



COUNCIL REPORT

DATE:	November 4, 2025
CATEGORY:	Public Hearing
DEPT.:	Public Works
TITLE:	Public Safety Building, Design, Project 20-49—Environmental Certification

RECOMMENDATION

Adopt a Resolution of the City Council of the City of Mountain View Adopting Findings Related to Environmental Impacts, Mitigation Measures, and Alternatives; Adopting a Statement of Overriding Considerations and a Mitigation Monitoring and Reporting Program; and Certifying the Mountain View Public Safety Building Environmental Impact Report in Compliance with the California Environmental Quality Act, to be read in title only, further reading waived (Attachment 1 to the Council report).

BACKGROUND

The existing Police/Fire Administration Building facility opened in 1980 and houses fixed Police Department operations, Emergency Dispatch, the Fire Chief and Deputy Fire Chief, support staff, and the Emergency Operations Center. The building was designed prior to the Essential Service Seismic Safety Act of 1986 and does not meet current seismic standards for such structures.

The project would replace the existing facility with a completely new one on the same site. The proposed Public Safety Building Project would be located at 1000 Villa Street at the corner of Villa Street and Franklin Street in the Public Facility Zoning District (see Figure 1). The 4.3-acre site is occupied by the City's current approximately 44,000 square foot Police/Fire Administration Building and associated site improvements.

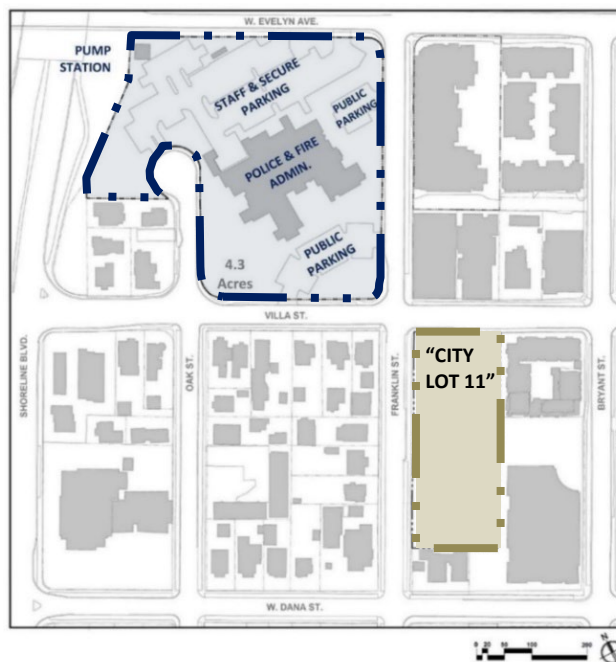


Figure 1: Location Map

The neighboring sites' uses are two- to four-story commercial and multi-family buildings along Franklin Street and one- to two-story single-family residential structures along Villa Street and Oak Street. To the north, the project site adjoins West Evelyn Avenue and the Caltrain tracks, and the north-westerly quadrant of the site houses a municipal water pump station adjoined by the elevated portion of Shoreline Boulevard.

On [December 5, 2023](#), the Council reviewed the program for the Public Safety Building, reviewed two distinct approaches and styles to the architecture of the building, and took the following actions:

1. Approved the revised project scope and site plan.
2. Selected "Civic Americana" as the architectural conceptual design for the building.
3. Approved a public art budget increase from \$400,000 to \$1 million.

The Council approved the project scope and directed staff to proceed to schematic design for the Public Safety Building and return to the Council to review and approve the parking structure's conceptual design. The approved concept site plans and graphic of the Civic Americana architecture are shown in Figures 2 and 3, respectively.

