions.

Doug Fraser, California American Water Company

Date

**CITY OF PACIFIC GROVE FINDINGS REQUIRED UNDER
THE CALIFORNIA ENVIRONMENTAL QUALITY ACT
(Public Resources Code Section 21000 et seq.)**

1. Introduction

The City of Pacific Grove (City) prepared a Final Environmental Impact Report (EIR) for the proposed Pump House Historic Demolition Permit project (Project).

The Final EIR addresses the potential environmental effects associated with project implementation. The project would demolish an existing pump house and would remove all equipment located in the pump house. The structure is located on the City of Pacific Grove Historic Structures Inventory.

The Findings and Statement of Overriding Considerations set forth below (Findings) are presented for adoption by the City's Architectural Resources Board (ARB), as the City's findings under the California Environmental Quality Act (CEQA) (Public Resources Code Section 21000 et seq.) and the CEQA Guidelines (California Code of Regulations, Title 14, Section 15000 et seq.) relating to the Project. The Findings provide the written analysis and conclusions of this ARB regarding the Project's environmental impacts, mitigation measures, alternatives to the Project, and the overriding considerations, which in this Board's view, justify approval of the Pump House Historic Demolition Permit project, despite residual environmental effects.

2. General Findings and Project Overview

2.1 Procedural Background

In accordance with CEQA Guidelines Section 15063, the City prepared an Initial Study for the project (SCH # 2015041051). The Initial Study concluded that the project could have a potentially significant impact on aesthetics, biological resources, cultural resources, and hazards and hazardous materials. The City determined the need for a EIR in accordance with CEQA Guidelines Section 15063(c)(3).

In accordance with CEQA Guidelines Section 15082, the City published a Notice of Preparation of an EIR on April 13, 2015. The City was identified as the lead agency for the project. The notice was circulated to the public, local and state agencies, and other interested parties to solicit comments on the project. A scoping meeting was held on April 30, 2015 to receive additional comments.

The Notice of Availability for the Draft EIR was published on June 12, 2015. The Draft EIR was published for public review and comment on June 12, 2015, and was filed with the California Office of Planning and Research under State Clearinghouse No. 2015041051. The review period for the Draft EIR ended on July 27, 2015.

The City prepared written responses to the comments received during the comment period and included these responses in the Final EIR. The Final EIR provides a list of those who commented on the DEIR, copies of written comments (coded for reference), written responses to comments regarding the environmental review, and errata with minor text changes made to the Draft EIR as a result of comments on the Draft EIR. The Final EIR was made available for public review on September 14, 2015.

2.2 Project Characteristics

The project would entail the demolition of a retired Cal Am pump house, a property listed on the City of Pacific Grove Historic Resources Inventory. The pump house is a one-story building, approximately 860 square feet, located at the center of a roundabout. The pump house, built in the 1920s, is an unreinforced masonry bearing wall building. The building's exterior is finished with a grouted Spanish tile roof and painted walls, surrounded by landscaping, trees, a chain link fence and the roadway. Because multiple vehicles have collided with the building over time, the pump house has substantial structural damage on the northeast side and visible wall cracks. The project would entail the demolition and removal of the building that houses the retired equipment. The pumps and any other equipment stored in the building would also be removed. The project would require demolition work, removal of demolished materials, and vegetation removal, followed by grading and filling of the removal void. The backfill void that would result from the structure and valve pit removal would be filled with demolition fill. All necessary tie-ins were completed in December 2013 to continue water service, and the project would only involve the demolition of the existing pump house. The project area would be revegetated with drought tolerant plants or similar dry-scape. Mature trees are proposed to be retained.

The Cal Am Pump House Demolition project site is located in the City of Pacific Grove (City), in Monterey County. The project site is located at 260 Sinex Avenue, in a roundabout at the junction of Sinex Avenue, Eardley Avenue, and 9th Street (APN 006-528-001).

2.3 Record of Proceedings and Custodian of Record

For purposes of CEQA and the findings set forth herein, the record of proceedings for City of Pacific Grove findings and determinations consists of the following documents and testimony, at a minimum received or compiled for the project:

- The NOP, comments received on the NOP, and all other public notices issued by the City.
- Draft EIR, associated appendices to the Draft EIR, and technical materials cited in the Draft EIR.
- Final EIR, including comment letters, and technical materials cited in the Final EIR.
- Staff reports associated with Architectural Review Board meetings on the Project.
- Those categories of materials identified in Public Resources Code Section 21167.6.

The City is the custodian of the administrative record. The documents and materials that constitute the administrative record are available for review at the City of Pacific Grove Community & Economic Development Department, 300 Forest Avenue, 2nd Floor, Pacific Grove, CA 93950.

2.4 Consideration of the Environmental Impact Report

In adopting these Findings, the ARB finds that the Final EIR was presented to this Board, the decision-making body of the lead agency, which reviewed and considered the information in the Final EIR prior to approving the project. By these findings, the Board ratifies, adopts, and incorporates the analysis, explanations, findings, responses to comments, and conclusions of the Final EIR. The ARB finds that the Final EIR was completed in compliance with CEQA. The Final EIR represents the independent judgment of the City.

2.5 Severability

If any term, provision, or portion of these Findings or the application of these Findings to a particular situation is held by a court to be invalid, void, or unenforceable, the remaining provisions of these Findings, or their application to other actions related to the project, shall continue in full force and effect unless amended or modified by the City.

2.6 Summary of Environmental Findings

The ARB determined that based on all of the evidence presented, including, but not limited to, the EIR, written and oral testimony given at meetings and hearings, and submission of comments from the public, organizations, and regulatory agencies, and the responses prepared to the public comments, the following environmental impacts associated with the Project are:

Significant and Cannot Be Avoided or Reduced to a Less Than Significant Level

Project Specific

- The project would demolish a structure that is on the City of Pacific Grove's Historic Resources Inventory and that is eligible for listing on the California Register of Historical Resources under criterion 1.

Cumulative

- Project implementation, in addition to existing, approved, proposed, and reasonably foreseeable development in the region, could result in cumulative impacts on cultural resources.

Significant Impacts That Can Be Avoided or Reduced to a Less Than Significant Level Through Implementation of Mitigation Measures

Project Specific

- Project construction could result in substantial adverse effects, either directly or through habitat modifications, to species identified as candidate, sensitive, or special-status species in local or regional plans, policies, regulations, or by the CDFW or USFWS.
- Project implementation could indirectly result in the potential disturbance of undiscovered cultural resources (i.e., prehistoric sites, historic sites, and isolated artifacts and features), paleontological resources (i.e., fossils and fossil formations) and unrecorded human remains.
- The project would demolish a structure that contains asbestos-containing materials, lead-based paints, and PCB-containing fluorescent light tubes. Demolition would involve the transport, use, and disposal of hazardous materials in the project area and could lead to accidental release of such materials. Such activities would continue to be regulated under existing law to protect public health; nonetheless due to the project location in a residential neighborhood and the structure's age, this impact would be significant.

Cumulative

- The proposed project, in combination with other reasonably foreseeable projects, could result in mortality and loss of habitat for special-status species.

Less Than Significant and No Impacts That Do Not Require Mitigation

Project Specific

- Project implementation would not substantially degrade the visual character or quality of the project area.
- Project implementation would not result in the disturbance, degradation, and/or removal of riparian habitat or sensitive natural communities
- Project implementation would not adversely affect the movement of native resident or migratory fish or wildlife species or established migratory corridors.

Cumulative

- Project implementation would not result in a significant contribution to the cumulative conversion of open space
- Project demolition, along with increased urban development in Monterey County, would not result in cumulative hazards impacts.

3. Findings and Recommendations Regarding Significant and Unavoidable and Cumulatively Considerable Impacts

3.1 Cultural Resources

EIR Impact 3.3.1: Demolish a Historic Structure

(a) Potential Impact. The project would demolish a structure that is on the City of Pacific Grove's Historic Resources Inventory and that is eligible for listing on the California Register of Historical Resources under criterion 1.

(b) Mitigation Measures. Mitigation measure MM 3.3.1a and b are hereby adopted and will be implemented as provided by the Mitigation Monitoring and Reporting Program.

(c) Findings. Based on the DEIR and the entire record before this ARB, this Board finds that:

(d) Effects of Mitigation. Mitigation would help preserve a written record of the cultural resource that would be demolished.

(e) Remaining Impacts. Impacts on cultural resources cannot be fully mitigated and would be project specific and cumulatively considerable and significant and unavoidable.

(f) Overriding Considerations. The environmental and other benefits of the Project override any remaining significant adverse impact of the Project resulting in a project and cumulative contribution to cultural resources, as more fully stated in the Statement of Overriding Considerations in Section VII, below.

4. Findings and Recommendations Regarding Significant Impacts Which Are Avoided or Mitigated to a Less Than Significant Level

4.1 Biological Resources

EIR Impact 3.2.1: Impacts to Special-Status Plant Species

(a) Potential Impact. Project construction could result in substantial adverse effects, either directly or through habitat modifications, to species identified as candidate, sensitive, or special-status species in local or regional plans, policies, regulations, or by the CDFW or USFWS.

(b) Mitigation Measures. Mitigation measure MM 3.2.1a and b are hereby adopted and will be implemented as provided by the Mitigation Monitoring and Reporting Program.

(c) Findings. Based on the DEIR and the entire record before this ARB, this Board finds that:

(d) Effects of Mitigation. The impacts related to special-status plant species would be mitigated to a less than significant level by requiring a qualified biologist to conduct surveys of individual project sites to determine the presence of suitable habitat for the plant species. If the biologist identifies roosts occupied by special-status bat species within disturbance areas, the biologist shall safely flush the bats from the sites where roosting habitat is planned to be removed, prior to the onset of construction activities. If active nest(s) are identified during the preconstruction survey, a qualified biologist shall establish a 100-foot no-activity setback for migratory bird nests and a 250-foot setback for raptor nests.

(e) Remaining Impacts. Any remaining impacts related to special-status species would not be significant.

4.2 Cultural Resources

EIR Impact 3.3.2/3/4: Damage Potential and Unknown Cultural Resources or Human Remains

(a) Potential Impact. Project implementation could indirectly result in the potential disturbance of undiscovered cultural resources (i.e., prehistoric sites, historic sites, and isolated artifacts and features), paleontological resources ((i.e., fossils and fossil formations) and unrecorded human remains.

(b) Mitigation Measures. Mitigation Measure MM 3.3.2 is hereby adopted and will be implemented as provided by the Mitigation Monitoring and Reporting Program.

(c) Findings. Based on the DEIR and the entire record before this ARB, this Committee finds that:

(d) Effects of Mitigation. The impacts related to unknown cultural resources would be mitigated to a less than significant level by requiring construction work to be halted within 50 feet of the discovery, the City to be notified, and a qualified, professional archaeologist to determine the significance of the discovery. The qualified archaeologist shall determine impacts, significance, and mitigation in consultation with recognized local Native American groups, if appropriate. In addition, prior to the commencement of project site preparation, all construction personnel shall be informed of the potential to inadvertently uncover cultural resources and the procedures to follow subsequent to an inadvertent discovery of cultural resources.

(e) Remaining Impacts. Any remaining impacts related to potential and unknown cultural resources and human remains would not be significant.

4.3 Hazards and Hazardous Materials

EIR Impact 3.4.1: Accidental Release of Hazardous Materials

(a) Potential Impact. The project would demolish a structure that contains asbestos-containing materials, lead-based paints, and PCB-containing fluorescent light tubes. Demolition would involve the transport, use, and disposal of hazardous materials in the project area and could lead to accidental release of such materials. Such activities would continue to be regulated under existing law to protect public health; nonetheless due to the project location in a residential neighborhood and the structure's age, this impact would be significant.

