

ATTACHMENT 3

**MONTEREY COUNTY
GOVERNMENT CENTER
EAST AND WEST WINGS RENOVATION
PROJECT**

FINAL SUPPLEMENTAL ENVIRONMENTAL IMPACT REPORT

SCH No. 2003011115

Prepared for:

COUNTY OF MONTEREY
RESOURCE MANAGEMENT AGENCY
DEPARTMENT OF PUBLIC WORKS
168 WEST ALISAL STREET, 2ND FLOOR
SALINAS, CA 93901

Prepared by:

PMC[™]


60 GARDEN COURT, SUITE 230
MONTEREY, CA 93940

FEBRUARY 2015

MONTEREY COUNTY
GOVERNMENT CENTER
East and West Wings Renovation Project
FINAL SUPPLEMENTAL ENVIRONMENTAL IMPACT REPORT

SCH No. 2003011115

Prepared for:

MONTEREY COUNTY
RMA - DEPARTMENT OF PUBLIC WORKS
168 WEST ALISAL STREET, 2ND FLOOR
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FEBRUARY 2015

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1.0 INTRODUCTION

This Final Supplemental Environmental Impact Report (FSEIR) was prepared in accordance with the California Environmental Quality Act (CEQA) and the State CEQA Guidelines (Section 15132). The County of Monterey (County) is the lead agency for the environmental review of the proposed Government Center East and West Wings Renovation Project (project). The County has the principal responsibility for approving the project. This FSEIR responds to comments received on the DSEIR.

1.1 BACKGROUND AND PURPOSE OF THE EIR

OVERVIEW OF CEQA REQUIREMENTS FOR PREPARATION OF AN EIR

The County, serving as the lead agency, has prepared this SEIR to provide the public and responsible and trustee agencies with information about the potential environmental effects of the proposed project. As set forth in the provisions of CEQA and implementing regulations, public agencies are charged with the duty to consider the environmental impacts of proposed development and to minimize these impacts where feasible while carrying out an obligation to balance a variety of public objectives, including economic, environmental, and social factors.

State CEQA Guidelines Section 15121(a) states that an EIR is an informational document for decision-makers and the general public that analyzes the significant environmental effects of a project, identifies possible ways to minimize significant effects, and describes reasonable alternatives to the project that could reduce or avoid its adverse environmental impacts. Public agencies with discretionary authority are required to consider the information in the EIR, along with any other relevant information, in making decisions on the project.

CEQA requires the preparation of an environmental impact report prior to approving any project, which may have a significant effect on the environment. For the purposes of CEQA, the term "project" refers to the whole of an action which has the potential for resulting in a direct physical change or a reasonably foreseeable indirect physical change in the environment (CEQA Guidelines Section 15378[a]). With respect to the proposed project, the County has determined that the proposed Government Center East and West Wings Renovation Project is a "project" within the definition of CEQA.

The CEQA Guidelines identify several types of EIRs, each applicable to different project circumstances. This EIR has been prepared as a Supplemental EIR pursuant to CEQA Guidelines Section 15163.

CEQA provides that where there are changes to an already approved project for which an EIR was previously certified, a new environmental review shall be performed only where there is significant new information or changes to the project or in the circumstances surrounding the project that would result in new adverse environmental impacts that were not analyzed previously or impacts that are more severe than previously determined (Public Resources Code [PRC] Section 21166 and State CEQA Guidelines Section 15162). PRC Section 21166 applies to environmental review of any aspect of the Government Center because a prior EIR was certified for the proposed project in its entirety. CEQA provides several options regarding the form of supplemental analysis performed under Section 21166. To broadly summarize the applicable law, after an EIR has been certified for a project, the EIR is conclusively presumed to comply with CEQA unless one of two circumstances occurs:

1. The EIR is timely and successfully challenged in a legal proceeding and is finally adjudged not to comply with the requirements of CEQA; or

1.0 INTRODUCTION

2. A subsequent or supplemental EIR is required under the mandates of PRC Section 21166 and CEQA Guidelines Section 15162 (PRC Section 21167.2; CEQA Guidelines Section 15231).

BACKGROUND OF ENVIRONMENTAL REVIEW PROCESS OF THE PROJECT

The following is an overview of the environmental review process for the proposed project that has led to the preparation of this FSEIR.