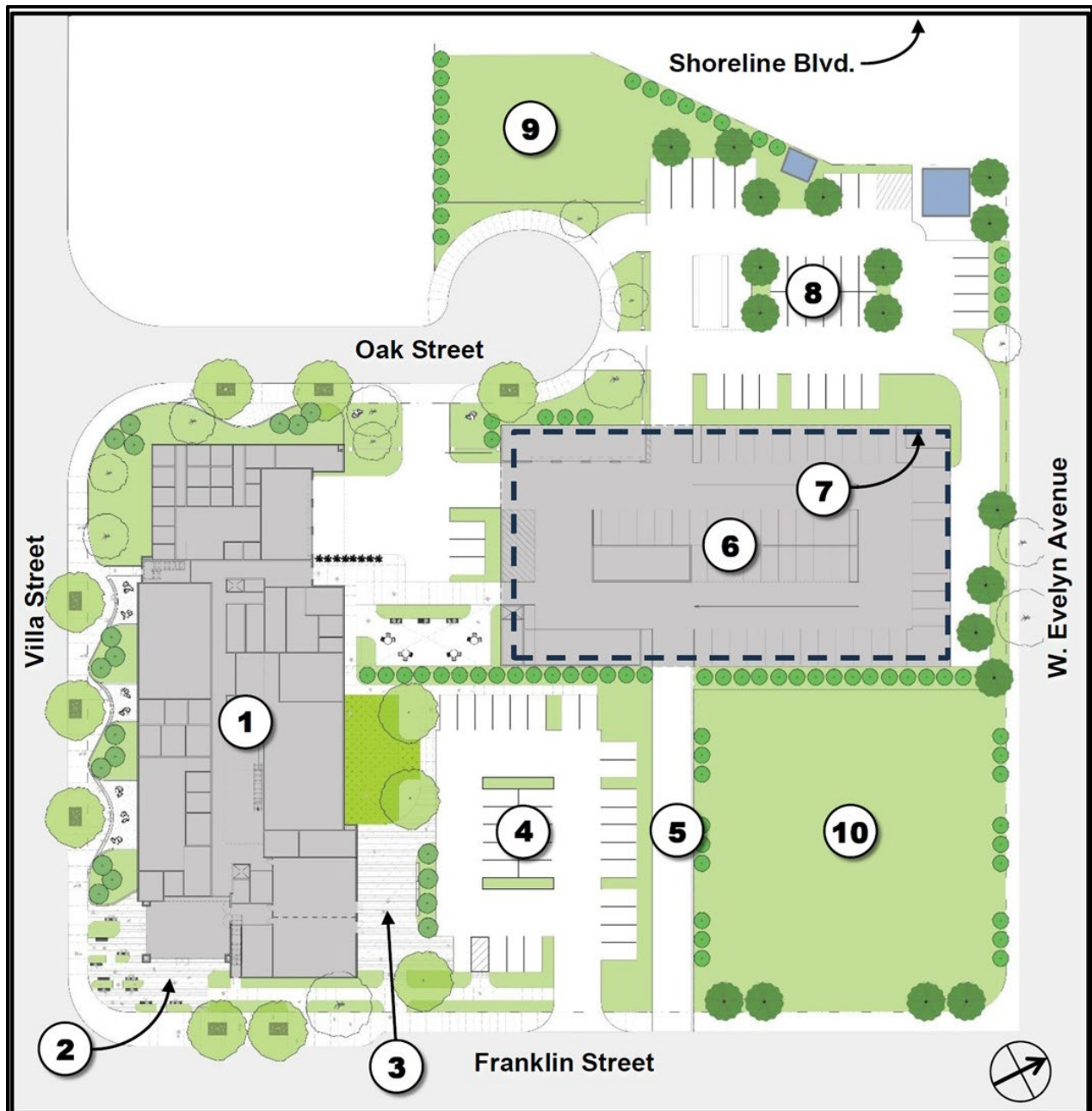


Figure 2: Concept Site Plan

- | | |
|--|---------------------------------------|
| 1. 75,000 square foot building | 6. Secure staff parking structure |
| 2. Corner public entry plaza | 7. 15-lane shooting range (top level) |
| 3. Public event plaza | 8. Secure staff surface parking |
| 4. Public parking | 9. K9 training area |
| 5. Second public safety vehicle access | 10. Future City use (0.6 acre) |



View along Villa Street



View of Corner Public Entry Plaza at Villa Street and Franklin Street

Figure 3: Civic Americana Architectural Concept

On [June 25, 2024](#), the Council voted to place a revenue measure ([Measure G](#)) on the November ballot to secure additional funding for City services.

