

RESOLUTION NO. 22-010

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PACIFIC GROVE SUPPORTING CONVEYANCE OF THE NATIONAL OCEANIC ATMOSPHERIC ADMINISTRATION PROPERTY ON LIGHTHOUSE AVENUE FOR A COLLABORATION BETWEEN THE CENTER FOR OCEAN ART, SCIENCE, AND TECHNOLOGY AND CENTRAL COAST COMMUNITY ENERGY

FINDINGS

1. WHEREAS, the City of Pacific Grove is committed to restoring and preserving the archeologically and environmentally sensitive landscapes and ecosystems along the City's Monterey Bay shoreline; and
2. WHEREAS, the City has recently completed a project to restore the shoreline adjacent to the Pacific Grove Golf Links; and
3. WHEREAS, the City, the Heritage Society, and the community have recently completed a project to restore the Point Pinos Lighthouse, the oldest continuously operating Lighthouse on the west coast; and
4. WHEREAS, the City, assisted by the Monterey County Parks District, the Transportation Agency of Monterey County, and others, has developed the Recreation Trail along the City's shoreline, making Pacific Grove one of the few cities on the west coast to preserve virtually the entire coastline in public ownership for the enjoyment and education of the public;
5. WHEREAS, the City is actively working to acquire or otherwise ensure that the remaining railroad right of way is retained as a nature path open to the public; and
6. WHEREAS, the National Oceanic and Atmospheric Administration (NOAA) has surplusd 4.3 acres of land and a building in the midst of the City's natural habitat restoration areas; and
7. WHEREAS, NOAA has not had either adequate resources or the interest to preserve and restore the land to its native state; and
8. WHEREAS, the General Services Administration (GSA) of the federal government is attempting to auction the NOAA property in its high-value asset sale through the Federal Assets Sale Transfer Act (FASTA) process; and
9. WHEREAS, the Public Buildings Reform Board (PBRB) failed to engage with community stakeholders, as required, prior to determining the eligibility of the property for inclusion as a high-value asset in the FASTA process; and

10. WHEREAS, the PBRB has not disclosed publicly how the NOAA property was originally determined to be of sufficient value, given the many constraints on its use, for inclusion as a high-value asset in the FASTA process; and
11. WHEREAS, the property appears to no longer qualify as a high-value asset under the FASTA process, as acknowledged in a December 2021 PBRB report highlighting the failure of the property to meet the minimum criteria for the subsequent FASTA round ; and
12. WHEREAS, as a condition of receiving a determination of concurrence letter from the California Coastal Commission (CCC) that transfer of ownership of the NOAA property would not adversely impact coastal resources, the GSA agreed to disclose all relevant Pacific Grove Local Coastal Program land-use policies to potential auction bidders ; and
13. WHEREAS, as requested in the CCC's determination letter, the GSA has not adequately informed potential auction bidders in its disclosure documents that the Pacific Grove Local Coastal Program's land-use policy limits uses of the property to "coastal-dependent marine research and educational activities, aquaculture, and coastal dependent recreational access that is compatible with maintenance of coastal-dependent scientific and educational uses"; and
14. WHEREAS, rather than allowing the auction of the property to continue, the Federal government has an opportunity to enable the community to restore all of the lands between Lighthouse Avenue, Asilomar Avenue, and Ocean View Boulevard, and fully integrate those restored lands into the City's other nature restoration and preservation and areas; and
15. WHEREAS, this restored land would be of significant benefit to current and future generations, of both local community residents and visitors; and
16. WHEREAS, renovation of the building to provide the community with a climate change and electrification exploration center, and a Center for Ocean Art, Science, and Technology (COAST) that would advance cutting-edge scientific and technological innovation in the region; promote the region's international reputation in ocean-inspired art, education, and public outreach; and bring significant benefits to both local community residents and visitors; and
17. WHEREAS, COAST, with its goal of highlighting ocean art, science and technology while preserving the building's spectacular and unique ocean-themed mural by world-renowned artist Ray Troll, has garnered over 2,000 signatories on a petition to save the decommissioned NOAA facility; and
18. WHEREAS, the City passed a resolution (No. 21-011) in 2021 in support of COAST's efforts to garner community support for saving the mural, for securing the NOAA

building for the community, and for developing a plan for housing an ocean science- and art-related program in the building, and

19. WHEREAS, restoration of the land and renovation of the building, when combined with the other projects the City has underway, would significantly increase the overall benefit to the local environment, residents, and the tens of thousands of visitors each year from throughout the United States and around the world, takes on added value to our community and nation; and
20. WHEREAS, the Honorable Congressman Jimmy Panetta strongly supports conveyance of the property to the local community and has demonstrated his support through letters to the Director of the Office of Management and Budget, the Secretary of Commerce, and the Administrators of the GSA and NOAA, and
21. WHEREAS, the Pacific Grove City Council has continually indicated its support for a community supported reuse as evident by their passage of a previous resolution (No. 12-025) in 2012 requesting that the Lighthouse Avenue property be conveyed to the City for under a federal public benefit conveyance process.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF PACIFIC GROVE:

1. The Council determines that each Finding set forth above is true and correct, and by this reference incorporates those Findings as an integral part of this Resolution.
2. The Council authorizes adoption of this resolution to support the conveyance of the National Oceanic and Atmospheric Administration Property on Lighthouse Avenue for a collaboration between the Center for Ocean Art, Science, and Technology and Central Coast Community Energy.
3. This Resolution shall become effective immediately following passage and adoption thereof.

PASSED AND ADOPTED BY THE COUNCIL OF THE CITY OF PACIFIC GROVE
this 2nd day of March 2022, by the following vote:

AYES: Mayor Peake, Mayor Pro Tem McAdams, Councilmember Amelio, Coletti, Poduri, Smith, and Tomlinson.

NOES: None.

ABSENT: None.

APPROVED:

DocuSigned by:

Bill Peake

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BILL PEAKE, Mayor

ATTEST: **3/4/2022**
DATED: _____

DocuSigned by:
Sandra Kandell

SANDRA KANDELL, City Clerk

APPROVED AS TO FORM:

DocuSigned by:
DAVID C LAREDO

DAVID C. LAREDO, City Attorney