(b) Mitigation Measures. Mitigation measures MM 3.4.1a through 3.4.1d are hereby adopted and will be implemented as provided by the Mitigation Monitoring and Reporting Program.

(c) Findings. Based on the DEIR and the entire record before this ARB, this Board finds that:

(d) Effects of Mitigation. The impacts related to accidental release of hazardous materials will be mitigated to a less than significant level by: project applicant shall employ a Division of Occupational Safety and Health registered asbestos contractor to remove asbestos-contaminated material to ensure safety to the surrounding neighborhoods; using special techniques for removal of lead-based paints; removal of PCBs before demolition; and stop work procedures if discovery of hazardous materials takes place during construction.

(e) Remaining Impacts. Any remaining impacts related to accidental release of hazardous materials would not be significant.

5. Other Impacts and Considerations

CEQA Guidelines Section 15126.2(d) requires that an EIR evaluate the growth-inducing impacts of a proposed action.

Findings. Based on the Draft EIR and the entire record before this ARB, the Project would not result in growth inducement.

Explanation. The project does not include any housing or infrastructure that would directly or indirectly induce growth in the City.

6. Project Alternatives

6.1 Background – Legal Requirements

CEQA requires that environmental impact reports assess feasible alternatives or mitigation measures that may substantially lessen the significant effects of a project prior to approval (Public Resources Code Section 21002). With the exception of the “no project” alternative, the specific alternatives or types of alternatives that must be assessed are not specified. CEQA “establishes no categorical legal imperative as to the scope of alternatives to be analyzed in an EIR. Each case must be evaluated on its own facts, which in turn must be reviewed in light of the statutory purpose” (*Citizens of Goleta Valley v. Board of Supervisors*, 52 Cal.3d. 553, 556 [1990]).

6.2 Identification of Project Objectives

The CEQA Guidelines state that the “range of potential alternatives to the project shall include those that could feasibly accomplish most of the basic purposes of the project and

could avoid or substantially lessen one of more of the significant effects" of the project (CEQA Guidelines Section 15126.6(c)). Thus, consideration of the Project objectives is important to determining which alternatives should be assessed in the EIR.

The Draft EIR identified the following project objectives:

1. Improve traffic safety and visibility at the existing traffic circle located at 260 Sinex Avenue.
2. Create a safe and aesthetically pleasing traffic roundabout at 260 Sinex Avenue.
3. Preserve, protect, and enhance the natural setting where the pump house is located by implementing an appropriate revegetation plan.
4. Respect the site's historical record, including the site's history and local significance.
5. Preserve, to the maximum extent feasible, healthy trees on site and replace any trees removed with a ratio of new trees approved by the City.
6. Remove an existing structure that presents a safety issue for the surrounding neighborhood due to structural instability and impaired traffic sightlines.

6.3 Alternatives Considered But Rejected

Alternatives considered but rejected from further consideration include a full rehabilitation and restoration alternative and decorative fountain alternative.

Full Rehabilitation and Restoration Alternative

Findings. This alternative was rejected for further analysis due to lack of financial feasibility.

Explanation. This alternative would constitute full rehabilitation and restoration of the pump house by the owner/applicant such that it would retain its historic integrity while being capable of withstanding a future seismic event. Because the pump house is not being used as part of Cal Am's water conveyance system, funds have not been made available for regular site and building maintenance. As such, the structure is in disrepair and its windows and door are boarded over. Since maintenance funds were not made available, it is unlikely that funds would be made available for a full retrofit. The applicant would have to demonstrate that such work is necessary and can be paid for by rate-payers, and would be beneficial to the overall health of its systems. Because the facility is considered surplus and rate payers would not benefit from this investment, it is unlikely the CPUC would approve this expense. Although funds can become available, based on Cal Am's and the CPUC's regulatory limitations, this alternative seem unlikely. As such, this alternative is not considered viable and it was not analyzed further in this Draft EIR.

Decorative Fountain Alternative

Findings. This alternative was rejected for further analysis because it was not included in the City's Capital Improvement Plan, and lack of water meter at the site.

Explanation. This alternative was suggested in comments on the Notice of Preparation and would consist of constructing a decorative fountain, possibly reusing existing pipes, to commemorate the pump house and its historic significance. After further discussions with the City, it was determined that this alternative would not be feasible due to lack of a water meter at the site and lack of funding. The project is not included in the City's Capital Improvement Plan, and no funds have been allocated. The fountain could pose a safety traffic issue, similar to the existing structure. Further, current pipes located in the structure

were found to contain lead-based paint and other materials potentially hazardous to human health. As such, reuse of pipes would be challenging. Based on the reasons listed above, this alternative was found to be infeasible.

6.4 Alternatives Analyzed in the DEIR

Alternative 1: No Project

Alternative 1 would retain the pump house as is. No equipment would be removed, and improvements to the project site would not take place.

Findings. The no project alternative is rejected because it could still result in significant impacts on cultural resources and hazardous materials due to building collapse and lack of mitigation measures. Therefore, while the project's significant and unavoidable impacts would be avoided under the No Project Alternative since the structure would remain standing temporarily, significant environmental impacts could occur if the existing building collapsed.

Explanation. Section 4.3 of the Draft EIR provides a discussion of Alternative 1 as compared to the proposed Project. This alternative would result in worse impacts to hazardous material compared to impacts of the proposed Project, and would not lessen the significant and unavoidable impact.

Alternative 2: Relocate Pump House Alternative

Under Alternative 2, the pump house would be relocated to a different location. The relocation would be completed in a manner to retain the structure's eligibility for the California Register of Historic Resources, California Code of Regulations (CCR) Section 4852.

Findings. Alternative 2 would result in fewer environmental impacts than the proposed project and meets all project objectives. Because Alternative 2 has the potential to impact the structure's future eligibility for the CRHR, it is rejected.

Explanation. Section 4.4 provides an analysis of the Relocating Pump House Alternative as compared to the proposed Project. This alternative would maintain the structure through relocation. Although relocation could take place it has the potential to impact the structure's eligibility for the CRHR.

Alternative 3: Leave in Place Alternative

Alternative 3 would leave the pump house in place. The applicant would remove all mechanical equipment from inside the building. The applicant would provide adequate interior ventilation to prevent mold and decay, place an attractive, low-profile fence along the roundabout's periphery for traffic safety (in consultation with City Department of Public Works), and deed the property to the City. The applicant would also secure the building from unwanted entry. A nonprofit or other entity or organization would maintain and monitor the building in perpetuity. The applicant/owner would be required to document the structure's original use and provide a plaque outside the building or at an alternate location chosen by the City for public viewing.

Findings. Alternative 3 is rejected as a feasible alternative because it does not meet the project objectives, and there is no identified funding source.

Explanation. Section 4.5 of the DEIR provides an analysis of Alternative 3 as compared to the proposed Project. Alternative 3 would avoid the significant and unavoidable impact of demolishing the building and there would be little change to the area's visual character.

Alternative 3 would also meet project objectives 2, 3, 4, and 5 (see subsection 2.4, Project Objectives, in Section 2.0, Project Description). It would not meet project objectives 1 and 6 of improving traffic safety and visibility and removing an existing structure that presents safety issues.

Alternative 4: Adaptive Reuse Alternative/Residential Use

Under Alternative 4, the pump house would be structurally repaired and reused for either community uses, such as a meeting facility, or residential uses. Safe pedestrian access would have to be provided to the site. The site would require a General Plan amendment and rezoning to allow for residential uses. Further, the pump house would require a water meter and extensive retrofits to make the structure safe.

Findings. Alternative 4 would result in fewer environmental impacts than the proposed project in the resources areas presented in this Draft EIR, but it has the potential to result in more impacts on geology/soils and hydrology/water quality due to the proposed use. An analysis of these resource areas would need to be performed. Further, Alternative 4 would not meet project objectives 1 and 6 of improving traffic safety and visibility and removing an existing structure that presents safety issues. Because Alternative 4 has the potential to result in environmental impacts to geology/soils and hydrology/water quality, it is not considered the environmentally superior alternative.

Explanation. Section 4.6 of the Draft EIR provides an analysis of Alternative 4 compared with the project. This alternative would not meet the project's objectives and would result in worse impacts to geology/soils and hydrology/water quality in comparison to impacts of the proposed Project.

6.5 Environmentally Superior Alternative

The environmentally superior alternative is discussed in section 4.7 of the DEIR. Under CEQA Guidelines Section 15126.6(e)(2), if the environmentally superior alternative is the No Project Alternative, another environmentally superior alternative must be identified. For the DEIR analysis, Alternative 3 is the environmentally superior alternative that would result in the fewest environmental impacts. Alternative 3 would avoid the significant and unavoidable impact of demolishing the building and there would be little change to the area's visual character. Alternative 3 would also meet project objectives 2, 3, 4, and 5 (see subsection 2.4, Project Objectives, in Section 2.0, Project Description). It would not meet project objectives 1 and 6 of improving traffic safety and visibility and removing an existing structure that presents safety issues. Because Alternative 3 would not meet most of project objectives, the proposed Project is superior to Alternative 3. CEQA requires an EIR describe a reasonable range of alternatives which would feasibly attain most of the basic project objectives but would avoid or substantially lessen any of the significant effects of the project (CEQA Guidelines Section 15126.6(a)).

7. Statements of Overriding Considerations Related to the Pump House Historic Demolition Permit

7.1 Consistency with the City Regulations

The project is an application for a historic demolition permits as outlined in the City of Pacific Grove Municipal Code. The project is following City Regulation by applying for a Historic Demolition Permit. Thus, the proposed project would be consistent with local land use plans, policies, and regulation.

7.2 Safety Considerations

The project would demolish an existing structure in the City of Pacific Grove. The structure is located on the City's Historic Resources Inventory and was found to be eligible for the California Register of Historic Resources under Criterion 1. The pump house is a one-story building, approximately 860 square feet, located at the center of a roundabout at the intersection of Sinex Avenue, Eardley Avenue, and 9th Street. The pump house is an unreinforced masonry bearing wall building. The building's interior has a combination of concrete slab and raised wood floors with large planks. The building's exterior is finished with a grouted Spanish tile roof and painted walls, surrounded by landscaping, mature trees, and the roadway. Because multiple vehicles have collided with the building over time, the pump house has substantial structural damage on the northeast side and visible wall cracks. Further, a structural assessment report compiled to assess the structure's condition found that due to a lack of Concrete Masonry Units reinforcements and wall anchorage ties at the roof, the structure lacks the ability to absorb seismic shocks and high wind gusts. The report further found that the exterior damage from car collisions diminished the structure's ability to withstand seismic shaking. In addition, the structure's material age, excessive moisture, and undersized roof supports demonstrate that the building's roof has a short life span. The report also found that masonry joints through out the building show visible signs of deterioration, which could further impact the structure's ability to withstand seismic shaking. The report recommended that the structure be demolished prior to undertaking any underground work to remove the water conveyance infrastructure. As such, the structure poses a significant safety issues to the public and the project site. Left in place without any improvements, which were not deemed financially viable, the structure could collapse and create a safety hazard for the community. As such, and due to the nature of the project, the Board found that safety considerations would outweigh the loss of cultural resources in the City.

7.3 Conclusion

Based on the objectives identified for the Project, review of the Project, review of the EIR, and consideration of public and agency comments, the City has determined that the Project should be approved and that any remaining unmitigated environmental impacts attributable to the Project are outweighed by the specific safety and other overriding considerations.

The City has determined that any environmental detriment caused by project has been minimized to the extent feasible through the mitigation measures identified herein, and, where mitigation is not feasible, has been outweighed and counterbalanced by the safety benefits to be generated the community.

