Atascadero City Council

Staff Report - Community Development Department

Atascadero City Hall Repair and Rehabilitation Project
Mitigated Negative Declaration Certification
PLN 2004-0141 (City of Atascadero)

(Request for approval of a certified negative declaration for the Historic City Hall which is a requirement of the California Cultural and Historical Endowment grant received by the City of Atascadero.)

RECOMMENDATION:

Council adopt Draft Resolution A certifying the historic Atascadero City Hall Rehabilitation and Rehabilitation Project Mitigated Negative Declaration 2006-0038.

DISCUSSION:

Background: The City Council requested staff identify funding sources for the repair and rehabilitation of the historic Atascadero City Hall. One funding source was established through a two million dollar grant, funded by the California Cultural and Historical Endowment (CCHE). The CCHE funds are derived from Proposition 40 funds to make grants and loans to public agencies and nonprofit organizations to protect and preserve California’s cultural and historic resources.

This grant funds a series of actions for the repair, maintenance, and rehabilitation of Atascadero’s City Hall. An important function of the grant funding is to professionally document and analyze the specific methods of proposed repair and restoration work through an environmental document per the requirements of the California Environmental Quality Act (CEQA). The CEQA document has been completed and submitted to the City Council for review, approval and certification.

Analysis: The project is proposed to occur in three phases. Funding for the first phase of the project would come from the CCHE State grant.
The first phase of the project addresses specific items as delineated by the City’s architectural and engineering consultants, Pfeiffer Partners. The items fall within seven major categories of work, as follows:

- Exterior cladding;
- Roofing, waterproofing, and skylights;
- Interior partitions, doors, and glazing;
- Floor and roof structure repairs;
- Plumbing systems repairs;
- Heating, ventilation, and air conditioning repairs; and
- Electrical lighting, power, and communication repairs.

As a requirement of the California Environmental Quality Act (CEQA), historic resources consultants, Robert Bruce Anderson and Thomas Hardy were retained to independently assess the initial recommendations for repair and rehabilitation work to the City Hall. Anderson and Hardy both meet the required Federal Professional Consultant Qualifications for evaluation of national registered historic buildings as established by the Secretary of Interior.

Environmental: Draft Mitigated Negative Declaration 2006-0038 was completed and distributed to the public for review on December 15, 2006. The public notification requested any public comment to be submitted to the City by January 17, 2007. No public comments have been received as of the date of staff report printing.

The Draft Mitigated Negative Declaration focused on the following areas of potential impact: Air Quality; Cultural Resources; Geology/Soils; Hazards & hazardous Materials; Noise; and Transportation/Traffic. Mitigation measures are included reducing all potential impacts to a level of insignificance. The primary area of focus is on Cultural Resources pertaining to any potential impacts related to repair and rehabilitation work to City Hall. Details of the environmental analysis are contained within the appendix report prepared by Anderson and Hardy, entitled “Review and Evaluation of Significance of Impacts – Repair and Rehabilitation of Atascadero City Hall”, dated December 2006 (Draft Mitigated Negative Declaration, Attachment 1, Exhibit A).

Conclusion: The proposed program is a result of City Council direction to seek funding sources for the repair and rehabilitation of City Hall. California Cultural and Historical Endowment provides two million dollars towards City Hall. In order for the City to qualify for the grant, this CEQA process must be completed by January 28, 2007.

FISCAL IMPACT:

The project will have a net positive revenue to the City of $2,000,000 (two million dollars).
ALTERNATIVES:

- Due to the strict time constraints of the State CCHE grant, the grant funding will be withdrawn by the State if the City Council does not certify the Mitigated Negative Declaration by January 28, 2007.

ATTACHMENTS:

Attachment 1: Draft Resolution A
DRAFT RESOLUTION A

A RESOLUTION OF THE CITY COUNCIL
OF THE CITY OF ATASCADERO, CALIFORNIA, CERTIFYING CITY HALL REHABILITATION PROJECT
MITIGATED NEGATIVE DECLARATION
PLN 2004-0141
(Applicant: City of Atascadero)

WHEREAS, the City Council of the City of Atascadero, Atascadero, CA directed staff to pursue grant funding for the repair and rehabilitation of City Hall following the December 2003 San Simeon Earthquake; and,

WHEREAS, staff has applied for and received approval of the California Cultural and Historical Endowment (CCHE) State grant for funding the repair and rehabilitation of City Hall; and,

WHEREAS, an Initial Study and Draft Mitigated Negative Declaration 2006-0031 were prepared for the project and made available for public review in accordance with the requirements of the California Environmental Quality Act (CEQA); and,

WHEREAS, The Draft Mitigated Negative Declaration incorporates professional consultation that meets the Secretary of Interior’s Professional Qualifications Standards for Historic Architecture, Historic Preservation Planning and/Architecture History per the Code of Federal Regulations, 36 CDF part 61 and,

WHEREAS, the laws and regulations relating to the preparation and public notice of environmental documents, as set forth in the State and local guidelines for implementation of the California Environmental Quality Act (CEQA) have been adhered to; and,

WHEREAS, the City Council of the City of Atascadero convened on January 23, 2007; and,

NOW, THEREFORE, the City Council of the City of Atascadero, hereby resolves to take the following actions:

SECTION 1. Certification. The City Council does hereby certify City Hall Rehabilitation and Rehabilitation Project Mitigated Negative Declaration 2006-0038 as identified in Exhibit A.

Exhibit A: Mitigated Negative Declaration 2006-0038
On motion by Council Member ______________ and seconded by Council Member ______________, the foregoing Resolution is hereby adopted in its entirety on the following roll call vote:

CITY OF ATASCADERO

By: ______________________
    Dr. George Luna, Mayor

ATTEST:

Marcia McClure Torgerson, C.M.C., City Clerk

APPROVED AS TO FORM:

Patrick L. Enright, City Attorney
Exhibit available for review at the City Clerk’s Office.