On [September 10, 2024](#), the Council clarified its programmatic goals and spending priorities for use of Measure G funds, including the use of 35% to 40% of the Measure G revenue for public safety facilities, and took the following actions:

1. Adopted a resolution establishing programmatic goals and spending priorities for general tax revenue generated by Measure G (Real Property Conveyance Tax Measure), if passed by Mountain View voters, amended as follows:
 - a. Add biodiversity to the Parks and Open Space category.

- b. Add language requiring a two-thirds vote of the Council to amend or repeal the resolution.
- c. Add a new windfall clause that, if Measure G is passed by the voters and the revenue generated by Measure G exceeds \$12,000,000 in a tax year, any revenue amount above \$12,000,000 shall exclude public safety facilities and be proportionally the same for the other three categories.
- d. Add a new shortfall clause that, if Measure G is passed by the voters and the revenue generated by Measure G tax results in a shortfall, the City Council shall publicly discuss and receive public input on how to allocate the Measure G funds among the four categories during its discussion of the annual budget.

On November 5, 2024, voters passed revenue Measure G, with over 72% voting in favor of the measure.

On [December 17, 2024](#), the Council reviewed the project scope and initial funding plan for the project and took the following actions:

- 1. Approved the revised project scope, which reduces the size of the parking garage and shooting range and incorporates a phased approach for the shooting range.
- 2. Approved a public art budget decrease from \$1 million to \$400,000.
- 3. Directed staff to return to the Council with a funding plan for the project.
- 4. Directed staff to conduct value engineering for staging and/or construction logistics for potential additional project cost savings.

ANALYSIS

Environmental Review

The California Environmental Quality Act (CEQA) requires that local government agencies consider the environmental consequences before taking action on projects over which they have discretionary approval authority. An Environmental Impact Report (EIR) analyzes potential environmental consequences in order to inform the public and support informed decisions by local and state governmental agency decision-makers.

A Draft EIR was prepared for the proposed Public Safety Building (proposed project) to provide an assessment of the potential environmental consequences of the adoption and implementation of the proposed project.

Prior to approving the Public Safety Building, the Council must certify the EIR and adopt required findings under CEQA. According to the CEQA Guidelines, the Council must: (1) conclude the document has been completed in compliance with CEQA; (2) review and consider the information contained in the Final EIR prior to approving the project; and (3) confirm that the Final EIR reflects the Council's independent judgment and analysis.

EIR Process

According to CEQA, lead agencies are required to consult with public agencies having jurisdiction over a proposed project and to provide the general public with an opportunity to comment on the Draft EIR. In compliance with this requirement, the following actions were taken:

- A Notice of Preparation of an EIR was issued by the City on December 1, 2024 for a 30-day review period.
- A Notice of Availability (NOA) was issued by the City on July 1, 2025, and the Draft EIR was made available for public review for a 45-day public review period through August 15, 2025.

Following the public review period for the Draft EIR, the Final EIR was prepared in accordance with CEQA, as amended (Public Resources Code, Section 21000, *et seq.*), the CEQA Guidelines (California Code of Regulations, Section 15000, *et seq.*), and represents the independent judgment of the lead agency.

According to CEQA Guidelines Section 15132, the Final EIR shall consist of:

1. The Draft EIR or a revision of the draft.
2. Comments and recommendations received on the Draft EIR, either verbatim or in summary.
3. A list of persons', organizations', and public agencies' comments on the Draft EIR.
4. The responses of the lead agency to significant environmental points raised in the review and consultation process.
5. Any other information added by the lead agency.

