



*City
Council
Report*

Item:
Category: Public Hearing
Meeting Date: August 17, 2021

TITLE: Adopt the Mitigated Negative Declaration for Measure O - Civic Center Improvements Project No. 21-MM (Resolution/Roll Call Vote)

RECOMMENDATION

That the City Council adopt the attached resolution adopting the Mitigated Negative Declaration (MND) for the Measure O - Civic Center Improvements Project No. 21-MM.

BACKGROUND

In the November 2018 general election, Campbell voters passed Measure O, a \$50 million general obligation (GO) bond measure to fund the Civic Center Improvements for a new Police Operations Building and improvements to the existing Campbell Library (Project). The Project proposes to remove the existing Police Department Annex structure (portable building) and construct a new, two-story, approximately 24,800-square-foot Police Operations Building in the northwest corner area of the Civic Center site that is currently occupied by a surface parking lot. The project additionally includes the renovation of the existing Campbell Library building and alteration of parking lots and pedestrian walkways within the Civic Center complex.

At the May 19, 2020 City Council Meeting, the City Council authorized staff to issue a Request for Proposals (RFP) for environmental consultant services for the Project. Subsequently, staff issued the RFP and selected the consulting firm of David J. Powers & Associates, Inc. (DJP&A) to prepare the environmental documents necessary for compliance with the California Environmental Quality Act (CEQA).

To facilitate the preparation of the Initial Study, DJP&A was provided a site plan and a project description incorporating the Council approved conceptual designs for the new Police Operations Building and the renovation of the existing Campbell Library.

On July 21, 2021 the Initial Study and Mitigated Negative Declaration for the project were published for public review and comments.

DISCUSSION

All projects are subject to review under the California Environmental Quality Act (CEQA). The level of review required under CEQA is generally commensurate with the scale, complexity and potential environmental impacts that would result from a proposed project.

For the Project, an Initial Study was prepared, which analyzed various potential environmental impacts, including air and water pollution, greenhouse gas emissions, noise, etc. The Initial Study also evaluated the potential impact of the new building on nearby historical structures and traffic operations resulting from the reconfiguration of the parking lot driveways. Per CEQA, if the Initial Study concludes that the potential impacts of a project can be reduced to less than significant with incorporation of mitigation measures, a Mitigated Negative Declaration (MND), respectively, may be prepared. As identified in the Initial Study prepared for the project, an MND was prepared.

The recommended mitigation measures include various “best management practices” for protecting cultural resources, and addressing construction-related air quality (dust, exhaust), and hazardous material (asbestos, lead-based paint) impacts. Additional mitigation measures include: completing a Phase II Environmental Site Assessment prior to construction; protecting nesting birds from construction activities; and selecting appropriate mechanical equipment for the new Police Operations Building to minimize noise levels to the surrounding residential neighbors.

The included transportation analysis identified potential impacts to parking at the Civil Center site. While impacts to Parking are not evaluated under CEQA, site plan modifications were identified to minimize the loss of on-site parking, including the conversion of the adjacent gravel lot to a more formalized parking area. Additionally, staff will be developing a parking management plan that may extend the employee permit parking system into other nearby City-owned parking areas. This plan will be presented to Council prior to moving into the construction phase of the project.

The City of Campbell provided a 20-day public review period of the Mitigated Negative Declaration pursuant to CEQA guidelines. The 20-day public review period occurred from July 21, 2021 to August 10, 2021. Residents within a 500-foot radius of the Project were notified by mail via the Notice of Intent (NOI) of the publishing and public comment period. The NOI was also posted on the City website, published in the Metro Silicon Valley, and posted with the Clerk-Recorder of the County of Santa Clara. Additionally, the NOI was distributed to the CEQA mailing list maintained by the Planning Division. As of the preparation of this report, no public comments have been received. Any comments received will be compiled, responded to, and presented to the City Council as a desk item at the August 17, 2021 Council meeting.

In conclusion, it is recommended that the City Council adopt the Mitigated Negative Declaration based on the following findings, in compliance with the California Environmental Quality Act.

1. The Mitigated Negative Declaration reflects the lead agency’s independent judgment and analysis.
2. Based on the Initial Study and any comments received, that there is no substantial evidence that the project will have a significant effect on the environment

FISCAL IMPACT

There are no fiscal impacts associated with the recommended action of adopting the Initial Study and Mitigated Negative Declaration. However, the included mitigation measures will result in additional costs that will be built into the design and construction budget for the project.

ALTERNATIVES

Do not adopt the Mitigated Negative Declaration. The Council could direct staff to revise the Initial Study and Mitigated Negative Declaration if needed. If the Council does not adopt the Mitigated Negative Declaration, the Project would not comply with CEQA and construction could not occur.

Prepared by: _____
Roger Storz, Sr. Civil Engineer

Reviewed by: _____
Amy Olay, City Engineer

Reviewed by: _____
Todd Capurso, Public Works Director

Reviewed by: _____
Will Fuentes, Finance Director

Approved by: _____
Brian Loventhal, City Manager

Attachment: A. Resolution