Previous Environmental Review

The East and West Wings Renovation Project is a component of the larger Monterey County Government Center project approved in 2003. All aspects of the project were fully analyzed in the project's certified EIR, including renovation of the East and West Wings. Since the certification of the 2003 Government Center EIR and approval of the Government Center project, new information has come to light regarding the historical nature of the East and West Wings. At the time of the 2003 EIR, the East and West Wings were not listed as a historically significant structure on either the National Register of Historical Places (NRHP) or the California Register of Historical Resources (CRHR). On January 8, 2009, the United States Department of the Interior, National Parks Service, formally listed the East and West Wings of the Monterey County Courthouse as a historical structure. Given the heightened historic status of the property, as well as minor changes with respect to planned building occupancy, and new seismic, and American with Disabilities Act (ADA) requirements that have occurred since 2003, the County of Monterey determined that preparing a supplement to the 2003 certified EIR was appropriate to determine if any impacts to the building would occur—or could be avoided—with implementation of the renovation project.

Notice of Preparation

In accordance with CEQA regulations, the County released a Notice of Preparation (NOP) on August 30, 2013, with a comment period from August 30, 2013, to September 30, 2013. The County distributed the NOP to responsible agencies and private organizations and individuals that have stated an interest in the Project. The purpose of the NOP was to provide notification that an EIR for the Project was being prepared and to solicit guidance on the scope and content of the document. A copy of the NOP is included in Appendix A of the Draft EIR. Public and agency responses to the NOP are also included in Appendix A of the Draft EIR in accordance with CEQA.

Draft Supplemental EIR

The Draft Supplemental EIR (DSEIR) was released for public and agency review on July 21, 2014, with the review period ending on September 4, 2014. The DSEIR contains a description of the project, description of the environmental setting, identification of project impacts, and mitigation measures for impacts found to be significant, as well as an analysis of project alternatives. The DSEIR was provided to interested public agencies and the public and was made available for review at the County offices and on the County's website.

Final Supplemental EIR

The County received four comment letters from the City of Salinas, interest groups and the public regarding the DSEIR. This document responds to the written comments received as

required by CEQA. The comments resulted in no revisions to the DSEIR. This document constitutes the FSEIR.

Certification of the Final EIR/Project Consideration

The County will review and consider the FSEIR. If the County finds that the FSEIR is "adequate and complete," the County may certify the FSEIR. The rule of adequacy generally holds that the EIR can be certified if: (1) it shows a good faith effort at full disclosure of environmental information; and (2) it provides sufficient analysis to allow decisions to be made regarding the project in contemplation of its environmental consequences.

Upon review and consideration of the Final SEIR, the County may take action to adopt, revise, or reject the proposed project. A decision to approve the proposed project would be accompanied by written findings in accordance with State CEQA Guidelines Section 15091 and Section 15093. Public Resources Code Section 21081.6 also requires lead agencies to adopt a mitigation monitoring and reporting program to describe measures that have been adopted or made a condition of project approval in order to mitigate or avoid significant effects on the environment.

1.2 INTENDED USES OF THE SUPPLEMENTAL EIR

The SEIR is intended to evaluate the environmental impacts of the proposed project. This SEIR, in accordance with CEQA Guidelines Section 15126, should be used as the primary environmental document to evaluate all planning and permitting actions associated with the proposed project. Please refer to Section 2.0, Project Description, of the DSEIR for a detailed discussion of the proposed project.

MONTEREY COUNTY

The SEIR is intended to be used by Monterey County as a tool in evaluating the proposed project's environmental impacts and can be further used to modify, approve, or deny approval of the proposed project based on the analysis provided in the SEIR. A description of requested permits and subsequent approvals associated with approval and implementation of the proposed project is included in Section 3.0 Project Description, of this EIR.

KNOWN RESPONSIBLE AND TRUSTEE AGENCIES

For the purpose of CEQA, the term "responsible agency" includes all public agencies other than the lead agency that have discretionary approval power over a project or an aspect of a project. The term "trustee agency" means a state agency having jurisdiction by law over natural resources affected by a project that are held in trust for the people of California. The following agencies are identified as potential responsible or trustee agencies:

- California Office of Historic Preservation
- National Park Service
- City of Salinas
- Mark Edwin Norris, Norris Designs Etc.

2.0 COMMENTS AND RESPONSES

2.1 REQUIREMENTS FOR RESPONDING TO COMMENTS ON A DRAFT EIR

CEQA Guidelines Section 15088 requires the lead agency to evaluate all comments on environmental issues received on a Draft Environmental Impact Report (EIR) and prepare a written response. The written response must address the significant environmental issue raised and must provide a detailed response, especially when specific comments or suggestions (e.g., additional mitigation measures) are not accepted. In addition, the written response must be a good faith and reasoned analysis. However, lead agencies need only to respond to significant environmental issues associated with the project and do not need to provide all the information requested by comment, as long as a good faith effort at full disclosure is made in the EIR (CEQA Guidelines Section 15204).