PUMP HOUSE HISTORIC DEMOLITION PERMIT FINAL EIR APPENDIX A – MITIGATION

1. STATUTORY REQUIREMENT

When a lead agency makes findings on significant environmental effects identified in an environmental impact report (EIR), the agency must also adopt a "reporting or monitoring program for the changes to the project which it has adopted or made a condition of approval in order to mitigate or avoid significant effects on the environment" (Public Resources Code Section 21081.6(a) and California Environmental Quality Act Guidelines Section 15091(d) and Section 15097). The Mitigation Monitoring and Reporting Program (MMRP) is implemented to ensure that the mitigation measures and project revisions identified in the EIR are implemented. Therefore, the MMRP must include all changes in the proposed project either adopted by the project proponent or made conditions of approval by the lead agency or a responsible agency.

2. ADMINISTRATION OF THE MITIGATION MONITORING AND REPORTING PROGRAM

The City of Pacific Grove (City) is the lead agency responsible for the adoption of the MMRP. California American Water (Cal Am) is the project applicant and is responsible for implementing, verifying, and documenting compliance with the MMRP, in coordination with other identified agencies. According to CEQA Guidelines Section 15097(a), a public agency may delegate reporting or monitoring responsibilities to another public agency or to a private entity that accepts the delegation. However, until mitigation measures have been completed, the lead agency remains responsible for ensuring that implementation of the measures occurs in accordance with the program.

Verification of mitigation compliance and responsibility for compliance is the responsibility of the Cal Am–designated project manager. The project manager will be responsible for coordinating plan reviews and field verification with the appropriate City department staff or outside agencies.

3. MITIGATION MEASURES AND REPORTING PROGRAM

Table 1 is structured to enable quick reference to mitigation measures and the associated monitoring program based on the environmental resource. The numbering of mitigation measures correlates with numbering of measures found in the Impact Analysis chapters of the Draft EIR. The measures have also been revised to reflect any revisions made in the Final EIR.

**TABLE 1
MITIGATION MONITORING AND REPORTING PROGRAM**

Mitigation Measure	Requirements of Measure	Compliance Method	Verification/ Timing	Responsible Party
Biological Resources				
MM 3.2.1a	<p>Bat Roost Preconstruction Surveys. Prior to project construction, the applicant and/or its contractor shall retain a qualified biologist to perform a bat survey no more than 3 days prior to the start of construction activities. If the survey does not identify the presence of occupied roosts, no additional action is required.</p> <p>If the biologist identifies roosts occupied by special-status bat species within disturbance areas, the biologist shall safely flush the bats from the sites where roosting habitat is planned to be removed, prior to the onset of construction activities. The roosting sites shall be removed during the time of day when the roost is unoccupied. Roosts shall not be flushed during the breeding season (between March 1 and July 31).</p>	<ul style="list-style-type: none"> • Preconstruction surveys 	<ul style="list-style-type: none"> • No more than 3 days prior to construction 	<ul style="list-style-type: none"> • Project manager • City
MM 3.2.1b	<p>Nesting Bird Preconstruction Surveys. If clearing and/or construction activities will occur during the raptor or migratory bird nesting season (February 15–August 15), the applicant and/or its contractor shall retain a qualified biologist to conduct preconstruction surveys for nesting birds up to 14 days before construction activities. The qualified biologist shall survey the construction zone and a 500-foot buffer surrounding the construction zone to determine whether the activities taking place have the potential to disturb or otherwise harm nesting birds. Surveys shall be repeated if project activities are suspended or delayed for more than 15 days during nesting season.</p> <p>If active nest(s) are identified during the preconstruction survey, a qualified biologist shall establish a 100-foot no-activity setback for migratory bird nests and a 250-foot setback for raptor nests. No ground disturbance should occur within the no-activity setback until the nest is deemed inactive by the qualified biologist.</p>	<ul style="list-style-type: none"> • Preconstruction surveys for work done between February 15 and August 15 	<ul style="list-style-type: none"> • Up to 14 days prior to construction 	<ul style="list-style-type: none"> • Project manager • City

MITIGATION MONITORING AND REPORTING PROGRAM

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Mitigation Measure	Requirements of Measure	Compliance Method	Verification/ Timing	Responsible Party
Cultural Resources				
MM 3.3.1a	Prior to demolition, the project applicant shall retain a qualified historian to prepare a written report to document the pump house using a method similar to that employed in nominating a resource to the National Register of Historic Places. Primary and secondary sources shall be used to research the history and significance of the pump house. Research shall be conducted at repositories including the Pacific Grove Community Development Department, California American Water Company, Pacific Grove Public Library Local History Room, Pacific Grove Heritage Society, and Pacific Grove Museum of Natural History. The pump house's exterior and interior shall be photographed using a digital camera, with special note taken of any unusual or significant architectural details. A floor plan shall be drawn to scale and incorporated into the documentation. The historical narrative of the resource shall be compiled consisting of a historic context, the building's construction and subsequent modifications, and any significant events associated with the building. The report shall be sent to the California Historical Resources Information System, the Bancroft Library, Pacific Grove Heritage Society, Pacific Grove Museum of Natural History, and Pacific Grove Library.	<ul style="list-style-type: none"> Review and approval of written documentation 	<ul style="list-style-type: none"> Prior to demolition 	<ul style="list-style-type: none"> Project manager City
MM 3.3.1b	The project applicant, with City approval of design and text, shall place a historical plaque as near as possible to the pump house location commemorating the structure's historical importance and directing people to resources about the structure. The plaque's location shall be determined in consultation with a qualified historian.	<ul style="list-style-type: none"> Historical plaque placed near site 	<ul style="list-style-type: none"> After demolition 	<ul style="list-style-type: none"> Project manager City
MM 3.3.2	If during the course of grading or construction unknown archeological and paleontological resources are discovered, the contractor shall halt work immediately within 50 feet of the discovery, the City of Pacific Grove Community Development Department shall be notified, and a professional archaeologist that meets the Secretary of the Interior's Professional Qualifications Standards in prehistoric or historical	<ul style="list-style-type: none"> Site inspection 	<ul style="list-style-type: none"> During construction 	<ul style="list-style-type: none"> Project manager City

MITIGATION MONITORING AND REPORTING PROGRAM

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Mitigation Measure	Requirements of Measure	Compliance Method	Verification/ Timing	Responsible Party
	archaeology shall be retained to determine the significance of the discovery. A qualified archaeologist shall determine impacts, significance, and mitigation in consultation with recognized local Native American groups, if appropriate. In addition, prior to the commencement of project site preparation, all construction personnel shall be informed of the potential to inadvertently uncover cultural resources and the procedures to follow subsequent to an inadvertent discovery of cultural resources.			
Hazards and Hazardous Materials				
MM 3.4.1a	Prior to demolition, the project applicant shall employ a Division of Occupational Safety and Health registered asbestos contractor to remove asbestos-contaminated material to ensure safety to the surrounding neighborhoods.	<ul style="list-style-type: none"> • Site inspection 	<ul style="list-style-type: none"> • Prior to construction 	<ul style="list-style-type: none"> • Project manager • City
MM 3.4.1b	To prevent accidental release of lead-based paint, the contractor shall use the following techniques during construction: <ul style="list-style-type: none"> • Stabilize loose and flaky paint prior to demolition. • Require all workers to wear OSHA-level protective material for handling lead-based paint per OSHA requirements for lead in construction. • Remove all lead-based paint materials to a scrap yard or landfill that can accept lead-based paint materials. 	<ul style="list-style-type: none"> • Site inspection 	<ul style="list-style-type: none"> • Prior to construction • During construction 	<ul style="list-style-type: none"> • Project manager • Contractor
MM 3.4.1c	Prior to demolition, to prevent accidental release of PCBs, the contractor shall remove all fluorescent light tubes. If a “no PCB” sticker on the fluorescent fixture ballasts cannot be located, ballasts shall be removed as PCB containing.	<ul style="list-style-type: none"> • Site inspection 	<ul style="list-style-type: none"> • Prior to construction 	<ul style="list-style-type: none"> • Project manager • City
MM 3.4.1d	If hazardous materials are encountered during construction or accidentally released as a result of construction activities, the contractor shall implement the following procedures: <ul style="list-style-type: none"> • Stop all work in the vicinity of any discovered contamination or release. 	<ul style="list-style-type: none"> • Site inspection 	<ul style="list-style-type: none"> • During construction 	<ul style="list-style-type: none"> • Project manager • Contractor

MITIGATION MONITORING AND REPORTING PROGRAM

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Mitigation Measure	Requirements of Measure	Compliance Method	Verification/ Timing	Responsible Party
	<ul style="list-style-type: none">• Identify the scope and immediacy of the problem.• Coordinate with responsible agencies (Department of Toxic Substances Control, Central Coast Regional Water Quality Control Board, or EPA).• Conduct the necessary investigation and remediation activities to resolve the situation before continuing construction work.			



CITY OF PACIFIC GROVE

Community Development Department – Planning Division

300 Forest Avenue, Pacific Grove, CA 93950

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Permit & Request Application

for Historic Demolition Permit (HDP)

App. # Item 75

- Demolition of the entire structure.
- Partial demolition: All changes to the exterior of a building, including but not limited to moving or removing windows, doorways, walls, or other structural features, if such changes alter more than twenty-five percent of the surface of all exterior walls facing a public street or streets, and/or if these changes alter more than fifty percent of the total lateral length of the exterior walls, including porches and other projections of the building, within a twenty-four month period. EXCEPTION: Maintenance and repair as defined in section 23.76.020(g)

Describe the extent of the proposed demolition including both exterior walls and interior floor area. Attach additional sheets if necessary;

Demolish and backfill Old Eardley pump station at intersection of Sinex, Eardley, Hillcrest, and 9th Street.

The following items are required to be submitted:

- A statement from the owner(s) of each site authorizing submittal of the historic relocation application.
- A copy of a survey prepared by a licensed California surveyor showing the footprint and location of all structures, trees, utilities, and known easements on each of the sites. One 8 1/2"x11" reduction of each survey is also required.
- A report prepared by a structural engineer licensed by the State of California containing information regarding the condition of the structure, including a statement regarding the feasibility of moving the structure.

Note: Incomplete applications will not be processed further until all required materials are received.

The Architectural Review Board shall consider the following criteria contained in Section 23.76.025 in making a determination regarding the demolition request. Whether the structure:

- a. has significant character, interest or value as part of the development, heritage, or cultural characteristics of the City of Pacific Grove, the State of California, or the United States;
- b. is the site of a significant historic event;
- c. is strongly identified with a person who, or an organization which, significantly contributed to the culture, history or development of Pacific Grove;
- d. is a particularly good example of a period or style;
- e. is one of the few remaining examples in Pacific Grove possessing distinguishing characteristics of an architectural type or specimen;
- f. is a notable work of an architect or master builder whose individual work has significantly influenced the development of Pacific Grove;
- g. embodies elements of architectural design, detail, materials or craftsmanship that represent a significant architectural innovation;
- h. has a unique location or singular physical characteristics representing an established and familiar visual feature of a neighborhood, community, or of Pacific Grove;
- i. retains the integrity of the original design;
- j. contributes to the architectural aesthetics and continuity of the street;
- k. is located within a geographically definable area possessing a concentration of historic properties that visually contribute to each other and are unified aesthetically.



Eric J. Sabolsice
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eric.sabolsice@amwater.com

P 831.646.3291
F 831.375.4367

July 31, 2014

Subject: Old Eardley Pump Station Historic Demolition Permit Application

To Whom It May Concern:

As an authorized representative of California American Water Company, I authorize the submittal of the application for a Historic Demolition Permit for the Old Eardley Pump Station, located at the intersection of Sinex and Eardley in Pacific Grove, California.

Sincerely,

A handwritten signature in blue ink, appearing to read "Eric J. Sabolsice".

