

RESOLUTION NO. ____-2016

RESOLUTION OF THE FORT BRAGG CITY COUNCIL APPROVING PROFESSIONAL SERVICES AGREEMENT WITH MICHAEL BAKER INTERNATIONAL FOR PREPARATION OF HARE CREEK CENTER ENVIRONMENTAL IMPACT REPORT AND AUTHORIZING CITY MANAGER TO EXECUTE SAME (AMOUNT NOT TO EXCEED \$66,105; FUNDED BY DEVELOPER DEPOSIT ACCOUNT DDA-016)

WHEREAS, on January 28, 2015, the Fort Bragg Planning Commission considered an application by Group II Commercial Real Estate, Inc. for a Coastal Development Permit, Use Permit, Design Review and Lot Line Adjustment to develop a new shopping center at 1250 Del Mar Drive, Fort Bragg (APN: 018-450-40, 018-450-41), approved a Mitigated Negative Declaration (MND), and on a 2-2 vote, effectively denied the application; and

WHEREAS, on February 4, 2015, Group II filed an appeal of the Planning Commission's denial with the Fort Bragg City Council; and

WHEREAS, on February 9, 2015, Edward Oberweiser, et al. filed an appeal of the Planning Commission's approval of the MND; and

WHEREAS, on March 23, 2015, the Fort Bragg City Council upheld the Oberweiser appeal and denied the Group II appeal and directed staff to work with the Coastal Commission staff and the applicant to redesign the project to address Coastal Commission and City Council concerns about the project design; and

WHEREAS, at the March 23, 2015 meeting, City Council further directed that a consultant be retained to prepare an Environmental Impact Report for the project; and

WHEREAS, on April 4, 2016, Group II Commercial Real Estate, Inc. submitted a new application for a Coastal Development Permit, Use Permit, Design Review and Lot Line Adjustment to develop a new shopping center; and

WHEREAS, the application includes design changes to address concerns identified by City Council and Coastal Commission staff at the March 23, 2015 City Council meeting and at subsequent staff level meetings with the Coastal Commission staff, including: 1) reconfiguration of the site so that the buildings are located further back from Highway 1 and the access road is located between the buildings and Highway 1; 2) reduction in the quantity of site grading and retention of the knoll; 3) retention of views to the ocean at the north end of the property; 4) revisions to the external design treatments of the buildings; 5) addition of more landscaping to screen the project from the highway; and 6) various other changes; and

WHEREAS, the new application includes a proposed shopping center which would be anchored by Grocery Outlet and consist of three buildings, including: Building A at 15,000 square feet, Building B at 10,000 square feet and Building C at 4,500 square feet, for a total of 29,500 square feet of retail space with a new access road, parking lots, loading zones, pedestrian improvements, rain water storage tanks, utility connections, drainage improvements, utilities, signage, and landscaping; and

WHEREAS, the City is the lead agency for the completion of the environmental review for the proposed project under the California Environmental Quality Act (CEQA); and

WHEREAS, Group II Commercial Real Estate has established a Developer Deposit Account to fund City staff activities associated with the review of the Hare Creek Center application and related activities including the completion of the Environmental Impact Report (EIR); and

WHEREAS, the City of Fort Bragg released a Request for Proposals on December 17, 2015 to obtain the professional services of a consulting firm to prepare an EIR for the project; and

WHEREAS, on February 19, 2016, proposals for environmental review services for the Hare Creek Center project were received from two firms, namely Michael Baker International and DUDEK; and

WHEREAS, those proposals were reviewed and evaluated on the basis of capabilities, experience, qualifications, and cost; and

WHEREAS, Michael Baker International's proposal was rated as the best proposal; and

WHEREAS, based on all the evidence presented, the City Council finds as follows:

1. Michael Baker International is qualified to provide necessary professional services to complete the Environmental Impact Report for the Hare Creek Center application.

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Fort Bragg does hereby approve the attached professional services agreement with Michael Baker International for preparation of Hare Creek Center Environmental Impact Report and authorizing City Manager to execute same (Amount Not to Exceed \$66,105; funded by Developer Deposit Account DDA-16).

The above and foregoing Resolution was introduced by Councilmember _____, seconded by Councilmember _____, and passed and adopted at a regular meeting of the City Council of the City of Fort Bragg held on the 25th day of July, 2016, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

DAVE TURNER,
Mayor

ATTEST:

June Lemos
City Clerk