CEQA Guidelines Section 15204 recommends that commenters provide detailed comments that focus on the sufficiency of the Draft EIR in identifying and analyzing the possible impacts on the environment and ways in which the significant effects of the project might be avoided or mitigated. CEQA Guidelines Section 15204 also notes that commenters should provide an explanation and evidence supporting their comments. Pursuant to CEQA Guidelines Section 15064, an effect shall not be considered significant in the absence of substantial evidence.

CEQA Guidelines Section 15088 also recommends that where the response to comments results in revisions to the Draft EIR, those revisions be noted as a revision to the Draft EIR or in a separate section of the Final EIR.

2.2 PUBLIC REVIEW

The DSIR was made available to the public on July 21, 2014. The DSEIR had a 45 day review period which lasted from July 21, to September 4, 2014. During that time, the County received four comment letters from the public and government agencies. The FSEIR includes a response to comments made in the four letters.

2.3 LIST OF COMMENTERS

The following individuals and representatives of organizations and agencies submitted comments on the DSEIR:

Letter	Individual or Signatory	Affiliation	Date
A	Amy Clymo	Monterey Bay Unified Air Pollution Control District	August 29, 2014
B	Katy Sanchez	Native American Heritage Commission	July 29, 2014
C	Mark Edwin Norris	Norris Designs Etc.com	July 23, 2014
D	Tara Hullinger	City of Salinas	September 3, 2014
E	Scott Morgan	Governor's Office of Planning and Research	September 8, 2014

2.4 RESPONSES TO COMMENT LETTERS

Written comments on the DSEIR are reproduced on the following pages, along with responses to those comments.

2.0 COMMENTS AND RESPONSES



MBUAPCD

Monterey Bay Unified Air Pollution Control District
Serving Monterey, San Benito, and Santa Cruz Counties

Letter A

24580 Silver Cloud Court
Monterey, CA 93940
PHONE: (831) 647-9411 • FAX: (831) 647-8501

August 29, 2014

Patricia Lopez
Monterey County RMA – Public Works
168 W. Alisal Street, 2nd Floor
Salinas, CA 93901

Subject: Comments on DSEIR for Monterey County Government Center East and West Wing Renovation Project

Dear Ms. Lopez:

Thank you for providing the Monterey Bay Unified Air Pollution Control District (Air District) the opportunity to comment on the above-referenced document. The Air District has reviewed the document and has no comments.

A-1

Sincerely,



Amy Clymo
Supervising Air Quality Planner

Richard A. Steadman, Air Pollution Control Officer

Letter A – Amy Clymo, Supervising Air Quality Planner, Monterey Bay Unified Air Pollution Control District

Response A-1: The commenter states that the Air District has no comments. No response is required.

2.0 COMMENTS AND RESPONSES

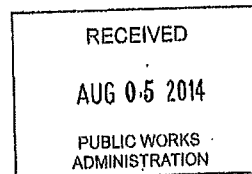
Letter B

STATE OF CALIFORNIA
NATIVE AMERICAN HERITAGE COMMISSION
1550 Harbor Blvd., ROOM 100
West SACRAMENTO, CA 95691
(916) 373-3710
Fax (916) 373-6471

Edmond G. Brown, Jr., Governor



July 29, 2014



Patricia Lopez
County of Monterey
168 West Alisal Street
Salinas, CA 93901

RE: SCH# 2003011115 East & West Renovation Project, Monterey County.

Dear Ms. Lopez:

The Native American Heritage Commission (NAHC) has reviewed the Notice of Completion (NOC) referenced above. The California Environmental Quality Act (CEQA) states that any project that causes a substantial adverse change in the significance of an historical resource, which includes archeological resources, is a significant effect requiring the preparation of an EIR (CEQA Guidelines 15064(b)). To comply with this provision the lead agency is required to assess whether the project will have an adverse impact on historical resources within the area of project effect (APE), and if so to mitigate that effect. To adequately assess and mitigate project-related impacts to archeological resources, the NAHC recommends the following actions:

- ✓ Contact the appropriate regional archaeological Information Center for a record search. The record search will determine:
 - If a part or all of the area of project effect (APE) has been previously surveyed for cultural resources.
 - If any known cultural resources have already been recorded on or adjacent to the APE.
 - If the probability is low, moderate, or high that cultural resources are located in the APE.
 - If a survey is required to determine whether previously unrecorded cultural resources are present.
- ✓ If an archaeological inventory survey is required, the final stage is the preparation of a professional report detailing the findings and recommendations of the records search and field survey.
 - The final report containing site forms, site significance, and mitigation measures should be submitted immediately to the planning department. All information regarding site locations, Native American human remains, and associated funerary objects should be in a separate confidential addendum, and not be made available for public disclosure.
 - The final written report should be submitted within 3 months after work has been completed to the appropriate regional archaeological Information Center.
- ✓ Contact the Native American Heritage Commission for:
 - A Sacred Lands File Check. USGS 7.5-minute quadrangle name, township, range, and section required
 - A list of appropriate Native American contacts for consultation concerning the project site and to assist in the mitigation measures. Native American Contacts List attached
- ✓ Lack of surface evidence of archeological resources does not preclude their subsurface existence.
 - Lead agencies should include in their mitigation plan provisions for the identification and evaluation of accidentally discovered archeological resources, per California Environmental Quality Act (CEQA) Guidelines §15064.5(f). In areas of identified archeological sensitivity, a certified archaeologist and a culturally affiliated Native American, with knowledge in cultural resources, should monitor all ground-disturbing activities.
 - Lead agencies should include in their mitigation plan provisions for the disposition of recovered cultural items that are not burial associated, which are addressed in Public Resources Code (PRC) §5097.98, in consultation with culturally affiliated Native Americans.
 - Lead agencies should include provisions for discovery of Native American human remains in their mitigation plan. Health and Safety Code §7050.6, PRC §5097.98, and CEQA Guidelines §15064.5(e), address the process to be followed in the event of an accidental discovery of any human remains and associated grave goods in a location other than a dedicated cemetery.

B-1

Sincerely,

Katy Sanchez
Associate Government Program Analyst

CC: State Clearinghouse

Native American Contact List **Letter B**
 Monterey County
 July 29, 2014 **Continued**

Jakkl Kehl 720 North 2nd Street Patterson, CA 95363 (209) 892-1060	Ohlone/Costanoan	Amah Mutsun Tribal Band of Mission San Juan Bautista Irene Zwielerlein, Chairperson 789 Canada Road Woodside, CA 94062 amahmutsuntribal@gmail.com (650) 400-4806 Cell (650) 332-1526 Fax	Ohlone/Costanoan
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Coastanoan Rumsen Carmel Tribe Tony Cerda, Chairperson 240 E. 1st Street Pomona, CA 91766 rumsen@aol.com (909) 524-8041 Cell (909) 629-6081	Ohlone/Costanoan	Ohlone/Coastanoan-Esselen Nation Christianne Arias, Vice Chairperson P.O. Box 552 Soledad, CA 93960 (831) 235-4590	Esselen Ohlone/Costanoan
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Ohlone/Coastanoan-Esselen Nation Louise Miranda-Ramirez, Chairperson P.O. Box 1301 Monterey, CA 93942 ramirez.louise@yahoo.com (408) 629-5189 (408) 205-7579 Cell	Esselen Ohlone/Costanoan	Amah Mutsun Tribal Band Edward Ketchum 35867 Yosemite Ave Davis, CA 95616 aerieways@aol.com	Ohlone/Costanoan Northern Valley Yokuts
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Trina Marine Ruano Family Ramona Garibay, Representative 30940 Watkins Street Union City, CA 94587 soaprootmo@comcast.net (510) 972-0645	Ohlone/Costanoan Bay Miwok Plains Miwok Patwin	Ohlone/Coastanoan-Esselen Nation Pauline Martinez-Arias, Tribal Council woman 1116 Merlot Way Gonzales, CA 93926 maklici0-us@gmail (831) 596-9897	Esselen Ohlone/Costanoan
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Amah Mutsun Tribal Band Valentin Lopez, Chairperson P.O. Box 5272 Galt, CA 95632 vlopez@amahmutsun.org (916) 743-5833	Ohlone/Costanoan Northern Valley Yokuts	Indian Canyon Mutsun Band of Costanoan Ann Marie Sayers, Chairperson P.O. Box 28 Hollister, CA 95024 ams@indiancanyon.org (831) 637-4238	Ohlone/Costanoan
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This list is current only as of the date of this document.

Distribution of this list does not relieve any person of the statutory responsibility as defined in Section 7050.6 of the Health and Safety Code, Section 5097.94 of the Public Resources Code and Section 5097.98 of the Public Resources Code.

This list is only applicable for contacting local Native Americans with regard to cultural resources for the proposed SCH # 2003011115 East & West Wings Renovation project, Monterey County.