Eric J. Sabolsice
Director, Operations



HOWARD CARTER ASSOCIATES, INC. STRUCTURAL ENGINEERS
9600 Blue Larkspur Lane, Monterey, CA 93940, (831) 373-3119, FAX (831) 373-5872

Structural Assessment Report

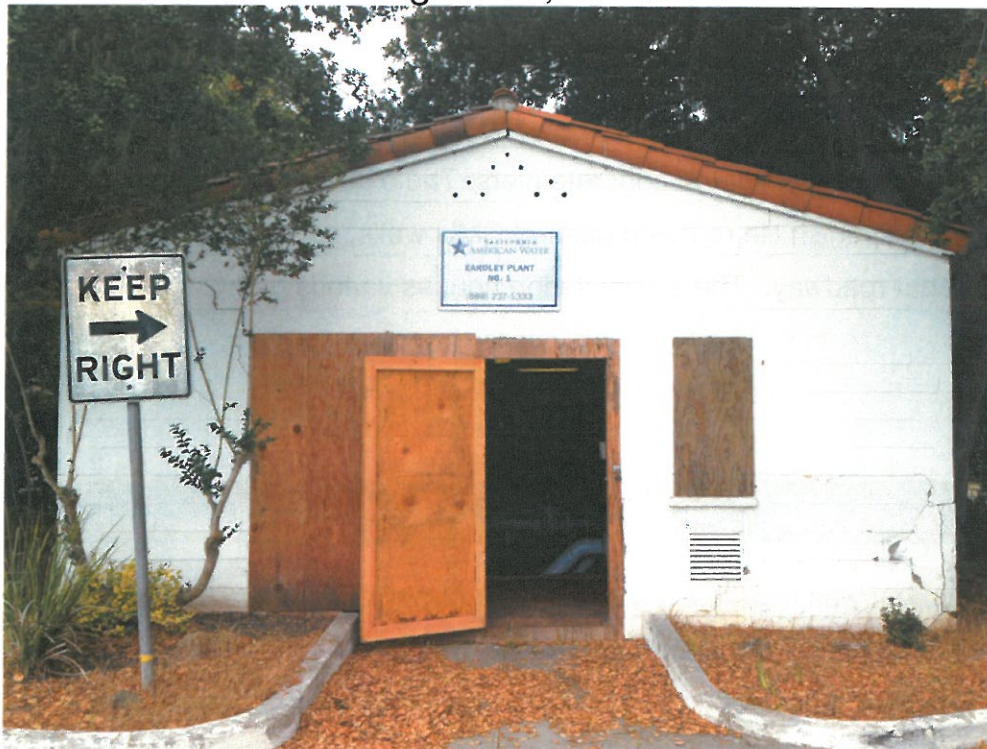
for:

Bestor Engineering, Inc.
9701 Blue Larkspur Lane
Monterey, CA 93940
(831) 373-2941

Regarding:

California American Water Eardley Pump station Plant No. 1

August 16, 2013





HOWARD CARTER ASSOCIATES, INC. STRUCTURAL ENGINEERS

9600 Blue Larkspur Lane, Monterey, CA 93940, (831) 373-3119, FAX (831) 373-5872

Introduction

On August 12, 2013, Cesar V. Garcia of Howard Carter Associates, Inc. was on site to provide a limited visual observation in order to determine a general structural condition of the pump station at the request of Pat Ward (Bestor Engineers, Inc.). Only the structural aspects of the building were considered, not other disciplines.

Building Description

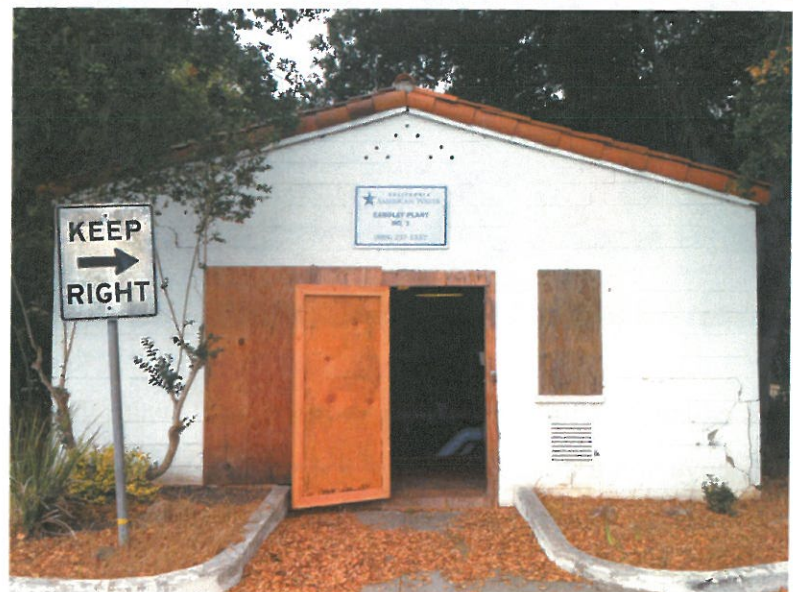
The pump station is a one story building (approx. 860 sq. ft.), built at the center of the roundabout intersection of Eardley & Sinex Avenues. The building is located on a flat lot with concrete perimeter footing/retaining walls and a raised wood floor interior. The structural construction type is an unreinforced masonry bearing wall building using (4x8x16) CMU blocks with a light-frame wood roof. The interior of the building has a combination of concrete slab and raised wood floor framed with large 2x planks spanning over girders sitting on concrete piers. The exterior of the structure is finished with a grouted Spanish tile roof and painted CMU walls, surrounded by landscaping and the roundabout roadway. The pump station houses various pumps and electrical equipment.

Assessment Based On

This assessment was based solely on a visual observation of the building, interior and exterior. Destructive testing methods were not used.

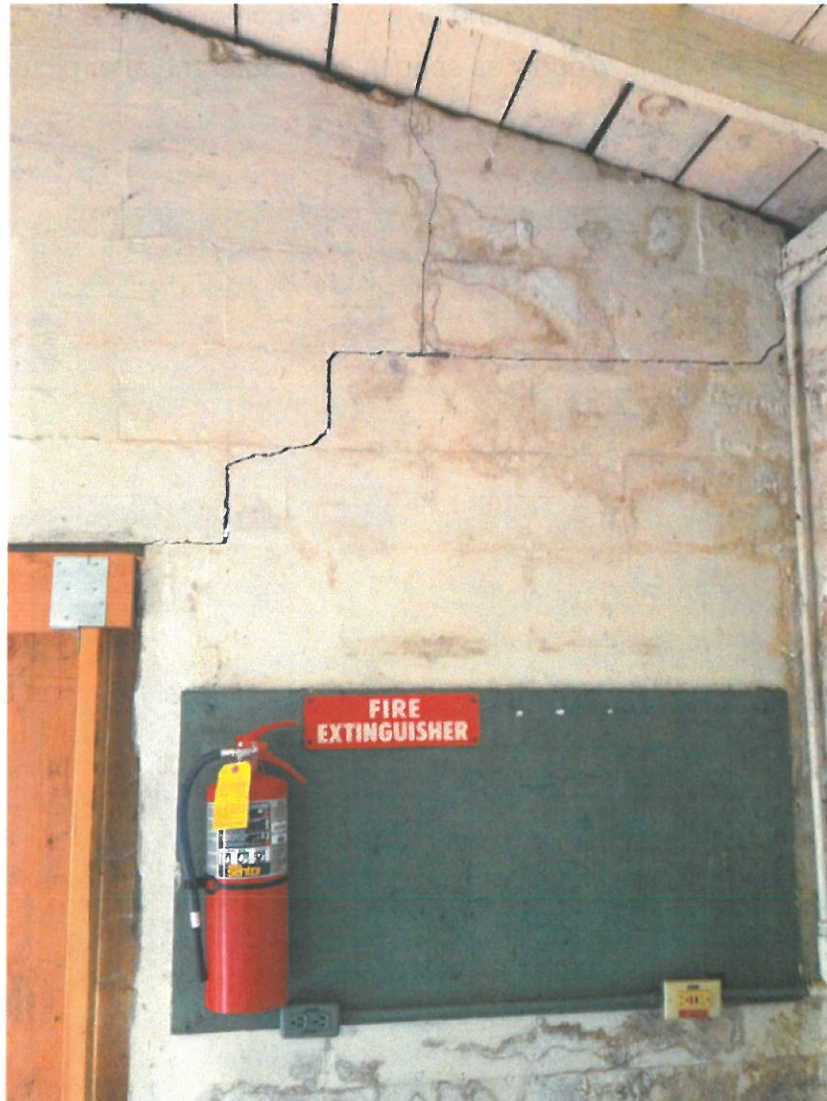
Findings and Conclusion

From the visual observation of the building and reported accounts of a vehicle colliding into the building, it appears the pump station has received substantial damage to the North-East end of the building. The entrance to the building is located on the North-East end wall as seen below. Due to the damage, a temporary door was re-built into the shoring wall framed out of wood studs and plywood. A portion of the end wall was removed including an existing window as seen in the before and after pictures shown below:



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Due to the age and visual evidence from the exposed walls it has been determined that this structure is an unreinforced masonry bearing wall building. There is no wall to roof anchorage ties anywhere along the building's interior perimeter which is common for this building construction type.



Some of the cracks caused by the vehicle impact are over 1/4" wide allowing daylight to shine thru. Shown above is the inside portion of the remaining wall on the North-East end wall. Turning the corner from the end wall to the north wall, damage was observed to continue as shown on the following picture.

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Due to the substantial damage caused to the North-East end wall and adjacent walls, the redundancy of the building has been greatly reduced. I would expect the structure to experience significant torsion during a seismic event due to the damage to this end wall.



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In addition to cracks caused by the vehicle collision, some hairline cracks were noticed off of arbitrary window corners and grout lines throughout the structure.





Significant deflection was observed in the roof framing collar tie trusses as can be seen in the picture above. The buildings roof consists of grouted Spanish tile over 1x8 board sheathing and 2x6 rafters spaced at 24"o.c. between the collar tie trusses spaced at six feet on center. Due to the building use, extra moisture can be introduced into the building by leaks in the pumps or maintenance. This additional moisture can deteriorate the roof supporting wood framing therefore reducing its load carrying capacity.



In conclusion, my visual evaluation of the existing damaged pump station includes the following building deficiencies:

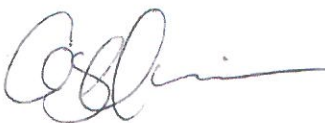
1. The structure lacks a complete load path for seismic force effects in any horizontal direction that serves to transfer the inertial forces from the mass to the foundation due to a lack of CMU reinforcement and wall anchorage ties at the roof. High wind gusts could also affect the stability of the perimeter walls.
2. The structures redundancy has been greatly diminished due to the damage to the North-East end wall. This deficiency will likely introduce torsional stresses to the building's lateral force resisting walls.
3. Material age, excessive moisture, deterioration and potentially undersized roof supporting framing evidenced by the excessive deflection of the roof. Potential life span of the roof moving forward is significantly short.
4. Visible deterioration of the masonry joints throughout the building. This has potentially brittle failure consequences during a seismic event.

Based on the listed deficiencies, we have concerns about the building's current state and continued deterioration not surviving a significant seismic event or high wind exposure. It is our understanding that the out of service pumps inside the building will be removed, requiring underground work that could disturb the structure. We highly recommend the building be demolished before any kind of underground work is undertaken due to life safety concerns.

Attempts to repair and retrofit this unreinforced masonry building in order to salvage it would be fiscally irrational. Those fixes/repairs are outside the scope of this report.

If there are any questions please do not hesitate to call.

