



Pacific Grove Golf Links: Proposed Final IS/MND, Car Auction Agreement, & Improvement Bid Award

Pacific Grove City Council
May 2, 2018

Project Objectives and Description

- Improvement to golf course
 - Smooth rough between tee box and fairway on 18th Hole
 - Better surface
 - Cart path realignment
 - Better play
 - Special events such as the car auction



Purpose of CEQA

- Provide information about environmental consequences of actions
- Evaluate the project's anticipated physical environmental effects
- Provides public and agencies an opportunity to comment on environmental issues
- Obligation to avoid or reduce harm to the environment ("mitigation")

California
Environmental
Quality
Act

Golf Course Auto Auction CEQA

- Mitigated Negative Declaration Prepared
 - MND Prepared when there is no substantial evidence of adverse impacts
- 30 Day review period
 - April 2 – May 2, 2018, 4:00 p.m.
- Posted
 - *Monterey County Herald*
 - Posting on-site and off-site
 - City Manager's Weekly Update
 - Hard copies at Library, City Hall, and on City website

CITY OF PACIFIC GROVE

AUTO AUCTIONS AT PACIFIC GROVE MUNICIPAL GOLF COURSE
INITIAL STUDY & MITIGATED NEGATIVE DECLARATION



CITY OF PACIFIC GROVE
300 FOREST AVE.
PACIFIC GROVE, CA 93950

PROPOSED FINAL
APRIL 26, 2018

MND evaluated 19 potential impacts