This document and the circulated Draft EIR comprise the Final EIR in accordance with CEQA Guidelines Section 15132.

No comments were submitted to the City during the 45-day public review period, and no revisions to the Draft EIR are required. Some minor revisions have been incorporated in the Final EIR to correct a reference to the appropriate parties to submit the Historic American Building Survey.

Impacts and Mitigations

During preparation of the initial study for the Draft EIR, the City determined that 11 environmental impact categories were not significantly affected by the proposed project. These 11 categories are listed below and are not discussed in detail in the Draft and Final EIR.

- Aesthetics
- Agriculture and Forestry Resources
- Energy
- Hydrology and Water Quality
- Land Use and Planning
- Mineral Resources
- Population and Housing
- Public Services
- Recreation
- Utilities and Service Systems
- Wildfire

Through the initial study process, the City determined that further analysis was needed for some of the significance criteria for six environmental topics (air quality, biological resources, geology and soils, hazards and hazardous conditions, noise, and transportation) and all of the significance criteria for three environmental topics (cultural resources, greenhouse gas emissions, and tribal cultural resources) to determine whether the proposed project would result in potentially significant impacts. These topics and specific significance criteria are evaluated and discussed in detail in Chapter 4, Environmental Analysis, of the enclosed Draft and Final EIR (see Exhibits A and B in Attachment 1).

The analysis concluded that there were no significant impacts for greenhouse gas emissions and transportation. In addition, the significant impacts for the other environmental topics can be reduced to “Less than Significant” through mitigation measures, with the exception of a significant and unavoidable impact to cultural and tribal cultural resources.

The EIR analysis identified that a significant and unavoidable impact related to cultural and tribal cultural resources would occur if the project is undertaken and the existing building is removed. The architect Goodwin Steinberg, a master architect, designed the originally titled Mountain View Police Services/Fire Administration Building as a notable example of his large-scale civic work. The building combines shed architecture (dramatic shed roofs and fenestration) with Spanish Colonial Revival elements (white slump stone brick walls, clay tile roofing, and a mission-style clock tower). Despite being under 50 years old, the building is recommended for California Register of Historical Resources eligibility under Criterion 3 for its association with Steinberg’s influential career and innovative architectural style.

Table 1 identifies the significant and unavoidable cultural and tribal cultural resources impact and mitigation measures. The impacts and mitigation measures are discussed in detail in Chapter 4.3, Cultural and Tribal Cultural Resources, of the enclosed Draft EIR.

Table 1: Cultural and Tribal Cultural Resources

CHAPTER 4.3, CULTURAL AND TRIBAL CULTURAL RESOURCES	
ENVIRONMENTAL IMPACT	MITIGATION MEASURES
Impact CUL-1: The proposed project would remove the historical resource on the project site that is eligible for listing in the California Register under Criterion 3 as a significant example of the work of master architect Goodwin Steinberg.	Mitigation Measure CUL-1.1: The City shall have Historic American Building Survey Level II documentation completed for the Mountain View Police/Fire Administration Building and its setting. To ensure public access, the City shall submit copies of the documentation to the Mountain View Library History Center and the California Historical Resources Information System Northwest Information Center. This documentation shall include drawings, photographs, and a historical narrative: Drawings: Existing historic drawings of the historical resource shall be photographed with large-format negatives or photographically reproduced on Mylar. In the absence of existing drawings, full-measured drawings of the building's plan and exterior elevations shall be prepared prior to demolition. Photographs: Photo documentation of the historical resource shall be prepared to Historic American Building Survey standards for archival photography prior to demolition. Historic American Building Survey standards require large-format black-and-white photography with the original negatives having a minimum size of four inches (4") by five inches (5"). Digital photography, roll film, film packs, and electronic manipulation of images are not acceptable. All film prints, a minimum of four inches (4") by five inches (5"), must be hand-processed according to the manufacturer's specifications and printed on fiber-based, single-weight paper and dried to a full-gloss finish. A minimum of 12 photographs shall be taken, detailing the site, building exterior, building interior, and character-defining features. Photographs must be identified and labeled using Historic American Building Survey standards.

