



## AGENDA REPORT

**Date:** March 21, 2017

**To:** City Manager for Council Action

**From:** Director of Parks & Recreation  
Director of Community Development

**Subject:** Public Hearing: Adopt a Resolution approving a Mitigated Negative Declaration and Mitigation Monitoring or Reporting Program, File a Notice of Determination, and approve the Project's architectural design to allow development of Reed and Grant Streets Sports Park located south of Reed Street, between Lafayette and Grant Streets. File number PLN2016-11934 / CEQA2016-01014

### EXECUTIVE SUMMARY

The item under consideration is the adoption of a Resolution approving a Mitigated Negative Declaration (MND) and Mitigation Monitoring or Reporting Program (MMRP), filing of a Notice of Determination pursuant to the California Environmental Quality Act (CEQA), and approval of the Project's architectural design to allow the development of a new youth sports facility located south of Reed Street, between Lafayette and Grant Streets ("Project"). Approval of architectural design in conformance with Council's previous design direction will allow construction documents to be prepared for bid. See discussion section and attachments for additional details and design.

**CEQA.** In February 2017, an Initial Study was completed by David J. Powers & Associates, Inc.; it was found that any significant impacts the Project may have on the environment could be avoided with the implementation of mitigation measures, addressing air quality, biological, cultural and soils issues, and resulted in the drafting of a Mitigated Negative Declaration ("MND") and Mitigation Monitoring or Reporting Program ("MMRP"). The MND was made available for public review and comment for a 30-day review period from February 9, 2017 to March 13, 2017, pursuant to Section 15073 of the CEQA Guidelines. Public notice was sent on February 8, 2017 to property owners and residents within a 1,200 foot radius from the proposed 9 acre Project site, (greater than the 300 foot radius used for a standard City project). Additional outreach measures included a published notice in the Santa Clara Weekly on February 8, 2017, a Notice of Availability (NOA) filed with Santa Clara County, the State Clearinghouse, posting on site along the fence line, and on City website in two locations regarding the CEQA public review and comment period. See discussion section below for public hearing outreach efforts.

**Public Comment.** A total of ten (10) comment letters were received in response to the Initial Study. Public agency comments were received from Santa Clara County Roads, Santa Clara Valley Water District, Santa Clara Valley Transportation Agency and the California Department of Transportation related to sidewalks, access to transit, vehicle trips, travel demand, encroachment permits if needed, all of which are adequately addressed in the Initial Study, response to public comment, and will be incorporated into the final design as needed. Four letters pertained to non-CEQA design issues and the Project's interface with the existing Dog Park, parking and access. The Project design and paving of Parking Lot B adjacent to the Dog Park will allow for ADA access, additional parking spaces, and improved sidewalks on Reed Street and Grant Street, the Dog Park retains its separate entries for large and smaller dogs, and the reconfigured area provides added area for small dogs adjacent to the rail road. Other comments pertained to existing street conditions, traffic and on street parking considerations, all fully addressed in the project design. One resident letter strongly supported the Project as a significant improvement for the neighborhood and the wider community.

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**Public Hearing.** A notice was published in the Santa Clara Weekly on March 8 and March 15, 2017, regarding the March 21, 2017 public hearing date.

#### **ADVANTAGES AND DISADVANTAGES OF ISSUE**

Approval of the MND, filing of Notice of Determination, and approval of the Project's final architectural design will approve the Project and allow for completion of the construction documents, plans and specifications in preparation for bid.

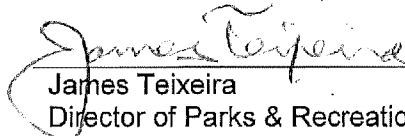
#### **ECONOMIC/FISCAL IMPACT**

There is minimal cost to record the MND documents with the County. There is no impact to the General Fund at this time since Project allocations in the amount of \$14,154,335 have been budgeted in Capital Improvement Project #3177 for design, engineering and construction. Any additional Project allocation will be requested if needed at award of construction bid. Ongoing recreation operations and park grounds maintenance funding will be requested through the annual budget process.

