

Certification of Final EIR

January 4, 2016

City Hall/Town Hall Project

City Council Hearing

Draft EIR Summary

- 45-day Public Review
September 11 – October 26
- Public Workshop held September 28,
2015
- 15 Letters of Comment received; No
comments from State Agencies

Draft EIR Scope

Proposed Project

Alternatives to the Proposed Project

- **No Project Alternative:** No redevelopment or new development onsite
- **Reduced Project Alternative:** Removal of parking spaces along western perimeter in surface lot; No Expansion Area A

Alternatives to the Temporary Relocation Site

- **Public Hearings at Powerhouse Park Community Building or Other Meeting Rooms**
- **Public Hearings at the Winston School Auditorium**
- **Temporary Facilities Placed on the Upper Shores Park Property**
- **Commercial Properties for Administrative Offices**

Draft EIR Impacts

Less Than Significant and No Impact

- air quality
- greenhouse gas emissions
- land use
- traffic
- agriculture and forestry resources
- biological resources
- hazards and hazardous materials
- mineral resources
- geology and soils
- hydrology and water quality
- population and housing
- public services
- recreation
- utilities and service systems

Draft EIR Impacts

Significant and Mitigation Required

- **Cultural Resources:** Project Site and Temporary Relocation (Driveway Construction) for unknown subsurface artifacts
- **Noise:** Construction and Operation at both Project Site and Temporary Relocation Site
- **Aesthetics:** Project Site Landscaping, Building Features (e.g., Trellis and Plaza Perimeter Wall), Light and Glare