	c. Historical Overview: A professional meeting the Secretary of the Interior’s Professional Qualification Standards in Architectural History or History shall assemble historical background information relevant to the historical resource. The City of Mountain View shall verify compliance with this mitigation measure prior to the initiation of any site or building demolition or construction activities.
	Mitigation Measure CUL-1.2: The City shall incorporate an exhibit or display of the Mountain View Police/Fire Administration Building and a description of its historical significance into a publicly accessible portion of the proposed Public Safety Building. The display shall be developed with the assistance of one or more professionals experienced in creating such historical exhibits or displays.

Historic Display Enhancements

The project may include additional measures beyond the EIR Mitigation Monitoring and Reporting Program (MMRP) mitigations in Attachment 1. For example, the City may preserve the distinctive and recognizable clock from the existing tower and incorporate it into the public lobby along with the planned display detailing the site’s history and historic context. Final details of the additional measures will be brought to the Council for consideration as part of the request for approval of the project’s plans and specifications when the first phase project is ready for bidding, expected in spring 2026.

Meetings with Livable Mountain View and Historical Association

After the 45-day EIR public review period, on September 12 and 17, 2025, respectively, City staff met with representatives from Livable Mountain View and the Mountain View Historical Association, two local groups engaged with historic preservation issues, to review the Draft EIR’s significant impact findings and proposed mitigation measures.

The Historical Association expressed support for the project overall and requested that the site and building’s history be displayed in the public spaces of the new facility.

Livable Mountain View raised several concerns, including the removal of a historical resource and the removal of Heritage trees, and requested City staff to explore the reuse of vacant office buildings as an alternative location for the Public Safety Building.

An additional comment email was submitted by Livable Mountain View on September 25, 2025, after the 45-day EIR public review period (Attachment 2—Email Correspondence), raising questions about the funding of the project and whether there would be additional opportunities for the public to comment on the scope and aesthetics of this project, including the potential for the incorporation of a new clock tower feature.

Response to Comments

Staff is providing the following responses to public comments received:

1. **Historic Resource Removal**: As noted in the Statement of Overriding Considerations (SOC), the removal of the existing building is a significant and unavoidable impact as it will remove a historical resource on the project site that is eligible for listing in the California Register under Criterion 3. The MMRP identifies feasible mitigation measures and requires the City to perform Historic American Building Survey Level II documentation, completed for the Mountain View Police/Fire Administration Building and its setting. To the extent, however, that this mitigation is considered insufficient, the Council may still find that the economic, social, technological, and environmental benefits of the project outweigh the significant and unavoidable impacts. Additional details on this analysis are included in Exhibit D of Attachment 1.
2. **Heritage Trees**: While the project has sought to preserve as many existing Heritage and non-Heritage trees as possible, the constraints of the site and the requirement to phase construction to allow ongoing public safety operations while the new Public Safety Building is built make avoiding impacts to Heritage trees infeasible. As noted in the MMRP Mitigation Measure BIO-2, staff will bring a Heritage tree mitigation plan to the Parks and Recreation Commission in December 2025 for recommendations and subsequently to the Council for consideration of approval of Heritage tree removals and the Heritage tree mitigation plan. Depending on the final design and recommended tree replacement mitigation, the project may require off-site planting or other alternative mitigation to achieve the requirements of Mitigation Measure BIO-2. Staff anticipates the Council will consider these at a spring 2026 Council meeting.
3. **Alternative Project Site Locations**: City staff evaluated potential parcels within Mountain View, focusing on centrally accessible areas suitable for Police and Fire operations. Criteria included minimum site size, configuration, access, utility proximity, and the City's ability to secure long-term, unrestricted control.

No parcels meeting these needs were identified. Lease-only opportunities were not feasible as an essential facility requires permanent municipal control that is most reliably achieved through fee ownership.