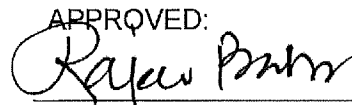
#### **RECOMMENDATION**

That the Council:

- a) Adopt a Resolution approving a Mitigated Negative Declaration and Mitigation Monitoring or Reporting Program;
- b) File a Notice of Determination; and,
- c) Approve the Project's architectural design to allow development of Reed and Grant Streets Sports Park located south of Reed Street, between Lafayette and Grant Streets (PLN2016-11934/CEQA2016-01014).

  
James Teixeira  
Director of Parks & Recreation

  
for Andrew Crabtree  
Director of Community Development

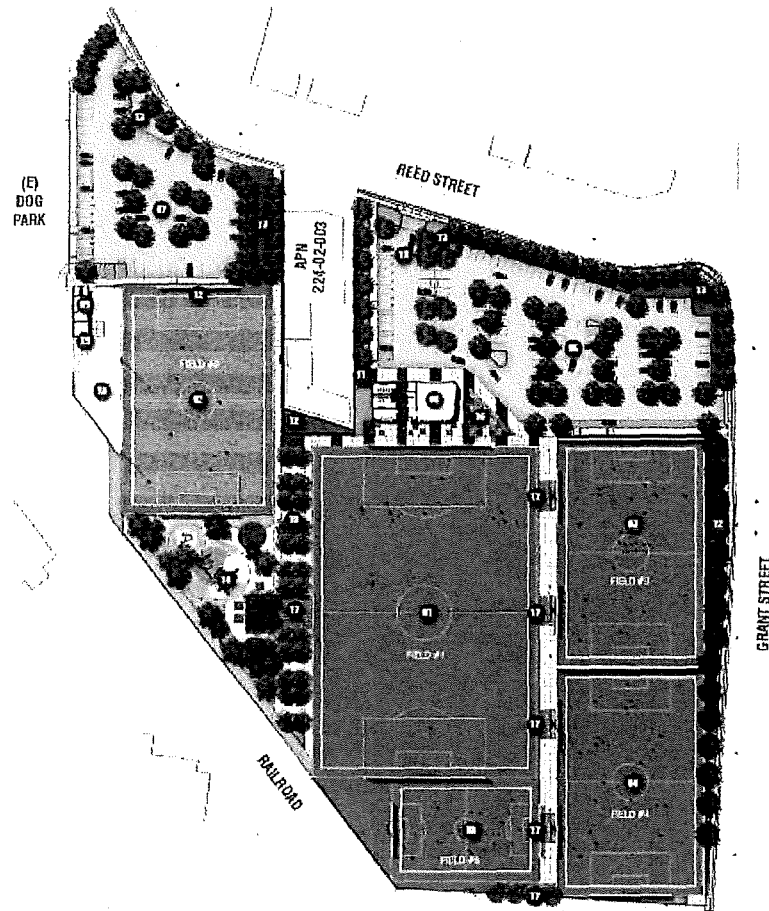
APPROVED:  
  
Rajeev Batra  
Interim City Manager

#### *Documents Related to this Report:*

- 1) Resolution
- 2) Mitigation Monitoring Or Reporting Program
- 3) Mitigated Negative Declaration- PLN2016-11934 / CEQA2016-01014 (Previously Distributed & Available Online)
- 4) Response to Comments
- 5) Reed and Grant Street Sports Park Revised Schematic Design

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## DISCUSSION



## Background

The City of Santa Clara prepared an Initial Study for the Reed and Grant Streets Sports Park in compliance with the California Environmental Quality Act (CEQA), the CEQA Guidelines (California Code of Regulations §15000 et. seq.) and the regulations and policies of the City. The Initial Study evaluated the environmental impacts that might reasonably be anticipated to result from implementation of the proposed project. It was found that any significant impacts the Project may have on the environment could be avoided with the implementation of mitigation measures, resulting in the drafting of a Mitigated Negative Declaration ("MND") and Mitigation Monitoring or Reporting Program ("MMRP"). Such measures include avoiding construction during wet weather to avoid storm water run-off and avoiding construction during the birds nesting season, and implementing mitigation efforts to lower vehicle emissions during construction. Responses to nine comment letters received are in Attachment 4.