Respectfully Yours,



Cesar V. Garcia, PE69324



June 10, 2014

CITY OF PACIFIC GROVE

300 FOREST AVENUE
PACIFIC GROVE, CALIFORNIA 93950
TELEPHONE (831) 648-3100
FAX (831) 375-9863

California American Water
Attn: Mr. Eric Sabolsice
511 Forest Lodge Road, Suite 100
Pacific Grove, CA 93950

**RE: Pump Station
CalAm
APN:
Sinex & Eardley
*Notice to Demolish Structure***

NOTICE AND ORDER **NOTICE TO DEMOLISH**

Dear Mr. Sabolsice:

Our records indicate that California American Water is the owner of the above-referenced structure known as the "Pump Station". Our office received a structural condition report prepared by Howard Carter Associates, Inc., in which multiple building deficiencies were identified. A copy of the report is enclosed for reference. The structural assessment report further noted: "Based on the listed deficiencies, we have concerns about the building's current state and continued deterioration not surviving a significant seismic event or high wind exposure. It is our understanding that the out of service pumps inside the building will be removed, requiring underground work that could disturb the structure. We highly recommend the building be demolished before any kind of underground work is undertaken due to life safety concerns..."

Upon receipt of the structural assessment report, the Building Official of the City of Pacific Grove conducted a field inspection to verify these findings. Based on this inspection, the Building Official has concurred with Howard Carter Associates, Inc. in determining that this structure is beyond repair and is ordered it to be demolished in accordance with **Section 110 and Section 304 of the 2012 International Property Maintenance Code (IPMC)**.

A brief description of the condition found to render this structure potentially unsafe and dangerous to the public is as follows:

- The structure has received substantial damage to the North-East end of the building due to multiple occurrences of vehicle damage (304.1, 304.11 IPMC, 2012).

These conditions are defined as potentially unsafe and dangerous under the 2012 International Property Maintenance Code.

California American Water
Pump Station
Notice and Order/Notice to Demolish
Page 2 of 2

The following items must be met prior to the demolition of the structure:

1. Contact Contract Assistant Planner, Ashley Hobson (831.648.3193) for any Planning Division permits or approvals; and
2. contact Air Pollution Control District (MBUAPCD-831.647.9411) to advise of the demolition.

As such you must by July 7, 2014:

3. acquire a demolition permit from the Building Department; demolish the structure and obtain all City of Pacific Grove final approvals.

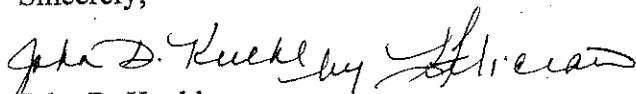
Any person having any record title or legal interest in the building may appeal from this notice and order or any action of the Building Official to the Board of Appeals, provided the appeal is made in writing as provided in the International Property Maintenance Code, 2012 and filed with the Building Official within 30 days from the date of service of this notice and order. Failure to appeal will constitute a waiver of all right to an administrative hearing and determination of the matter.

Failure to appeal will constitute a waiver of all right to an administrative hearing and determination of the matter.

Filing of an appeal does not negate the requirement to take the above-required actions within the times specified.

Please call our office at (831) 646.5642 if you have any questions regarding this matter.

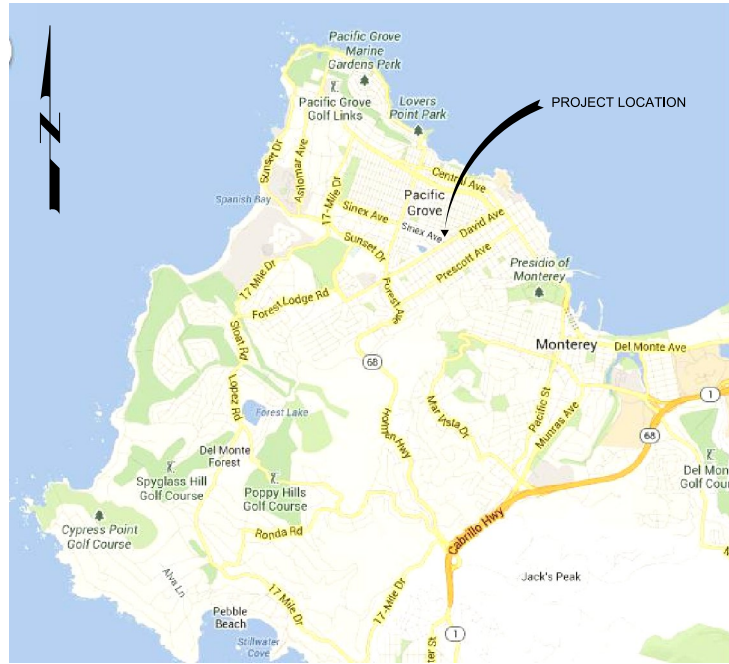
Sincerely,


John D. Kuehl
Building Official

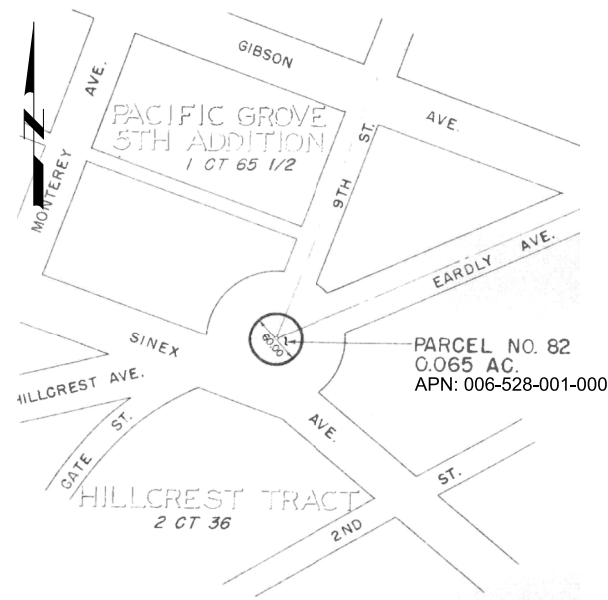
JDK:lf

e: Thomas Frutchey, City Manager
Ashley Hobson, Contract Assistant Planner

enc: Structural Assessment Report, Howard Carter Associates



VICINITY MAP
NO SCALE



LOCATION MAP
NO SCALE

EARDLEY PUMP STATION ABANDONMENT PROJECT

CITY OF PACIFIC GROVE, CALIFORNIA

PROJECT NO. R15-40Q1.13-P-0005



**CALIFORNIA
AMERICAN WATER**
CENTRAL DIVISION

OFFICE ADDRESS:
511 FOREST LODGE ROAD, SUITE 100
PACIFIC GROVE, CA 93950

MAILING ADDRESS:
P.O. BOX 951
MONTEREY, CA 93942-0951

INDEX OF DRAWINGS

SHT NO	DWG NO	TITLE
1	G01	COVER SHEET, VICINITY MAP, LOCATION MAP, PROJECT DATA SHEET, AND INDEX OF DRAWINGS
2	G02	SEQUENCING PLAN
3	D01	STRUCTURE DEMOLITION PLAN
4	C01	SITE PLAN



2700 YGNACIO VALLEY ROAD, SUITE 300
WALNUT CREEK, CA 94598
(925) 932-1710

Item 7b

City of Pacific Grove CDD Submittal Requirements Checklist for Discretionary Permits

PROJECT DATA SHEET

Project Address: Sinex Ave at Eardley Ave & 9th St Submittal Date: _____
 Applicant(s): California American Water Co. Permit Type(s) & No(s): _____

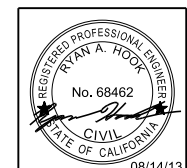
	Required/ Permitted	Existing Condition	Proposed Condition	Notes
Zone District				N/A - no change.
Building Site Area				N/A - no change.
Density (multi-family projects only)				
Building Coverage				
Site Coverage		30%	0%	
Gross Floor Area		836 sf	0 sf	
Square Footage not counted towards Gross Floor Area *See Checklist Item 36				100% demolition
Exterior Lateral Wall Length to be demolished	n/a	n/a	121 ft demo/ 121 ft total	
Exterior Lateral Wall Length to be built	n/a	n/a	0 ft	
Building Height		14'-6"	0 ft	
Number of stories		1	0	
Front Setback		8'-6"	N/A	East side
North side Side Setback (specify side)		15'-3"	N/A	
South side Side Setback (specify side)		23'-0"	N/A	
Rear Setback		11'-6"	N/A	West side
Garage Door Setback		8'-6"	N/A	
Covered Parking Spaces		N/A	N/A	
Uncovered Parking Spaces		N/A	N/A	
Parking Space Size	9' x 20'	N/A	N/A	
Number of Driveways	1	0	0	
Driveway Width(s)		N/A	N/A	
Back-up Distance		N/A	N/A	
Eave Projection (Into Setback)	3' maximum	N/A	N/A	
Distances Between Eaves & Property Lines	3' minimum	N/A	N/A	
Open Porch/Deck Projections		N/A	N/A	
Architectural Feature Projections (Into Setback)		N/A	N/A	
Number & Category of Accessory Buildings		0	0	
Accessory Building Setbacks		N/A	N/A	
Distance between Buildings		N/A	N/A	
Accessory Building Heights		N/A	N/A	
Fence Heights		N/A	N/A	

*If project proposes demolition to an HRI structure, also indicate % of proposed demolition of the surface of all exterior walls facing a public street or streets, if applicable.

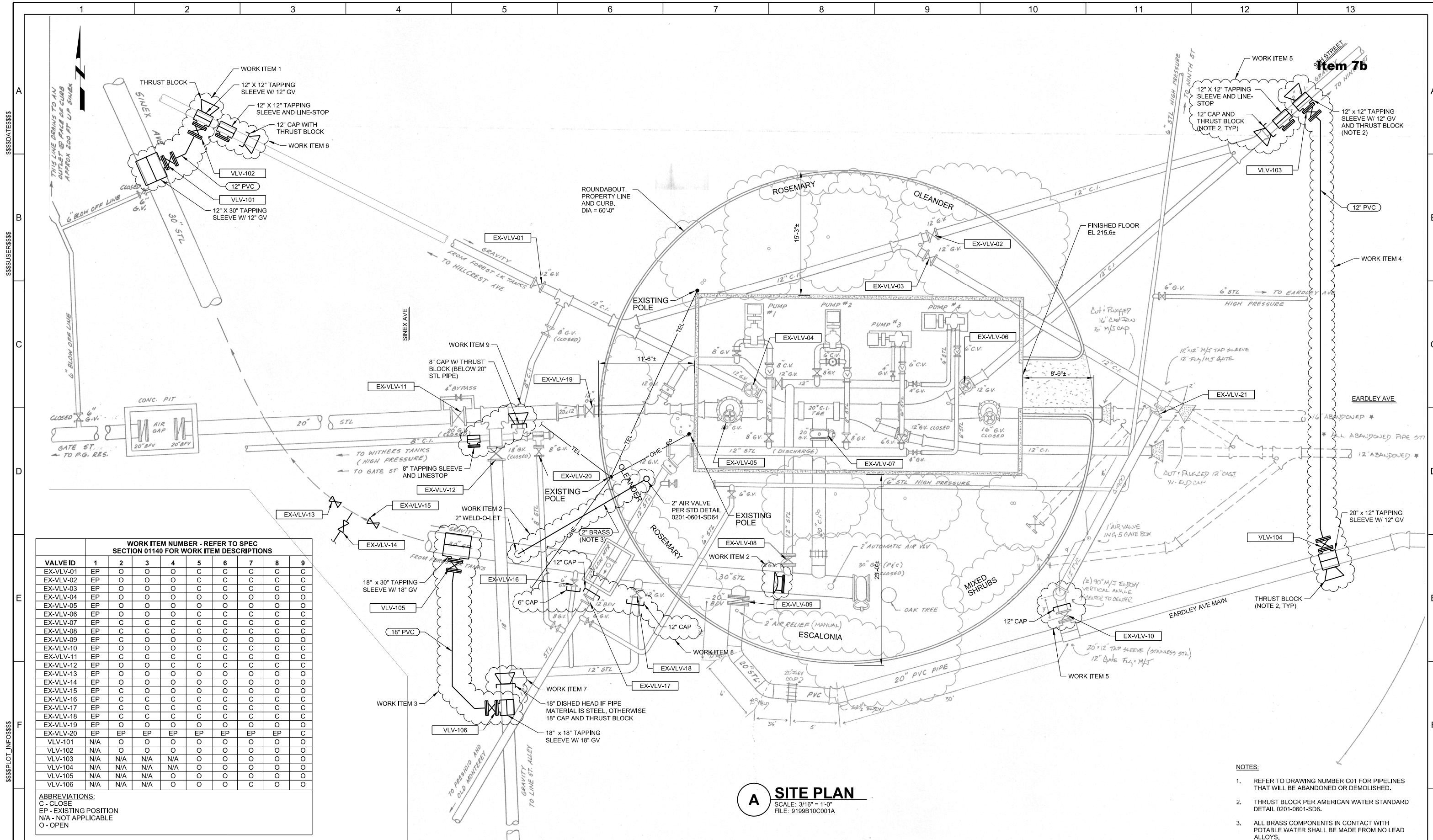
[Rev. 1/31/13]