2.0 COMMENTS AND RESPONSES

Native American Contact List
Monterey County
July 29, 2014

Letter B
Continued

Amah Mutsun Tribal Band of Mission San Juan Bautista
Michelle Zimmer
789 Canada Road Ohlone/Costanoan
Woodside CA 94062
amahmutsuntribal@gmail.com
(650) 851-7747 Home
(650) 332-1526 Fax

This list is current only as of the date of this document.

Distribution of this list does not relieve any person of the statutory responsibility as defined in Section 7050.5 of the Health and Safety Code, Section 5097.94 of the Public Resources Code and Section 5097.98 of the Public Resources Code.

This list is only applicable for contacting local Native Americans with regard to cultural resources for the proposed SCH # 2003011115 East & West Wings Renovation project, Monterey County.

Letter B – Katy Sanchez, Associate Government Program Analyst, Native American Heritage Commission

Response B-1: The commenter provides information regarding CEQA requirements for assessing historical and archeological resources. The commenter further recommends steps in identifying the potential for impact to historical resources. The commenter does not discuss any inadequacies of the Draft SEIR. Comment noted.

As a point of clarification, the East and West Wings are an existing building built in 1937. All renovations would occur in the interior and (to a lesser extent) exterior of these wings, except for renovations to the courtyard which was also built around the same time period. The DSEIR analysis and conclusions are based on findings from the *Government Center EIR* completed in October of 2003 and the *Review of the Proposed Renovation of the Monterey County Courthouse with the Secretary of the Interior's Standards for Rehabilitation* prepared by Richard Brandi in April 2014. The Government Center EIR determined that the site contains no recorded or anticipated resources of archaeological, cultural, or pre-historic significance. However, the Government Center EIR provided mitigation measures, if in fact, undiscovered cultural resources were uncovered during development of the project. As the proposed project is a part of the project analyzed in the 2003 Government Center EIR, the proposed project is still required to comply with the mitigation measures of the original Government Center EIR regarding the protection of cultural resources.

Letter C

Please note e-mail is only checked periodically throughout the day. If your matter is urgent, please contact me directly. This message is intended only for the individual named. If you are not the named addressee, please notify the sender immediately by e-mail and delete this e-mail from your system. E-mail transmission cannot be guaranteed to be secure or error-free as information could be intercepted, corrupted, lost, destroyed, arrive late or incomplete, or contain viruses. The sender, therefore, does not accept liability for any errors or omissions in the contents of this message which arise as a result of e-mail transmission. If verification is required, please request a hard-copy version.

From: Norrisdesignsetc@aol.com [<mailto:Norrisdesignsetc@aol.com>]
Sent: Wednesday, July 23, 2014 9:55 AM
To: Hickman, Rita Ext.4748
Cc: munfris@hotmail.com; jnsarch@aol.com; norrisdesignsetc@aol.com
Subject: do you know the location where the 3 story building is being planned

Rita,
do you know where they are considering building the new 3 story building?

PROJECT BACKGROUND

The East and West Wing Renovation Project is a component of the Monterey County Government Center Project approved in 2003. All aspects of the East and West Wing Renovation project were fully analyzed in the Monterey County Government Center's certified EIR. The Monterey County Government Center project consists of the following elements:

1. Construction of a new three-story building to accommodate county administrative functions;

Mark Edwin Norris, Designer
and Permit Expediter
v&f (831) 424-2114

NorrisDesignsEtc.com

please consider the environment before printing this email
this office does not necessarily endorse whatever appears below this line.

C-1

Letter C
Continued

From: Lopez, Patricia Ext.8998
To: Hickman, Rita Ext.4748
Subject: RE: do you know the location where the 3 story building is being planned
Date: Wednesday, July 23, 2014 10:59:00 AM

Thanks Rita

Patricia A. Lopez
Management Analyst III / Project Manager
County of Monterey
Department of Public Works
168 West Alisal Street / 2nd Floor
Salinas, CA 93901-2438
P: 831.755.8998
F: 831.755-4958
E: lopezp@co.monterey.ca.us

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From: Hickman, Rita Ext.4748
Sent: Wednesday, July 23, 2014 10:39 AM
To: 'Norrisedesignsetc@aol.com'
Subject: do you know the location where the 3 story building is being planned

Good Morning

As the NOA indicates, there were five elements comprising the Monterey County Government Center Project. The element you are inquiring about, the three-story administration building, was completed in 2005. I have attached a picture of this facility at 168 W. Alisal Street, Salinas, fronting the corner of West Alisal and Capitol streets.

The only remaining element of the MCGC project left to complete is the renovation of the East and West Wing building which prompted preparation of the subject SEIR.