## Project Design.

The project proposes to construct a City-owned public sports park facility that includes five lighted soccer fields, a 3,500-square foot multi-purpose building, a landscaped promenade and entry plaza, a playground/tot lot with seating and picnic areas, team gathering and viewing areas, restrooms, and a maintenance yard and building on a 9.04-acre site.

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The proposed sports park facility is intended to function both as a Santa Clara community wide park facility and as a neighborhood park by providing a community building, playing fields and other neighborhood-serving amenities, as shown on Attachment 5. The fields would be used to host local youth soccer practices, games, and tournaments.

The Project supports the City Council goal to "Enhance Community Sports and Recreational Assets" adopted on September 24, 2013, and proposes to construct a City-owned public sports park facility that includes five lighted soccer fields of various sizes, a 3,500-square foot multi-purpose recreation building, a landscaped promenade and entry plaza, a children's playground with seating and picnic area, gathering and viewing areas, and a maintenance yard and building.

Sidewalks and street trees would be installed within the public right-of-ways along the Reed Street and Grant Street frontages. The existing portable restrooms at the Raymond G. Gamma Dog Park would be replaced by permanent restroom facilities contained in the proposed maintenance building. New trash enclosures would also be located on-site. Reclaimed water would be utilized on-site for irrigation purposes to the extent feasible.

The larger landscaped areas adjacent to the parking lots and between the soccer fields would be used for treatment of storm water runoff. The facility would have two on-site parking lots that would provide direct access to the site from Reed Street and Grant Street on the northern portions of the site. Parking Lot A, located at the corner of Reed and Grant Streets, has one driveway on Reed Street and one on Grant Street. It includes a drop-off zone and provides direct access to the facility's main entrance. Parking Lot B, located at the northwest corner of the site, has two separate driveways on Reed Street, and would incorporate the existing parking area currently serving the Raymond G. Gamma Dog Park, maintaining access to the dog park.

The two lighted parking lots would provide parking for a combined total of 203 cars, including seven electrical vehicle charging stalls, eight ADA van stalls, and ten clean air vehicle and van pool stalls. Bicycle parking is also provided in the multi-purpose building area. The parking lots would have gated entrances and the park would be fenced to restrict access during non-operational hours. The proposed soccer fields would all be lighted and include three sizes, as shown on Attachment 5 and described below.

- Field #1, located in the central portion of the park, is the largest field at 112 yards long by 75 yards wide, and would be constructed of synthetic turf.
- Fields #2, #3, and #4 on either side of Field #1 are 75 yards long by 47 yards wide. Field #2 would have synthetic turf, and Fields #3 and #4 would be constructed of synthetic turf.
- Field #5, located south of Field #1 is 47 yards long and 30 yards wide and would be constructed of synthetic turf.
- All of the fields have 25- to 30-foot high netting located behind the goals to protect park users from errant kicks around the goal areas. The fields would be illuminated during nighttime hours by four 70-foot tall light standards. Generally, lighted City park facilities are open until 10:00 PM.

The proposed 3,500-square foot multi-purpose use building would be located southwest of Parking Lot A, north of Field #1. The building would contain a community room as well as offices, storage space, and restroom facilities. The community room would provide a public gathering space for community-based events such as meetings, classes, etc. The entry plaza area would surround the multi-purpose building at the southwest corner of Parking Lot A, and serve as the

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main point of entry into the facility. A secondary entry gate would be located at the southeast corner of Parking Lot B.

The proposed maintenance yard and building would be located south of Parking Lot B, west of Field #3 and east of the existing Raymond G. Gamma Dog Park. The yard would be approximately 7,550 square feet. The existing portable restrooms at the Raymond G. Gamma Dog Park would be replaced by permanent restroom facilities contained in the proposed maintenance building. Additional small dog park area will be available in the currently unused area between the existing dog park and the rail road.

