



Monterey County

168 West Alisal Street,
1st Floor
Salinas, CA 93901
831.755.5066

Board Order

Upon motion of Supervisor Armenta, seconded by Supervisor Parker and carried by those members present, the Board of Supervisors hereby:

Adopted Resolution No. 15-091 to certify the Final Supplemental Environmental Impact Report for the Monterey County Government Center East and West Wings Renovation Project.

PASSED AND ADOPTED on this 14th day of April 2015, by the following vote, to wit:

AYES: Supervisors Armenta, Phillips, Salinas and Parker
NOES: None
ABSENT: Supervisor Potter

I, Gail T. Borkowski, Clerk of the Board of Supervisors of the County of Monterey, State of California, hereby certify that the foregoing is a true copy of an original order of said Board of Supervisors duly made and entered in the minutes thereof of Minute Book 78 for the meeting on April 14, 2015.

Dated: April 14, 2015
File ID: RES 15-033

Gail T. Borkowski, Clerk of the Board of Supervisors
County of Monterey, State of California

By Denise Hancock
Deputy

(EIR) on the Monterey County Government Center and has prepared the Supplemental EIR (SEIR) on the Monterey County Government Center East and West Wings Renovation Project to supplement the EIR. The County has prepared the SEIR in compliance with CEQA, and the SEIR reflects the County of Monterey's independent judgment and analysis.

- EVIDENCE:**
- a) In 2003, Monterey County released a Draft EIR that evaluated environmental impacts related to the construction of a new three-story County Administration building; renovations of the North Wing of the Courthouse; renovations of the East and West Wings of the Courthouse; pedestrian promenade tying the new Administration building, the North Wing; the E&W Wings and parking modification.
 - b) The EIR was certified by the Monterey County Board of Supervisors on October 16, 2003 (Resolution No. 03-346). The Monterey County Government Center has since been constructed and occupied.
 - c) The 2003 EIR analyzed environmental impacts related to renovation of the E&W Wings. However, since certification of the EIR, the E&W Wings were placed on the National Register of Historic Places (National Register) by the National Park Service, in January 2009. As a result of being placed on the National Register, the property has also been listed in the California Register of Historic Resources. Given the heightened historic status of the property, the County of Monterey determined that preparing a supplement to the 2003 EIR was appropriate to determine if any impacts to the building or the courtyard sculpture would occur—or could be avoided—with implementation of the renovation project. In addition, minor changes with respect to planned building occupancy have occurred since 2003.
 - d) The County prepared a Supplemental Environmental Impact Report (SEIR) pursuant to Section 15163 of the California Environmental Quality Act (CEQA) Guidelines to assess potential Archeological and Historical impacts of the E&W Wings Renovation Project, which is a component of the 2003 EIR. The SEIR analyzed potential impacts on Cultural/Historical resources, as related to renovation of the E&W Wings. Cultural resources are defined as prehistoric and historic sites, structures, or any other physical evidence associated with human activity considered important to a culture, a subculture, or a community for scientific, traditional, or religious reasons. Paleontological resources include fossil remains, as well as fossil localities and formations that have produced fossil material. This section of the SEIR replaces Section 3.3 of the certified 2003 EIR in its entirety.
 - e) A Notice of Availability to Adopt a SEIR was filed with the Clerk of the Board on July 21, 2014. The document was circulated for public review from July 21, 2014 to September 4, 2014. Comment letters were received from the following: Monterey Bay Unified

Air Pollution Control District, Native American Heritage Commission, Mark Edwin Norris, State of California Clearinghouse and Planning Unit, and the City of Salinas. A Final SEIR was prepared which provides written response to all major environmental issues raised and provides good faith, reasoned analysis in response to comments. The comments and responses are summarized below.

- f) **Monterey Bay Unified Air Pollution Control District** (Air District) had no comments.

Native American Heritage Commission's letter dated July 29, 2014, provides information regarding CEQA requirements for assessing historical and archeological resources. The letter further recommends steps in identifying the potential for impact to historical resources. The letter does not discuss any inadequacies of the Draft SEIR. 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 would still be required to comply with the mitigation measures of the original Government Center EIR regarding the protection of cultural resources if the project is brought forward to the Board for its consideration.