Rita Hickman
County of Monterey
Resource Management Agency-Public Works
Architectural Services
168 W Alisal St Fl.2
Salinas CA 93901-2438
Telephone: (831)755-4748
Facsimile: (831)755-4958
hickmanr@co.monterey.ca.us

2.0 COMMENTS AND RESPONSES

Letter C – Mark Edwin Norris, Designer and Permit Expediter, Norris Designs Etc.com

Response C-1: The commenter asks where the new 3-story administration building will be. The 3-story was constructed in the year 2005 at 168 W. Alisal Street. The DSEIR discusses this on page 2.0-2 and states "Construction of a new 138,000-square-foot Administration Building (the building has since been completed and is not a part of this SEIR analysis)".

Letter D



CITY OF SALINAS
Community and Economic Development Department
65 West Alisal Street • Salinas, California 93901 • (831) 758-7206 • Fax (831) 775-4258

September 3, 2014

Ms. Patricia A. Lopez, Management Analyst III
County of Monterey
Resource Management Agency, Department of Public Works
168 W. Alisal Street, 2nd Floor
Salinas, CA 93901-2438

Subject: Request for Comments on the Draft Supplemental Environmental Impact Report (DSEIR) for the Monterey County Government Center East and West Wing Renovation Project

Dear Ms. Lopez:

The City received the above-referenced document on July 21, 2014. Thank you for the opportunity to review and comment on the subject document. The City has the following comments on the DSEIR:

Comments:

1) Section 2.5 Project Description: East and West Wings Renovation: The DSEIR states (page 2.0-6) that the "Although the exact materials and design for the exterior doors and windows have not been selected, they must ultimately be found consistent with the Secretary of the Interior's standards for historic building renovation, as described in detail in Section 3.3., Cultural Resources." It is not clear in the DSEIR who will ultimately be making the determination of the consistency of the exact materials and design for the exterior doors and windows (with the Secretary of the Interior's standards) once they are selected. A qualified architectural historian or other historian consultant should be retained in this regard.

D-1

The DSEIR (page 2.0-6) further notes that "...small bronze bas-relief features created by Joe Mora" that are currently located on the exterior recessed double doors "may be removed, preserved, and reapplied to new doors." [also mentioned on page 3.3-17]. While we applaud what appears to be the likely preservation of Mr. Mora's unique and significant sculptural elements, it is not clear if they would be reapplied to new replacement doors in the same manner as the original. The reapplication of the decorative features is discussed in Mitigation Measure 3.3-2a, but we would appreciate additional clarification of the design review process for reuse "if it is determined that the decorative features cannot be reapplied in the same manner as they currently exist..." We note that you received input from the Joe Mora Trust through the Notice of Preparation process and DSEIR pages 3.3-7 to 3.3-14 that document Mr. Mora's contribution to the historical significance of the property.

D-2

Letter D
Continued

There is also discussion on this page regarding the proposed installation of heating, ventilation and air conditioning (HVAC) on the roof of the building. While it discusses the location of the equipment, it does not discuss whether the equipment will be visible from adjacent public streets/areas or whether it will have any impact on the historical or architectural significance of the building. If potentially visible, the equipment should be screened through architectural means which is consistent with the architecture of the building.

D-3

- 2) **Section 3.3.2. Regulatory Setting, City of Salinas General Plan and Historic Resources Ordinance:** Page 3.3-5 – The document states “*Although the City does not have review and approval authority of the project on historic grounds, the County is confident that the project description and final improvement plans will be consistent with the City’s Ordinance and review process.*” Although the City’s Historic Resources Board (HRB) Ordinance is referred to in this Section, the proposal has not been brought forward by the County for review and comment by the City of Salinas HRB.

D-4

As previously discussed with County staff earlier this year, the City’s HRB would greatly appreciate having a presentation of the proposal by the County to assist them with understanding the scope of the project and planned renovations/improvements. Additionally, since the exact materials and improvement plans have not been determined/completed to date, the City would also request that such information be forwarded to the HRB for their review and comment prior to any final approval(s) by the County. The next HRB meeting is scheduled for September 8, 2014, at 4 p.m. in the Community and Economic Development Department Large Conference Room, 65 W. Alisal Street, Second Floor, and the next regular meeting is October 6, 2014. Please let me know when we can schedule the County’s presentation of the project to the City’s HRB.

D-5

- 3) Page 3.3-4 states ...“*it is the County’s intent to work in cooperation with the City to preserve architecturally important historic buildings and features that encapsulate and era of the City’s history.*” The City’s recent release of a brochure of Art Deco/Moderne buildings in Salinas affirms the City’s commitment to cherishing our Art Deco/ Moderne architectural heritage. The subject building is listed in the brochure.