Aesthetics

Agricultural and forestry resources

Air quality

Biological resources

Cultural resources

Geology/soils

Greenhouse gas emissions

Hazards and hazardous materials

Hydrology and water quality

Land use and planning

Mineral resources

Noise

Population and housing

Public services

Recreation

Transportation/traffic

Tribal cultural resources

Utilities and service systems

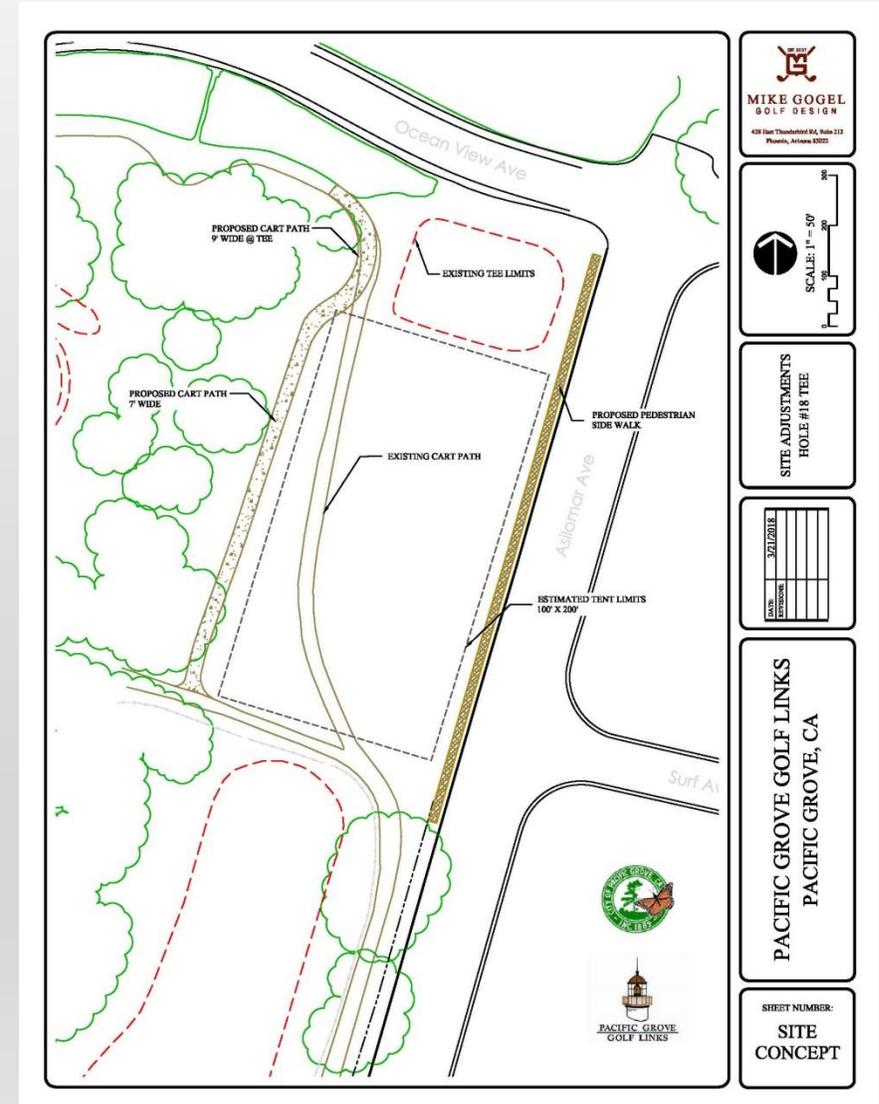
Mandatory findings of significance

MND & Findings

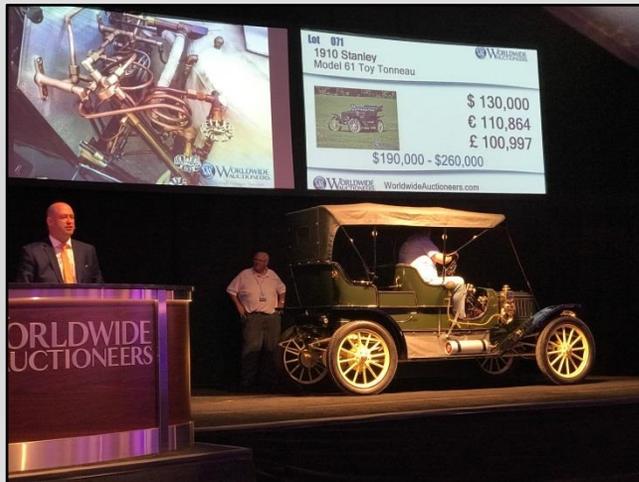
- Letters from 13 Commenters Received
 - Comments addressed in Mitigated Measures
 - City Staff responded to all comments received prior to noon on Friday 4/27/18
 - Comments received after noon on Friday 4/27/18 through 4:00 PM today reviewed; action taken as appropriate
 - No comments from State Clearinghouse
- 19 Environmental Factors Evaluated
 - 4 have Less than Significant Impacts if not mitigated
- Mitigation and Monitoring Program Drafted
 - Takes into account potential impacts
- City to Serve as Mitigation and Monitoring Program Coordinator

Agreement With Worldwide Auctioneers

- Pursuant to City Council direction
- With GLAC approval
- 5-year agreement
- \$100k + interest
- Improvements to golf course
- Walking trail along Asilomar Ave. to the ocean