Page 6

PROJECT DATA SHEET



JOB No. 9199B.10
 DRAWING G01
 SHEET 1 OF 4



WORK ITEM NUMBER - REFER TO SPEC SECTION 01140 FOR WORK ITEM DESCRIPTIONS

VALVE ID	1	2	3	4	5	6	7	8	9
EX-VLV-01	EP	O	O	O	C	C	C	C	C
EX-VLV-02	EP	O	O	O	C	C	C	C	C
EX-VLV-03	EP	O	O	O	C	C	C	C	C
EX-VLV-04	EP	O	O	O	O	O	O	O	O
EX-VLV-05	EP	O	O	O	O	O	O	O	O
EX-VLV-06	EP	O	O	O	O	O	O	O	O
EX-VLV-07	EP	C	C	C	C	C	C	C	C
EX-VLV-08	EP	C	C	C	C	C	C	C	C
EX-VLV-09	EP	C	O	O	O	O	O	O	O
EX-VLV-10	EP	O	O	O	O	O	O	O	O
EX-VLV-11	EP	C	C	C	C	C	C	C	C
EX-VLV-12	EP	O	O	C	C	C	C	C	C
EX-VLV-13	EP	O	O	O	O	O	O	O	O
EX-VLV-14	EP	O	O	O	O	O	O	O	O
EX-VLV-15	EP	C	O	O	O	O	O	O	O
EX-VLV-16	EP	C	C	C	C	C	C	C	C
EX-VLV-17	EP	C	C	C	C	C	C	C	C
EX-VLV-18	EP	C	C	C	C	C	C	C	C
EX-VLV-19	EP	O	O	O	O	O	O	O	O
EX-VLV-20	EP	EP	EP	EP	EP	EP	EP	EP	C
VLV-101	N/A	O	O	O	O	O	O	O	O
VLV-102	N/A	O	O	O	O	O	O	O	O
VLV-103	N/A	N/A	N/A	N/A	O	O	O	O	O
VLV-104	N/A	N/A	N/A	N/A	O	O	O	O	O
VLV-105	N/A	N/A	N/A	N/A	O	O	O	O	O
VLV-106	N/A	N/A	N/A	O	O	O	C	O	O

ABBREVIATIONS:
 C - CLOSE
 EP - EXISTING POSITION
 N/A - NOT APPLICABLE
 O - OPEN

A SITE PLAN
 SCALE: 3/16" = 1'-0"
 FILE: 9199B10C001A

- NOTES:**
- REFER TO DRAWING NUMBER C01 FOR PIPELINES THAT WILL BE ABANDONED OR DEMOLISHED.
 - THRUST BLOCK PER AMERICAN WATER STANDARD DETAIL 0201-0601-SD6.
 - ALL BRASS COMPONENTS IN CONTACT WITH POTABLE WATER SHALL BE MADE FROM NO LEAD ALLOYS.

REV	DATE	BY	DESCRIPTION

DESIGNED RAH
 DRAWN MWR
 CHECKED TY
 DATE AUGUST 2013
 PROJECT ENGINEER

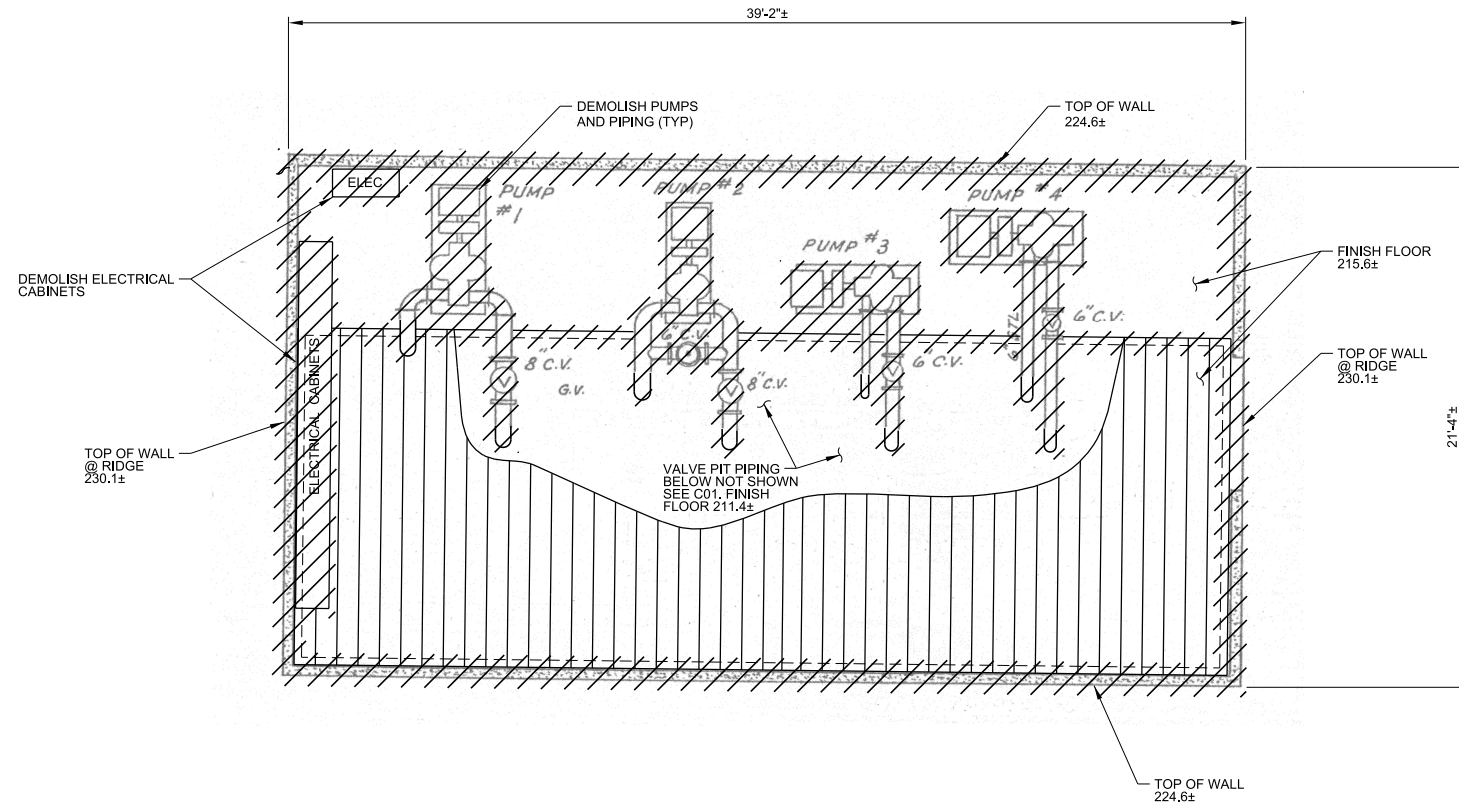
PROJECT MANAGER
 REGISTERED PROFESSIONAL ENGINEER
 RYAN A. HOOK
 No. 68462
 CIVIL
 STATE OF CALIFORNIA
 08/14/13
 PRINCIPAL



CITY OF PACIFIC GROVE
 EARDLEY PUMP STATION ABANDONMENT PROJECT
 GENERAL
 SEQUENCING PLAN

VERIFY SCALES
 BAR IS ONE INCH ON ORIGINAL DRAWING
 0 1"
 IF NOT ONE INCH ON THIS SHEET, ADJUST SCALES ACCORDINGLY

JOB NO. 9199B.10
 DRAWING NO. G02
 SHEET NO. 2 OF 4



DEMOLITION OF EARDLEY PUMP STATION STRUCTURE SHALL BE PERFORMED AT A LATER DATE. DO NOT INCLUDE STRUCTURE DEMOLITION IN BID. ALL MECHANICAL AND ELECTRICAL EQUIPMENT SHALL BE DISCONNECTED AND REMOVED. ALL PIPELINES SHALL BE CAPPED AT THE INSIDE WALL PENETRATIONS WITHIN THE VALVE PIT. STRUCTURE IS SINGLE STORY WITH A VALVE PIT BELOW WOOD PLANKS. ROOFING IS TILE, SUPPORTED ON WOOD TRUSS. ORIGINAL DATE OF CONSTRUCTION = 1950±.

A STRUCTURAL DEMOLITION PLAN
 SCALE: 1/4" = 1'-0"
 FILE: 9199B10D001A

DEMOLITION CALCULATIONS:

LATERAL WALL LENGTH:	
EARDLEY PUMP STATION BLOCK WALLS	= (2) x 39'-4" + (2) x 21'-4" = 121 LF
VALVE PIT BRICK WALLS	= (2) x 39'-2" + (2) x 13'-0" = 104.3 LF
WALL DEMOLITION SQUARE FOOTAGE:	
EARDLEY PUMP STATION WALLS	= 9' TALL x (121 LF) + (2) [1/2((14'-6") - (9'-0")) x 21'-4"] = 1206.3 SF
VALVE PIT WALLS	= (4'-3) x 104.3 LF = 443.4 SF
TOTAL	= 1650 SF

FOR USE WHEN EARDLEY PUMP STATION STRUCTURE IS DEMOLISHED.

NOTES:
 1. REFER TO SPECIFICATION SECTION 01352 FOR ITEMS TO BE SALVAGED AND ASSOCIATED REQUIREMENTS.