D-6

Again, thank you for the opportunity to review the above-referenced document. Please feel free to contact me with any questions at 831-758-7407 or tarah@ci.salinas.ca.us.

Sincerely,



Tara Hullinger
Planning Manager

Cc: Doug Yount, Interim Community and Economic Development Director
Alan Stumpf, Assistant Development Director
Chris Callihan, City Attorney
HRB

Letter D – Tara Hullinger, Planning Manger, City of Salinas

Response D-1: The commenter inquires regarding the process for making the determination of the consistency of the exact materials and design for the exterior doors. The commenter suggests a qualified architectural historian or other historical consultant be retained for this. As identified in **MM 3.3-2a**, any replacement doors and windows must be consistent with the National Park Service Preservation Brief 13 to ensure consistency with the Secretary of the Interior's Standards. The County intends on retaining services from an architectural historian to assist in the selection of specific materials. The commenter does not discuss any inadequacies of the Draft EIR. The comment noted for the record.

Response D-2: The commenter discusses the small bronze bas-relief features created by Jo Mora located on the project's exterior doors. The commenter would like further clarification on the design review process for reuse. However, mitigation measure **MM 3.3-2a** specifies the following treatment:

"Prior to renovation activities that will affect the existing elevator and/or recessed exterior doors, the County shall take measures to ensure that the existing decorative features are properly protected and preserved for reapplication. If it is determined that the decorative features cannot be properly protected in place, the decorative features shall be removed and kept in a safe place and reapplied after renovation activities are complete. If it is determined that the decorative features cannot be reapplied in the same manner as they currently exist, the decorative features are to be applied within the building near the existing elevator and/or recessed exterior doors in order to retain the historic location of these features, whichever is applicable."

Please see text clarification of DESEIR page 2.0-6 following these responses. Based on this mitigation measure, the preferred method of safeguarding the feature would be to protect and preserve the design feature in place. However, preserving and incorporating the features in a contextually appropriate manner will also suffice. The final design review and protection process would remain the responsibility of the County of Monterey Resource Management Agency.

Response D-3: The commenter states that if the proposed installation of a HVAC system can be seen from adjacent public streets/areas, it should be screened through architectural means consistent with the architecture of the building. This suggestion is consistent with MM 3.3-2d and Secretary of the Interior's Standard 9. The commenter does not discuss any inadequacies of the Draft SEIR. Please see the text amendments at the end of these responses. This comment is included for the record and for consideration by Monterey County RMA.

Response D-4: The commenter notes that the project has not been brought forward to the City's Historic Resources Board (HRB). As noted in the DSEIR, the County is not required to obtain approval from the City nor the City's HRB. However, the County does intend to refer the project to the City's planning agency for report on conformity with the City's General Plan prior to the County's

2.0 COMMENTS AND RESPONSES

consideration for approval of the project, per Government Code Section 65402.

Response D-5: The commenter discusses the City's HRB preference to have a presentation of the proposed project by the County. Please see above response. The City's planning agency can choose to refer the project to its HRB when the County refers the project to the City's planning agency. Additionally, the HRB would like to review the final material and improvement plans once they have been finalized by the County prior to final approval. The commenter also provides meeting dates and place for HRB's meetings. Comments are noted for the record.

Response D-6: The commenter states that the East and West Wings are included in the City's recent Art Deco/Moderne buildings in Salinas brochure. Comment is noted for the record.

Letter E



Edmund G. Brown Jr.
Governor

STATE OF CALIFORNIA
Governor's Office of Planning and Research
State Clearinghouse and Planning Unit



Ken Alex
Director

RECEIVED
SEP 11 2014
PUBLIC WORKS
ADMINISTRATION

September 8, 2014

Patricia A. Lopez
Monterey County
168 W. Alisal St.
Salinas, CA 93901-2438

Subject: Monterey County Government Center, Salinas
SCH#: 2003011115

Dear Patricia A. Lopez:

The State Clearinghouse submitted the above named Supplemental EIR to selected state agencies for review. The review period closed on September 5, 2014, and no state agencies submitted comments by that date. This letter acknowledges that you have complied with the State Clearinghouse review requirements for draft environmental documents, pursuant to the California Environmental Quality Act.

E-1

Please call the State Clearinghouse at (916) 445-0613 if you have any questions regarding the environmental review process. If you have a question about the above-named project, please refer to the ten-digit State Clearinghouse number when contacting this office.