Significant and Unmitigable

- **Aesthetics:** Project Site with Construction of Expansion Area A

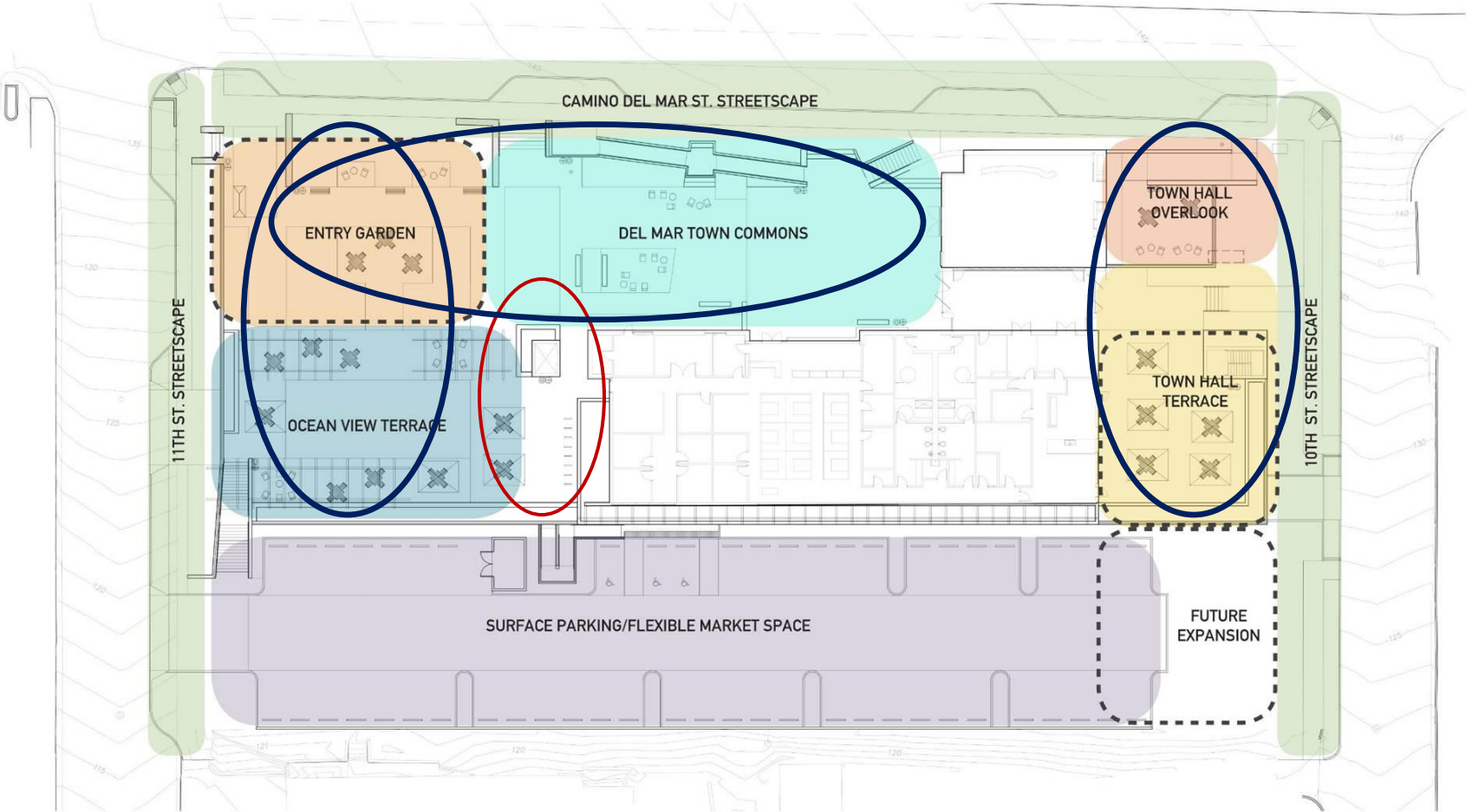
Final EIR Refined Project

Update to the conceptual site plan and project design:

- Reduced size of City Hall and identification of onsite public spaces

All refinements analyzed in the Final EIR

Final EIR Refined Project



Final EIR Refined Project

Update to the conceptual site plan and project design:

- Reduced size of City Hall and identification of onsite public spaces
- Design option for driveway connection between garage and surface parking lot