LAST SAVED BY: abrico

REV	DATE	BY	DESCRIPTION

DESIGNED RAH	PROJECT ENGINEER
DRAWN MM	
CHECKED TY	
DATE AUGUST 2013	

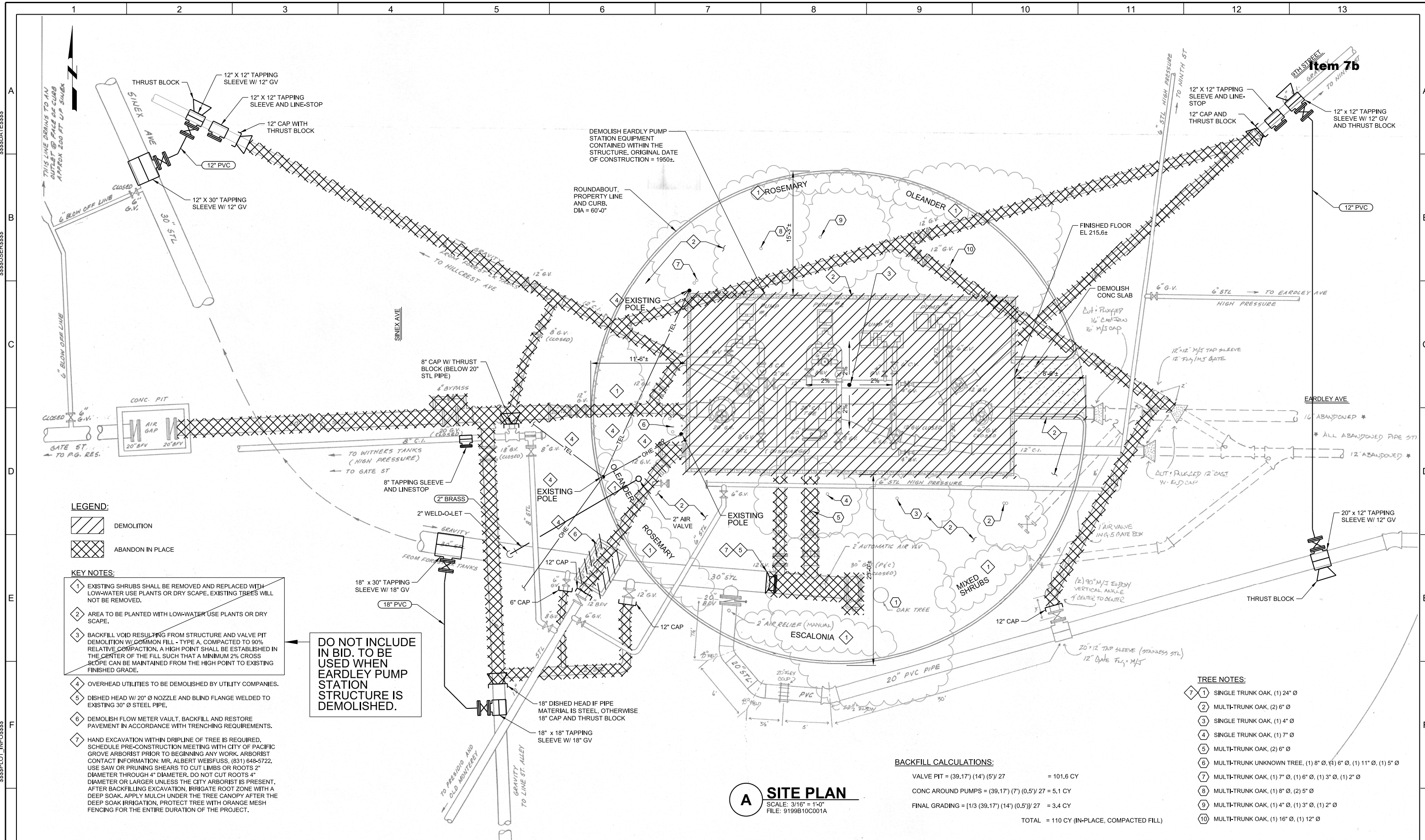


PRINCIPAL



CITY OF PACIFIC GROVE
 EARDLEY PUMP STATION ABANDONMENT PROJECT
 DEMOLITION
 STRUCTURE DEMOLITION PLAN

VERIFY SCALES BAR IS ONE INCH ON ORIGINAL DRAWING 0 1" IF NOT ONE INCH ON THIS SHEET, ADJUST SCALES ACCORDINGLY	JOB NO. 9199B.10 DRAWING NO. D01 SHEET NO. 3 OF 4
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- LEGEND:**
- DEMOLITION
 - ABANDON IN PLACE

- KEY NOTES:**
- 1 EXISTING SHRUBS SHALL BE REMOVED AND REPLACED WITH LOW-WATER USE PLANTS OR DRY SCAPE. EXISTING TREES WILL NOT BE REMOVED.
 - 2 AREA TO BE PLANTED WITH LOW-WATER USE PLANTS OR DRY SCAPE.
 - 3 BACKFILL VOID RESULTING FROM STRUCTURE AND VALVE PIT DEMOLITION W/ COMMON FILL - TYPE A, COMPACTED TO 90% RELATIVE COMPACTION. A HIGH POINT SHALL BE ESTABLISHED IN THE CENTER OF THE FILL SUCH THAT A MINIMUM 2% CROSS SLOPE CAN BE MAINTAINED FROM THE HIGH POINT TO EXISTING FINISHED GRADE.
 - 4 OVERHEAD UTILITIES TO BE DEMOLISHED BY UTILITY COMPANIES.
 - 5 DISHED HEAD W/ 20" Ø NOZZLE AND BLIND FLANGE WELDED TO EXISTING 30" Ø STEEL PIPE.
 - 6 DEMOLISH FLOW METER VAULT, BACKFILL AND RESTORE PAVEMENT IN ACCORDANCE WITH TRENCHING REQUIREMENTS.
 - 7 HAND EXCAVATION WITHIN DRIPLINE OF TREE IS REQUIRED. SCHEDULE PRE-CONSTRUCTION MEETING WITH CITY OF PACIFIC GROVE ARBORIST PRIOR TO BEGINNING ANY WORK. ARBORIST CONTACT INFORMATION: MR. ALBERT WEISFUSS, (831) 648-5722. USE SAW OR PRUNING SHEARS TO CUT LIMBS OR ROOTS 2" DIAMETER THROUGH 4" DIAMETER. DO NOT CUT ROOTS 4" DIAMETER OR LARGER UNLESS THE CITY ARBORIST IS PRESENT. AFTER BACKFILLING EXCAVATION, IRRIGATE ROOT ZONE WITH A DEEP SOAK. APPLY MULCH UNDER THE TREE CANOPY AFTER THE DEEP SOAK IRRIGATION. PROTECT TREE WITH ORANGE MESH FENCING FOR THE ENTIRE DURATION OF THE PROJECT.

DO NOT INCLUDE IN BID. TO BE USED WHEN EARDLEY PUMP STATION STRUCTURE IS DEMOLISHED.

- TREE NOTES:**
- 1 SINGLE TRUNK OAK, (1) 24" Ø
 - 2 MULTI-TRUNK OAK, (2) 6" Ø
 - 3 SINGLE TRUNK OAK, (1) 4" Ø
 - 4 SINGLE TRUNK OAK, (1) 7" Ø
 - 5 MULTI-TRUNK OAK, (2) 6" Ø
 - 6 MULTI-TRUNK UNKNOWN TREE, (1) 8" Ø, (1) 6" Ø, (1) 11" Ø, (1) 5" Ø
 - 7 MULTI-TRUNK OAK, (1) 7" Ø, (1) 6" Ø, (1) 3" Ø, (1) 2" Ø
 - 8 MULTI-TRUNK OAK, (1) 8" Ø, (2) 5" Ø
 - 9 MULTI-TRUNK OAK, (1) 4" Ø, (1) 3" Ø, (1) 2" Ø
 - 10 MULTI-TRUNK OAK, (1) 16" Ø, (1) 12" Ø

BACKFILL CALCULATIONS:

VALVE PIT = (39.17) (14) (5') / 27 = 101.6 CY

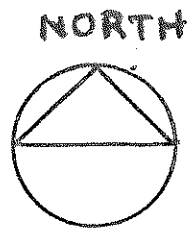
CONC AROUND PUMPS = (39.17) (7) (0.5') / 27 = 5.1 CY

FINAL GRADING = [1/3 (39.17) (14) (0.5')] / 27 = 3.4 CY

TOTAL = 110 CY (IN-PLACE, COMPACTED FILL)

A SITE PLAN
 SCALE: 3/16" = 1'-0"
 FILE: 9199B10C001A

LAST SAVED BY: abrico	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr><td>DESIGNED</td><td>RAH</td></tr> <tr><td>DRAWN</td><td>MM</td></tr> <tr><td>CHECKED</td><td>TY</td></tr> <tr><td>DATE</td><td>AUGUST 2013</td></tr> </table>	DESIGNED	RAH	DRAWN	MM	CHECKED	TY	DATE	AUGUST 2013	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr><td>PROJECT ENGINEER</td><td></td></tr> </table>	PROJECT ENGINEER		<table border="1" style="width: 100%; border-collapse: collapse;"> <tr><td>PROJECT MANAGER</td><td></td></tr> </table>	PROJECT MANAGER		<table border="1" style="width: 100%; border-collapse: collapse;"> <tr><td>PRINCIPAL</td><td></td></tr> </table>	PRINCIPAL				CITY OF PACIFIC GROVE EARDLEY PUMP STATION ABANDONMENT PROJECT CIVIL SITE PLAN	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr><td>VERIFY SCALES</td><td>JOB NO. 9199B.10</td></tr> <tr><td>BAR IS ONE INCH ON ORIGINAL DRAWING</td><td>DRAWING NO. C01</td></tr> <tr><td>IF NOT ONE INCH ON THIS SHEET, ADJUST SCALES ACCORDINGLY</td><td>SHEET NO. 4 OF 4</td></tr> </table>	VERIFY SCALES	JOB NO. 9199B.10	BAR IS ONE INCH ON ORIGINAL DRAWING	DRAWING NO. C01	IF NOT ONE INCH ON THIS SHEET, ADJUST SCALES ACCORDINGLY	SHEET NO. 4 OF 4
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PROJECT NO. 9199B10 FILE NAME: 9199B10C001.dgn																												

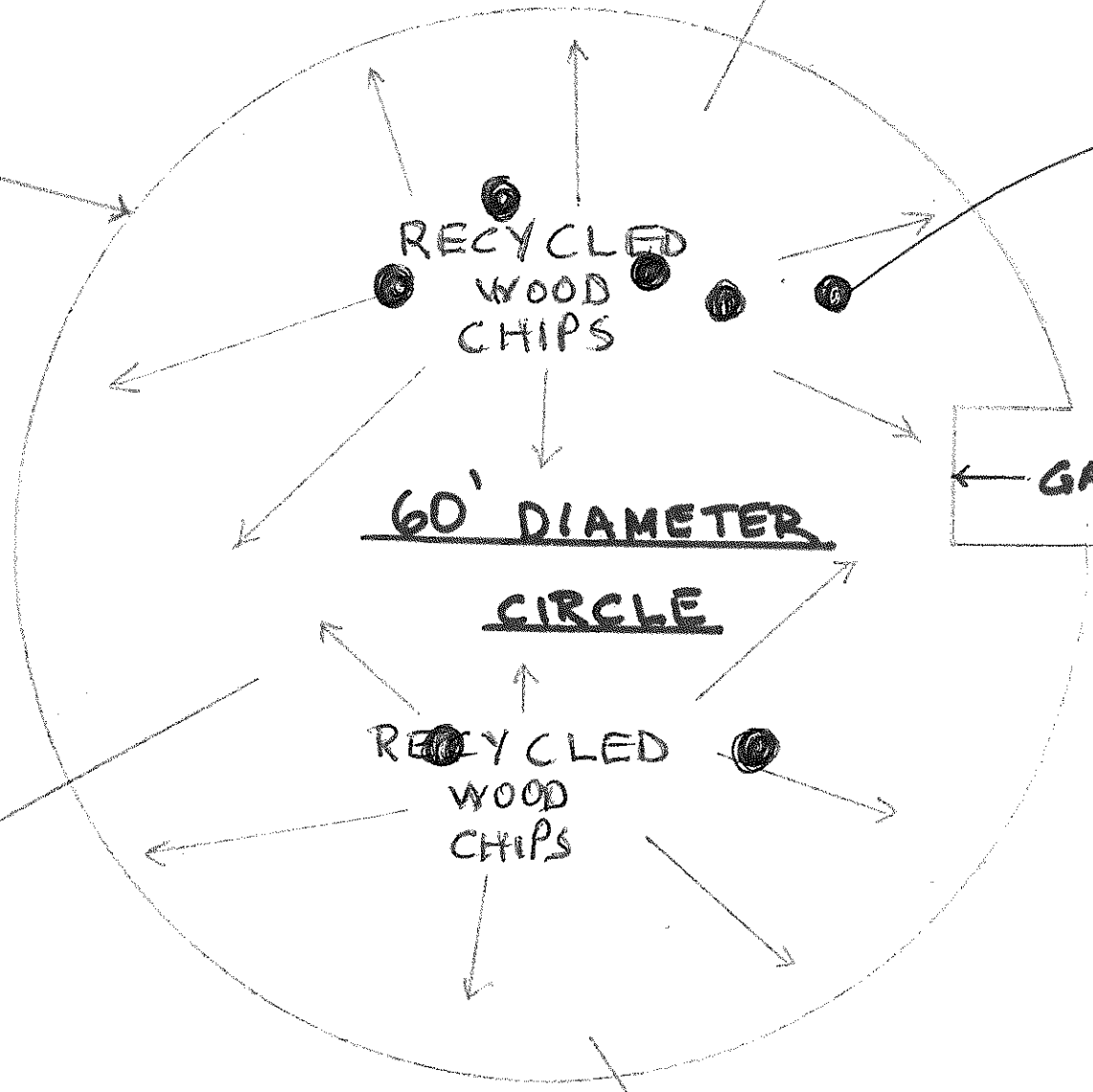


Item 7b

4' CEDAR SPLIT RAIL FENCE + GATE

EXISTING OAK TREES (TO STAY)