Sincerely,

Scott Morgan
Director, State Clearinghouse

1400 TENTH STREET P.O. BOX 3044 SACRAMENTO, CALIFORNIA 95812-3044
TEL (916) 445-0613 FAX (916) 323-3018 www.opr.ca.gov

2.0 COMMENTS AND RESPONSES

Document Details Report State Clearinghouse Data Base

Letter E Continued

SCH# 2003011115
Project Title Monterey County Government Center, Salinas
Lead Agency Monterey County

Type SIR Supplemental EIR
Description The proposed project includes replacement of windows, doors, seismic retrofits, exterior cleaning and sealing, exterior and interior Americans with Disabilities improvements, removal of some interior walls, creation of new walls and partitions, a new elevator in the West Wing, automatic fire sprinklers, upgrades to heating, ventilation, and air condition system, update sanitary system, a new elevated pedestrian bridge/walkway, landscaping, and renovation of the existing Courtyard planter.

Lead Agency Contact

Name Patricia A. Lopez
Agency Monterey County
Phone 831 755 4800
email
Address 168 W. Alisal St.
City Salinas
Fax
State CA **Zip** 93901-2438

Project Location

County Monterey
City Salinas
Region
Lat / Long 39° 40' 27" N / 121° 39' 32" W
Cross Streets Alisal Street
Parcel No. 002-253-027
Township **Range** **Section** **Base**

Proximity to:

Highways Hwy 68, 183
Airports
Railways Union Pacific RR
Waterways Natividad Creek
Schools Roosevelt and Sacred Heart Elementary, Salinas High
Land Use Public/Semipublic

Project Issues Archaeologic-Historic

Reviewing Agencies Resources Agency; Department of Fish and Wildlife, Region 4; Office of Historic Preservation; Department of Parks and Recreation; Department of Water Resources; California Highway Patrol; Caltrans, District 5; Air Resources Board; Regional Water Quality Control Board, Region 3; Department of Toxic Substances Control; Native American Heritage Commission; Public Utilities Commission

Date Received 07/23/2014 **Start of Review** 07/23/2014 **End of Review** 09/05/2014

Letter E – Scott Morgan, Director, State of California, Governor’s Office of Planning and Research, State Clearinghouse and Planning Unit

Response E-1: The commenter acknowledges that the State Clearinghouse has not received any comments on the DSEIR by state agencies and that the County has complied with the State Clearinghouse review requirements. The commenter does not discuss any inadequacies of the Draft EIR. Comment is noted for the record.

2.0 COMMENTS AND RESPONSES

2.5 TEXT AMENDMENTS TO THE DRAFT SEIR

The following amendments are made to the text of the DSEIR as a result of the public review process:

DSEIR page 2.0-6:

Exterior

The building exterior is made from cast-in-place concrete. Renovation will require replacement of windows and doors (for function, security, and energy efficiency), seismic retrofits, exterior cleaning and sealing, and features to ensure compliance with the Americans with Disabilities Act. Although the exact materials and design for exterior doors and windows have not been selected, they must ultimately be found consistent with the Secretary of the Interior's standards for historic building renovation, as described in detail in Section 3.3, Cultural Resources.

For example, the exterior recessed double doors are currently adorned with small bronze bas-relief features created by Jo Mora. These features ~~may shall~~ be removed, preserved, and reapplied to new doors as feasible, or otherwise reused in context consistent with Secretary of the Interior Standards. The exterior appearance of the buildings will not be significantly altered, with most of the renovation work occurring on the interior.

The heating, ventilation, and air condition (HVAC) system for the East and West Wings will consist of multiple, air-cooled, packaged, variable-volume air-conditioning units with economizers. The units will be located on the roof and mounted on curbs. The units will be appropriately screened as necessary to remain consistent with Secretary of the Interior Standards.

DSEIR page 3.3-17:

The proposed project includes removal and replacement of doors and windows, which are identified as distinctive features of the building, and is therefore potentially inconsistent with Standard 5. The Brandi evaluation also identified the historic fabric of the former law library as an interior feature that should be retained and repaired. Several National Park Service briefs discuss a wide range of treatment approaches that depend on a host of site-specific circumstances. Generally, the goal is to repair when feasible and replace when necessary. When selecting compatible replacement windows and doors, the material, configuration, color, operability, number and size of panes, profile and proportion of metal sections, and reflective quality of the original glass should be duplicated as closely as possible. In addition, the exterior recessed double doors are adorned with small bronze bas-relief features created by Jo Mora (and mentioned in the National Register nomination form and in comments received by the Jo Mora Trust Collection Curator). These features should be removed, preserved, and reapplied to new doors, or otherwise incorporated into the project in a contextually appropriate manner.