Broker outreach and parcel-inventory data further show that large, centrally located sites are scarce and, when available, are typically encumbered by existing improvements, long-term leases, or offered at prices and terms that render public acquisition infeasible within the required time frame. Therefore, staff concluded that no off-site location alternative is reasonably feasible while still meeting core project objectives.

4. Public Input on Project Funding, Scope, and Aesthetics: The Council has not yet adopted a financing plan for the construction. A comprehensive funding plan is being developed and is anticipated to be introduced to the Council in December 2025 and brought back to the Council in early 2026 for final consideration. These Council meetings will be publicly noticed, where members of the public can provide feedback and comments. The project scope and aesthetic direction were approved by the Council on [December 5, 2023](#), and the Council subsequently revised the scope on [December 17, 2024](#). In addition to this EIR hearing, the next public meeting to update the Council on the project design will be in early 2026. Staff will present conceptual design options for the public safety garage for Council consideration and will use that forum to update the Council on the progress of the Public Safety Building's design. As part of that update, staff will present the feasibility of and recommendations related to the incorporation of a clock tower feature in the project.

FISCAL IMPACT

The Public Safety Building, Design, Project 20-49 is funded with \$6.8 million from the General Fund Contingency Reserve and \$2 million from the Construction/Conveyance Tax Fund for a total project budget of \$8.8 million. There is no fiscal impact associated with the certification of the EIR.

NEXT STEPS

Should the Council certify the EIR, staff expects to return to the Council in December 2025 with a comprehensive funding plan. In early 2026, staff will request the Council consider final approval of the funding plan and authorization of the sale of bonds to finance the construction phase of the project. Also in early 2026, the conceptual design of the proposed public safety parking garage structure and recommended Heritage tree removal and mitigation plan will be brought to Council for consideration. Staff has evaluated delivery options for the project and recommends a phased approach, with a first phase of construction expected to include a partial demolition of the existing structure and site preparation. A request for approval of the plans and specifications by the Council for this first phase of the construction is anticipated in late spring 2026.

LEVINE ACT

California Government Code Section 84308 (also known as the Levine Act) prohibits city officials from participating in any proceeding involving a “license, permit, or other entitlement for use” if the official has received a campaign contribution exceeding \$500 from a party, participant, or agent of a party or participant within the last 12 months. The Levine Act is intended to prevent financial influence on decisions that affect specific, identifiable persons or participants. For more information, see the Fair Political Practices Commission website: www.fppc.ca.gov/learn/pay-to-play-limits-and-prohibitions.html.

Please see below for information about whether the recommended action for this agenda item is subject to or exempt from the Levine Act.

EXEMPT FROM THE LEVINE ACT

☒ General policy and legislative actions

For more information about the Levine Act, please see the Fair Political Practices Commission website: www.fppc.ca.gov/learn/pay-to-play-limits-and-prohibitions.html.

CONCLUSION

An EIR for the project was prepared and publicly circulated, mitigations were developed, and public comments were received. The Final EIR is ready for certification, and staff recommends that the Council adopt a resolution that certifies the EIR for the Public Safety Building, adopts findings related to Environmental Impacts, Mitigation Measures, and Alternatives, and adopts a Statement of Overriding Considerations and a Mitigation Monitoring and Reporting Program for the project. These actions will allow the project to proceed with a financing plan and construction.

ALTERNATIVES

1. Do not certify the Public Safety Building Environmental Impact Report and defer the project.
2. Modify and approve the mitigations identified in the recommended Mitigation Monitoring and Reporting Program.
3. Provide other direction.

PUBLIC NOTICING

The City Council agenda is advertised on Channel 26, and the agenda and this report appear on the City's website. A physical mailer was sent to all properties within 1,000' of the proposed project, and a notice was published in the *Daily Post*.

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PWK/EP/NG-11-04-25CR

Attachments: 1. Resolution for the Final EIR
 2. Email Correspondence