### **Project Timeline.**

The dates of significant project milestones are provided below:

- September 2013 - Council adopted goal to "enhance community sports and recreational assets" to address the demand for additional public soccer and community athletic facilities.
- March 2014 - After completion of a Youth Sports Complex Needs Assessment, Council approved Capital Improvement Project #3177 to design and construct soccer fields.
- May 2014 - Council authorized Silicon Valley Power (SVP) to purchase 8.75 acres of deed restricted property from Bradford Manufacturing Company for future utility use. The subject parcels are located adjacent to the City's Reed Street Dog Park.
- February 2015 - City contracted with LPA to provide planning, design, outreach, engineering, site survey and cost estimating up to three (3) potential sites.
- October 2015 - Council authorized additional stakeholder input and proceeding with the schematic design, engineering, surveying, environmental and cost estimating work for the Reed and Grant Streets Project site based on the preliminary Conceptual Design.
- October 2015 - Council Ad Hoc Committee on Additional Soccer Fields and Athletic Facilities completed its monthly meetings with stakeholders and surrounding businesses.
- February 2016 - The Parks and Recreation Commission recommended (7-0) that the Council approve the Final Schematic Design for additional soccer fields and related recreation facilities.
- April 2016 - Council approved the final Schematic Design for additional soccer fields, facilities and improvements at Reed and Grant Streets Project.
- October 2016 - Council appropriated Mitigation Fee Act and Land Sale Reserve funds for Project construction and parkland acquisition of SVP parcels and 1750 Grant Street (escrow closed December 2016).
- February 8, 2017 - City releases CEQA Initial Study/Mitigated Negative Declaration for 30 day public review and comment through March 10, 2017.

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- March 8 and March 15, 2017--Notice of public hearing published twice in the Santa Clara Weekly; posted on the City CEQA page, Park Projects Page and posted along Project fence line on site, direct mailed to over 1,800 addresses,
- If Project is approved, construction bid request for proposals would occur summer 2017 followed by an 18-24 month construction period and opening by summer 2019.

**Public Outreach:**

- **Project development** - Council Ad Hoc Committee on Additional Soccer Fields and Athletic Facilities held monthly meetings with stakeholders and surrounding businesses from February to October 2015. The Parks & Recreation Commission reviewed conceptual and schematic designs during regular commission meetings.
- **CEQA.** The MND was made available for public review and comment for a 30-day review period from February 9, 2017 to March 13, 2017. Public notice was sent on February 8, 2017 to over 1,800 property owners and residents within a 1,200 foot radius from the proposed 9 acre Project site. Additional outreach measures included a published notice in the Santa Clara Weekly on February 8, 2017, a Notice of Availability (NOA) filed with Santa Clara County, the State Clearinghouse, posting on site along the fence line, and on City website in two locations regarding the CEQA public review and comment period. The notice of public hearing included the same outreach above, meeting with adjacent property owners, and notice published in the Santa Clara Weekly on March 8 and March 15, 2017.

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### **Existing Land Use Designation and Zoning**

The site is currently zoned *MH - Heavy Industrial* and designated as *Heavy Industrial* in the City's General Plan.

The *MH – Heavy Industrial* zoning designation (Chapter 18.50 of the City Code) is intended to allow for sound heavy industrial development in the City by providing and protecting an environment for such development, subject to regulations necessary to ensure the purity of the air in the bay area, and the protection of nearby uses of the land from hazards, noise or other radiated disturbances. A park is not one of the listed permitted uses for this designation. The presence of a park at this location is unlikely to present land use compatibility issues with surrounding industrial businesses and offices, as the park would not use hazardous materials or produce significant traffic during normal business hours. Under the *MH – Heavy Industrial* zoning designation for the project site, the Planning Commission and City Council can conditionally permit uses that are not listed as permitted uses, but that are “appropriate for an industrial area”.

The *Heavy Industrial* General Plan land use designation is intended to allow primary manufacturing, refining, and similar activities. The designation can also accommodate warehousing and distribution, as well as data centers. General Plan Policy 5.5.1-P11 also allows public/quasi-public land uses such as parks under any land use designation, including Heavy Industrial, when such uses are associated with government operations, the use would be consistent with other General Plan policies and nearby uses, and the site has primary access from a collector or larger roadway.

### **Architectural Design**

Architectural Design documents are available on City website Park Project Page as well as in Attachment 5. Approval of architectural design in conformance with Council's previous design direction will allow construction documents to be prepared for bid.