EARDLEY



60' DIAMETER
CIRCLE

GATE

SINEX

SINEX

CITY OF PACIFIC GROVE

EARDLEY PUMP STATION ABANDONMENT PROJECT

CALIFORNIA

AMERICAN WATER

LANDSCAPING PLANS



INCA Landscape Management

Since 1981 P.O. Box 3281
Carmel-by-the-Sea, CA 93921

MARIO E. CALLAU
Certified Landscape Designer
Landscape Contractor
Lic # 875311
Voicemail (831) 625-0900
Fax (831) 625-5557
Cell (831) 320-4420
incalandscape@aol.com

BY: MARIO E. CALLAU
C-27 LIC # 875311

TUE. 10/6/2015



NOTICE OF MEETING
CITY OF PACIFIC GROVE
HISTORIC RESOURCES COMMITTEE
REGULAR MEETING MINUTES

3:00 p.m., Wednesday, September 30, 2015

Council Chambers – City Hall – 300 Forest Avenue, Pacific Grove, CA

Copies of the agenda packet are available for review at the Pacific Grove Library located at 550 Central Avenue; the CDD counter in City Hall at 300 Forest Avenue, Pacific Grove from 8 a.m. – 12 p.m. and 1 p.m. – 5 p.m., Monday through Thursday; and on the internet at www.cityofpacificgrove.org/hrc. Recordings of the meetings are available upon request.

1. Call to Order- 3:00 p.m.

2. Roll Call.

HRC Members: Steve Covell, David Hines (Secretary), Maureen Mason (Chair), Claudia Sawyer, three vacancies.

3. Approval of HRC Minutes.

a. August 26, 2015 Minutes

On a motion by Member Hines, seconded by Member Sawyer, the board voted 4-0-0 to approve the 08-26-15 HRC Minutes. Motion passed.

4. Public Comments.

a. Written Correspondence

None.

b. Oral Communications

None.

5. Items to be Continued or Withdrawn.

None.

6. Consent Agenda.

Items 6.a, 6.b, 6.c, and 6.d were pulled by Member Sawyer and placed on the Regular Agenda as Items 7.a, 7.b, 7.c, 7.d.

The Committee and CEDD Director Brodeur agreed to revisit the language in P.G.M.C. Chapter 23.76 to clarify that any Determination of Ineligibility shall remain in effect for 10 years from the date of HRC approval.

7. Regular Agenda.

Item 7b

a. Initial Historic Screening Request No. IHS 15-415: Address: 310 Prescott Lane

Description: Review available information and consider whether a preliminary determination of ineligibility can be made.

Applicant/Owner: Craig Oliver/Same

CEQA status: Not a project under CEQA

Staff reference: Mark Brodeur, Director

Recommended action: Determine ineligible for Historic Resources Inventory.

On a motion by Member Sawyer, seconded by Member Hines, the Committee voted 4-0-0 to determine the property to be ineligible for the historic resources inventory because the property does not exhibit unique architectural, site or locational characteristics. Motion passed.

b. Initial Historic Screening Request No. IHS 15-433: Address: 511 Gibson Ave.

Description: Review available information and consider whether a preliminary determination of ineligibility can be made.

Applicant/Owner: Aaron Tolefson/Mario and Michelle Ruiz

CEQA status: Not a project under CEQA

Staff reference: Mark Brodeur, Director

Recommended action: Determine ineligible for Historic Resources Inventory.

On a motion by Member Hines, seconded by Member Sawyer, the Committee voted 4-0-0 to determine the property to be ineligible for the historic resources inventory because the property has undergone significant alterations to the primary or most visible façade, as evidenced through original plans, photographs or Sanborn maps. Motion passed.

c. Initial Historic Screening Request No. IHS 15-512: Address: 343 Bishop Ave.

Description: Review available information and consider whether a preliminary determination of ineligibility can be made.

Applicant/Owner: Roger Magyar/Stepehn Roger Magyar

CEQA status: Not a project under CEQA

Staff reference: Mark Brodeur, Director

Recommended action: Determine ineligible for Historic Resources Inventory.

On a motion by Member Sawyer, seconded by Member Covell, the Committee voted 4-0-0 to determine the property to be ineligible for the historic resources inventory because the property does not exhibit unique architectural, site, or locational characteristics. Motion passed.

d. Initial Historic Screening Request No. IHS 15-513: Address: 1027 Egan Ave.

Description: Review available information and consider whether a preliminary determination of ineligibility can be made.

Applicant/Owner: Jacob Morelay/Same

CEQA status: Not a project under CEQA

Staff reference: Mark Brodeur, Director

Recommended action: Determine ineligible for Historic Resources Inventory.

On a motion by Member Covell, seconded by Member Sawyer, the Committee ^{Item 7b} voted 4-0-0 to determine the property to be ineligible for the historic resources inventory because the property does not exhibit unique architectural, site, or locational characteristics. Motion passed.

e. Initial Historic Screening Request No. IHS 15-488 Address: 367 Gibson Ave.

Description: Review available information and consider whether a preliminary determination of ineligibility can be made.

Applicant/Owner: Michael Dickinson/Same

CEQA status: Not a project under CEQA

Staff reference: Mark Brodeur, Director

Recommended action: Discuss and take appropriate action.

The HRC discussed the project.

The public comment period was opened. The owner, Michael Dickensen, spoke.

The public comment period was closed.

On a motion by Member Sawyer, seconded by Chair Mason, the board voted 4-0-0 to determine the property to be ineligible for the historic resources inventory because the property does not exhibit unique architectural, site, or locational characteristics. Motion passed.

f. Historic Demolition Permit HDP 14-405 - 260 Sinex Ave APN: 006-528-001

Description: Historic Demolition Permit to demolish a pumphouse structure listed on the City's Historic Resources Inventory

Applicant/Owner: Cal-Am

CEQA status: Environmental Impact Report

Staff reference: Anastazia Aziz, AICP, Senior Planner

Recommended action: Discuss and make recommendation with findings to the Architectural Review Board.

The public comment period was opened.

Jeff Becom, resident and board member of the Association of Monterey Area Preservationists (AMAP), spoke in opposition of the proposed project.

John Pfaff, resident, spoke in favor of the proposed project.

Lucy Hazen, resident, spoke in favor of the proposed project.

Cosmo Bua, resident, spoke in opposition of the proposed project.

The public comment period was closed.

Senior planner Anastazia Aziz gave a staff report and explained the CEQA definition of Significant Unavoidable Impacts.

The HRC discussed the project.

Item 7b

On a motion by Member Hines, seconded by Chair Covell, the board voted 4-0-0 to recommend denial of the application to demolish the pumphouse structure listed on the City's Historic Resources Inventory because the proposed action is not consistent with the purposes of historic preservation as set forth in P.G.M.C 23.76.010 or the historic preservation element of the general plan, as described in P.G.M.C 23.76.090(e)(2), as well as CEQA Guidelines, Section 15041 (a), and Section 15126.6 (b). Motion passed.

- g. Historic Determination No. HD 15-525: 157 Grand Ave. APN: 006-173-001**
Description: Determine whether the Holman Garage Building meets the criteria for addition to the City's Historic Resources Inventory.
Applicant/Owner: Nader Agha
CEQA status: Not a project under CEQA
Staff reference: Mark Brodeur, Director
Recommended action: Accept Phase 1 Historic Report and do not add to Historic Resources Inventory.

Mark Brodeur, Community & Economic Development Director, gave a staff report.

The public comment period was opened. The following members of the public spoke in support of the adding the structure to the HRI:

- Jeff Becom, resident and board member of the Association of Monterey Area Preservationists (AMAP);
- Cosmo Bua, resident;
- James Smith, resident.

The following members of the public spoke in opposition of adding the structure to the HRI:

- Victor Montgomery, applicant;
- Nader Agha, owner.

The public comment period was closed.

The HRC discussed the project.

Senior planner Anastazia Aziz explained that Ordinance 15.006, which was approved by City Council at its March 14th, 2015 meeting, states a quorum is composed of a majority of total members, but an affirmative vote of the majority of the *appointed* members of the board shall be required for any action. In the case of the HRC, 4 members are necessary to achieve a quorum and 3 members votes are required to pass a motion.

On a motion by Member Covell, seconded by member Hines, the board voted 2-2-0 (Mason and Sawyer opposed) to accept a Phase 1 Historic Report and do not add the property to the Historic Resources Inventory. The motion did not pass.

On a motion by Chairperson Mason, seconded by Member Sawyer, the board voted 4-0-0 to continue the item to the October 28th, 2015 HRC Meeting when the HRC is expected to have 5 Members. Motion passed.

h. Appoint HRC member to Historic Preservation Ordinance Update Committee **Item 7b**

On a motion by Member Hines, seconded by Chair Covell, the board voted 4-0-0 to appoint Chairperson Maureen Mason to be the HRC Representative to the Historic Preservation Ordinance Update Committee. Motion passed.

8. New Business

- a. Review plans for proposed mixed use development located at 542 Lighthouse Ave. (Holman Building) a structure listed on the City's Historic Resources Inventory.
Staff Reference: Mark Brodeur, Director
Recommended Action: Discuss and provide comments

Mark Brodeur, Community & Economic Development Director, gave a staff report.

Ken Turgen, WR&D Architects, presented a powerpoint.

The HRC discussed the project.

9. Reports of HRC Members.

Member Sawyer stated that the City of Pacific Grove will be celebrating Chautauqua Days this weekend on October 2nd – 4th, 2015.

10. Reports of Council Liaison.

Councilmember Cuneo stated the possibility that approval of a new HRC Board Member may not be approved at the City Council meeting.

11. Reports of Staff.

Senior Planner Anastazia Aziz stated that the Local Coastal Program workshops are planned for Monday, October 19th, 2015 from 6-8:30pm at the Pacific Grove Community Center and Friday, November 20th, 2015 from 9:00-11:40am at the Asilomar Conference Center. There will also be a joint Planning Commission meeting with the City of Monterey on October 27th, 2015 at 4:00pm where Coastal Commission staff will present the Commissions Sea Level Rise Guidance document.

12. Adjournment at 4:40pm.

APPROVED BY THE HISTORIC RESOURCES COMMITTEE.

David Hines, Secretary

Date