Final EIR Refined Project

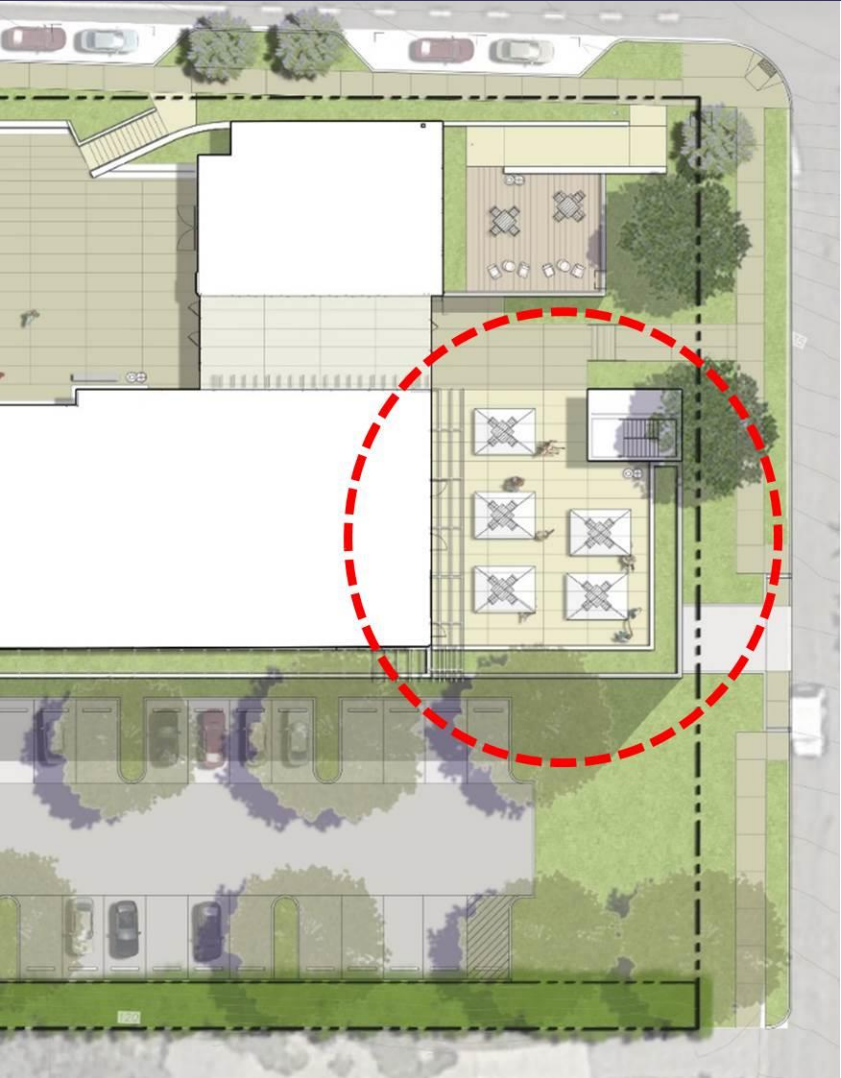


Final EIR Refined Project

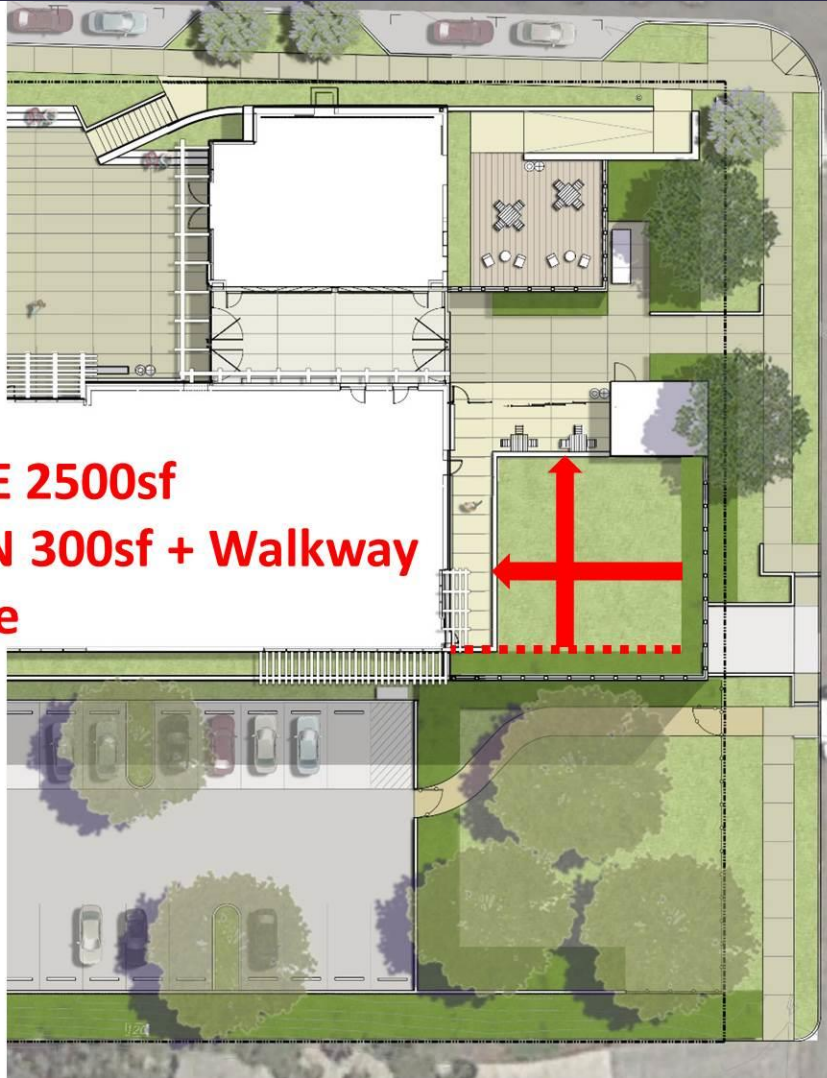
Update to the conceptual site plan and project design:

- Reduced size of City Hall and identification of onsite public spaces
- Design option for driveway connection between garage and surface parking lot
- Reduction of Town Hall Terrace (Interim for Expansion Area B)

Refined Project



BEFORE 2500sf
OPTION 300sf + Walkway
No Gate



Final EIR Refined Project

Update to the conceptual site plan and project design:

- Reduced size of City Hall and identification of onsite public spaces
- Design option for driveway connection between garage and surface parking lot
- Reduction of Town Hall Terrace (Interim for Expansion Area B)
- Design option to relocate mechanical equipment

Final EIR Refined Project



Final EIR Impacts

No change in impacts

- Cultural Resources – Impacts mitigated
- Air Quality – No impact
- Greenhouse Gas Emissions – No impact
- Traffic – No impact

Final EIR Impacts

Noise:












- Conducted analysis of Refined Project Design and the design options for internal connection and relocation of mechanical equipment
- Temporary Impacts during construction:
 - 10 foot barrier along western project site boundary
- Project Operation Impacts during Nighttime hours (10pm to 7am):
 - 10 foot barrier along western edge of parking lot;
 - 8 foot and 6 foot barrier along northern edge of parking lot; and
 - 6 foot barrier along southern edge of parking lot.