Mark Edwin Norris' email dated July 23, 2014, asked where the County is building the new 3-story building. The 3-story Administration building was constructed in 2005 at 168 W. Alisal Street, Salinas. The DSEIR discusses this on page 2.0-2 and indicates that construction of a new 138,000-square-foot Administration Building has been completed and is not a part of the SEIR analysis.

State of California Clearinghouse and Planning Unit's letter dated September 8, 2014, states that no state agencies submitted comments.

City of Salinas' letter dated September 3, 2014, and County's responses are summarized as follows:

1. The DSEIR is unclear as to who will ultimately make the determination of consistency of the exact materials and design for the exterior door and windows. As stated in

Mitigation Measure 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 letter does not discuss any inadequacies of the Draft SEIR.

2. The letter discusses the small bronze bas-relief features created by Jo Mora located on the project's exterior doors and on the design review process for reuse. The DSEIR, under mitigation measure MM 3.3-2a states: "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." Additionally, the revised text Amendment to the Draft SEIR reads "These features shall be removed, preserved, and reapplied to new doors as feasible, or otherwise reused in context consistent with Secretary of the Interior Standards. The commenter does not discuss any inadequacies of the Draft SEIR.
3. The letter 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. Amendment to the Draft SEIR is revised to read "The units will be appropriately screened as necessary to remain consistent with Secretary of the Interior Standards." The letter does not discuss any inadequacies of the Draft SEIR. This comment is included for the record and for consideration by Monterey County RMA.
4. The letter 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 consideration for approval of the project, per Government Code Section 65402.

5. The letter discusses the City's HRB preference to have a presentation of the proposed project by the County. 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 letter also suggests meeting dates and places for HRB's meetings. As noted in the DSEIR, the County is not required to obtain approval from the City nor the City's HRB. However, County staff does intend to present the project to the City and/or the City's HRB prior to the Board's consideration of the project. The comment does not discuss any inadequacies of the Draft SEIR.
6. The commenter states that the East and West Wings are included in the City's recent Art Deco/Moderne buildings in Salinas' brochure. The comment does not discuss any inadequacies of the Draft SEIR.
- g) The RMA-Planning Department, located at 168 W. Alisal Street, 2nd Floor, Salinas, California, 93901, is the custodian of documents and other materials that constitute the record of proceedings upon which the decision to adopt the SEIR is based.

FINDING:

SUPPLEMENTAL ENVIRONMENTAL IMPACT REPORT –

The Supplemental Environmental Impact Report (SEIR) was considered by the Board of Supervisors on March 24, 2015 and the Final SEIR was distributed to the commenting agencies at least 10 days prior to consideration by the Board of Supervisors. The Board of Supervisors is certifying the SEIR but is not approving a project at this time.

EVIDENCE:

RMA-Public Works staff intends to return to the Board of Supervisors for consideration of a project after tenant occupancy has been determined and funding has been identified.

DECISION

NOW, THEREFORE, BASED ON THE ABOVE FINDINGS AND EVIDENCE, BE IT RESOLVED THAT, the Board of Supervisors of Monterey County does hereby:

- a. Certify the Final Supplemental Environmental Impact Report for the Monterey County Government Center East and West Wings Renovation Project has been completed in compliance with California Environmental Quality Act;
- b. The Final SEIR was presented to the Board of Supervisors, and the Board of Supervisors reviewed and considered the information contained in the Final SEIR;

c. The EIR on the Monterey County Government Center, as supplemented by the Final SEIR, is available to be considered when and if the Board considers approval of the project as analyzed in the Final SEIR; and

d. The Final SEIR reflects the lead agency's independent judgment and analysis.

PASSED AND ADOPTED upon motion of Supervisor Armenta, seconded by Supervisor Parker and carried this 14th day of April 2015, by the following vote, to wit:

AYES: Supervisors Armenta, Phillips, Salinas and Parker

NOES: None

ABSENT: Supervisor Potter

I, Gail T. Borkowski, Clerk of the Board of Supervisors of the County of Monterey, State of California, hereby certify that the foregoing is a true copy of an original order of said Board of Supervisors duly made and entered in the minutes thereof of Minute Book 78 for the meeting on April 14, 2015.

Dated: April 14, 2015
File Number: RES 15-033

Gail T. Borkowski, Clerk of the Board of Supervisors
County of Monterey, State of California

By Denise Hamack
Deputy