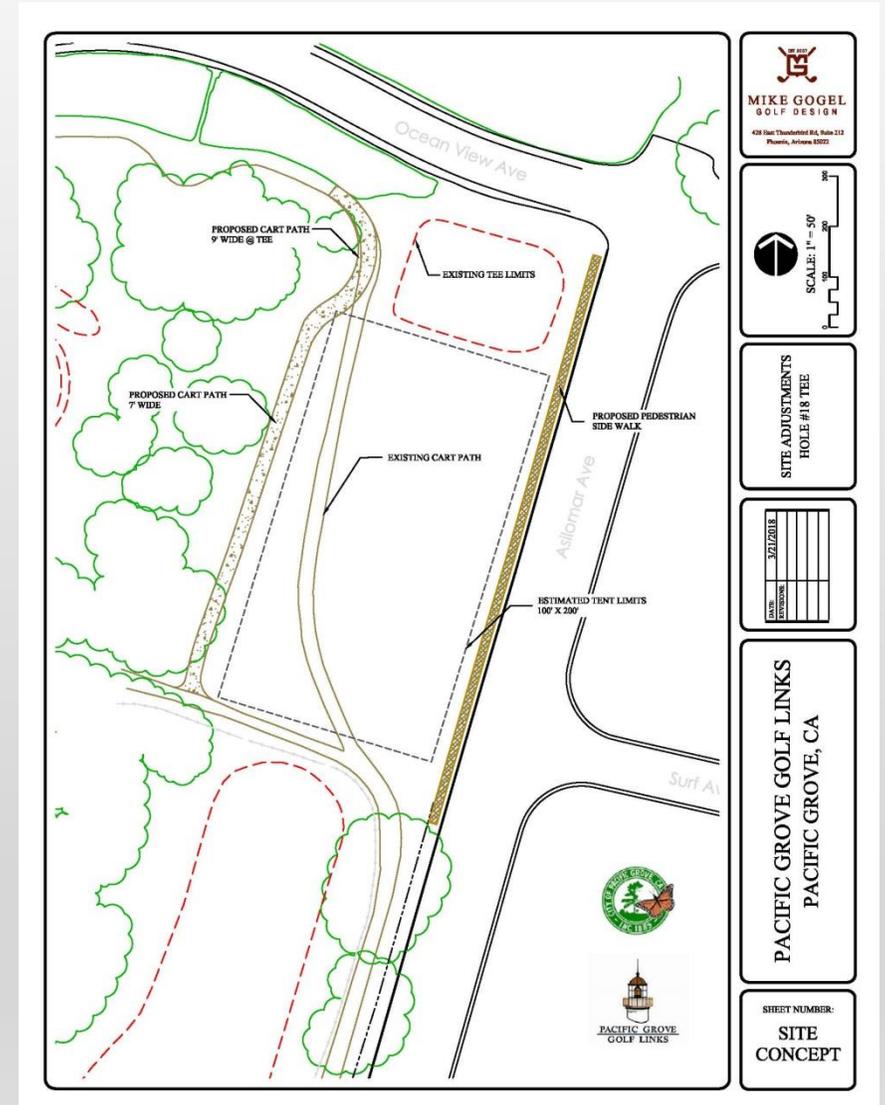


Last Year's Auction



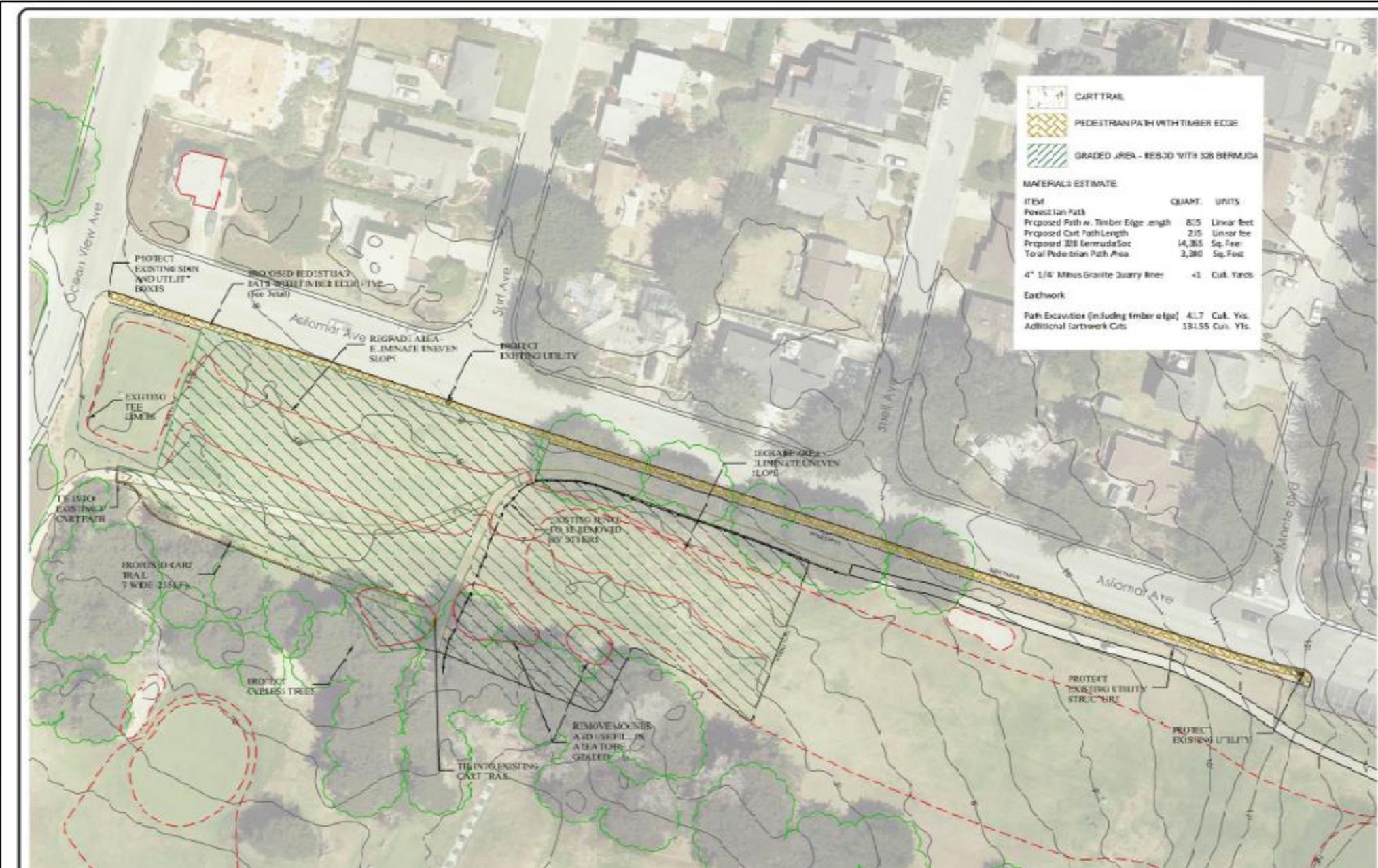
Golf Course Improvements

- Scope of Work:
 - Smoother surface to allow better play and special events
 - Grading & Filling
 - Cart Path Realignment
 - New Walking Path



Golf Course Improvements Con't

- RFP drafted and out to bid on March 26th
- Bids opened April 24
 - One received from D.H.R. Construction
 - A leader in Golf Course Improvements on West Coast
 - Construction Cost of \$129,000 plus a 10% contingency
 - Work takes 2-3 weeks with minimal disruption to play



LEGEND

- CART TRAIL
- PEDESTRIAN PATH WITH TIMBER EDGE
- GRADED AREA - RES-30 WITH 3/8 BERMAUDA

MATERIALS ESTIMATE

ITEM	QUANT.	UNITS
Proposed Path w/ Timber Edge Length	80.5	Linear Feet
Proposed Cart Path Length	215	Linear Feet
Proposed 3/8 Bermuda	14,365	Sq. Feet
Total Pedestrian Path Area	3,380	Sq. Feet
4" 1/4" Mitsu Granite Quarry Stone	41	Cu. Yards

Earthwork

Path Excavation (including timber edge)	41.7	Cu. Yds.
Additional Earthwork Cuts	131.55	Cu. Yds.

MIKE GOGEL GOLF DESIGN
45 East 100th Street, Suite 210
Plymouth, Minnesota 55422

SCALE: 1" = 60'

CONCEPT PLAN HOLE #18

DATE	DESCRIPTION

PACIFIC GLOVE GOLF LINKS

Recommendation

The City Council has considered the Initial Study/Mitigated Negative Declaration together with all comments received and finds that

- 1) on the basis of the whole record that there is no substantial evidence that the project will have a significant effect on the environment; and