Refined Project

Image Source: USDA FSA (flown June 2014)



Typical Onsite Operations













	Project Boundary	Noise Wall Height	dBa Leq
	Receivers		45
	Proposed On-site Buildings		6 feet
	Off-site Buildings		8 feet
	Parcel Lines		50
			55
			60

Refined Project

Image Source: USDA FSA (town June 2014)



Special Events

		Noise Wall dBA Leq	
		Height	
	Project Boundary		45
	Receivers		6 feet
	Proposed On-site Buildings		50
	Off-site Buildings		8 feet
	Parcel Lines		55
			10 feet
			60

Final EIR Impacts

Noise Continued:

With design options of internal connection and relocation mechanical equipment impacts would be reduced.

- 6 foot barriers would not be required at either north or south edge of parking lot
- 10 foot barrier along western edge of parking lot with 8 foot stub barrier at north and south required

Final EIR Analysis

Aesthetics:

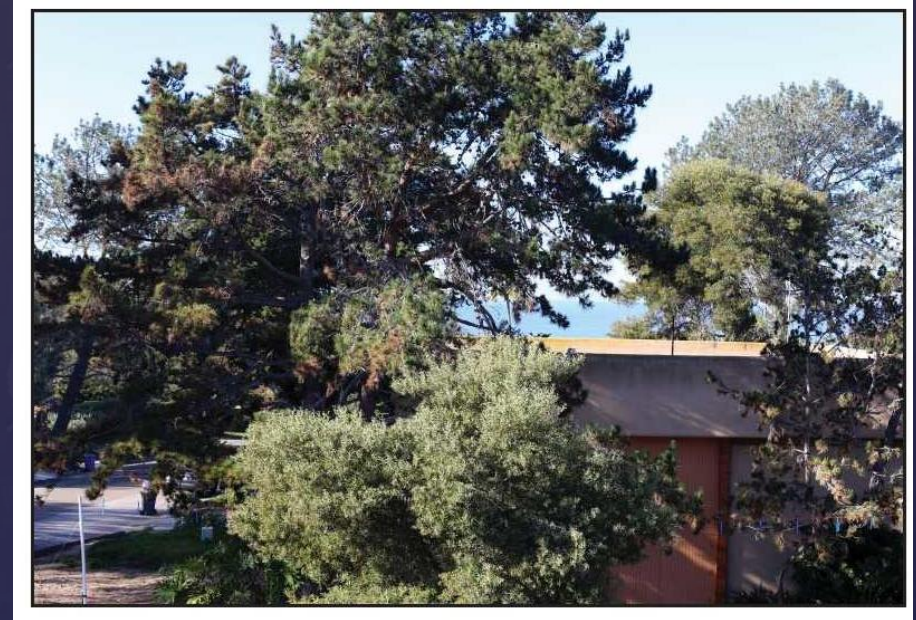
- Included additional photographs to clarify existing conditions
- Identified and analyzed the onsite public spaces for scenic views and impacts remain the same
- Developed mitigation measures for the project and expansion areas based on refined project to reduce all impacts to less than significant
 - Landscaping height limited;
 - Near-term development requirements
 - Subsequent design review and other mitigating measures; and
 - Lighting requirements for construction and operation to reduce light and glare.