- 2) 2) that the revised mitigation measures contained in the Final IS/MND are equivalent or more effective in mitigating or avoiding potential significant effects and will not cause any potentially significant effects on the environment.

The revised mitigation measures are hereby incorporated into the project approval. The City Council further finds that the Initial Study/Mitigated Negative Declaration reflects the City Council's independent judgment and analysis.

Recommendation

1. Adopt an Initial Study/Mitigated Negative Declaration for improvements and a walking trail at Pacific Grove Golf Links, approve findings and authorize the Notice of Determination. Findings include:
 - I. The event complies with all City zoning specifications under the Municipal Code and General Plan;
 - II. The event is a “pertinent and compatible” use with the golf course;
 - III. No detriment or injury results to health, safety, peace, morals, comfort or general welfare of persons residing or working near the golf course, or to property and improvements on or near the golf course, and;
 - IV. The event is compatible with Open Space-Recreational use.
2. Authorize the City Manager to enter into a five-year agreement with Worldwide Auctioneers for annual car auctions at Pacific Grove Golf Links.
3. Authorize the City Manager to enter into an agreement with D.H.R Construction Inc, for the grading, filling, walking and cart path realignment of the 18th Hole of Pacific Grove Golf Links in an amount not to exceed \$129,000 plus a 10% contingency.

Conclusion

Questions, Comments or Concerns?

Thank you.