Refined Project

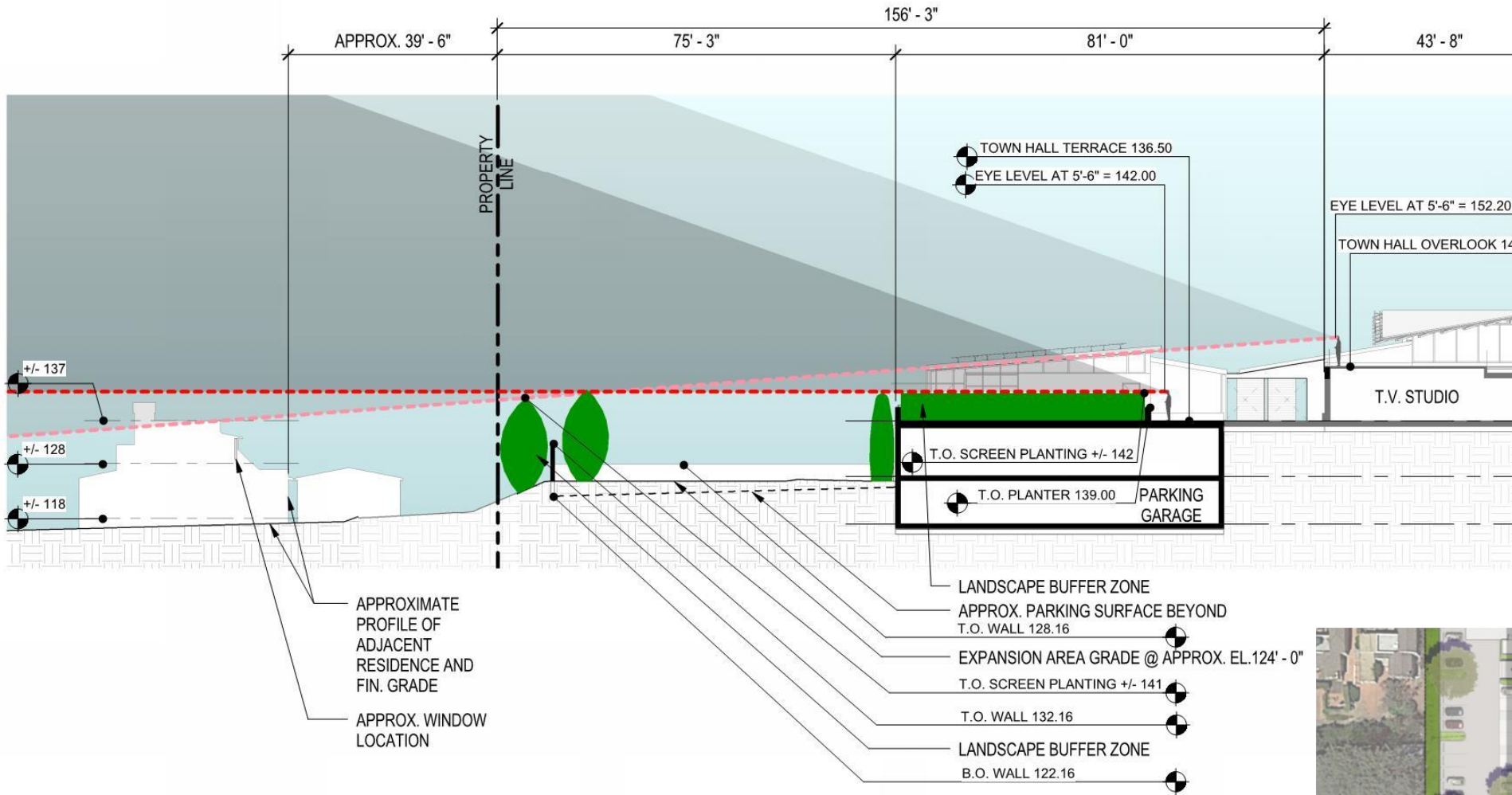


Views looking Northwest and West from Town Hall Overlook

Refined Project



Views looking West and Southwest from Town Hall Overlook



Refined Project Summary

Update to the conceptual site plan and project design:

- Reduced size of City Hall and identification of onsite public spaces
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No changes to Temporary Relocation Site Alternatives

All refinements analyzed in the Final EIR

Project Alternatives

Alternatives to the Temporary Relocation Site

- **Public Hearings at Powerhouse Park Community Building or Other Meeting Rooms**
- **Public Hearings at the Winston School Auditorium**
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- **Commercial Properties for Administrative Offices**

Flexibility in decision making

Facilities not required to be at a single site

Multiple locations based on facilities sizing and availability

Final EIR Process

- Responses to Comments were Prepared
- Final EIR Updated with Refined Site Plan
- Released December 16, 2015
- Final EIR Posted on City Website
- City Council to consider and Certify the Final EIR

Certification of Final EIR

January 4, 2016

City Hall/Town Hall Project





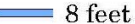


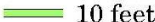



City Council Hearing

Internal Garage Connection

Image Source: USDA FSA (Hovn June 2014)







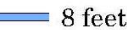






Typical Onsite Operations

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Internal Garage Connection

Special Events















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Internal Garage Connection with Relocation of Mechanical Equipment

Typical Onsite Operations





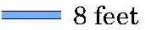


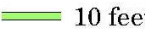





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Internal Garage Connection with Relocation of Mechanical Equipment

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