

**Patterson Safety Project
Notice of Exemption (NOE)**

The City of Patterson, as the Lead Agency under the California Environmental Quality Act (CEQA), proposes to demolish two existing buildings to construct a new public safety center (Patterson Safety Project). The intended use of the new public safety center is for Fire Department and Police Department administration as well as an expansion of City Hall.

Project Location:

The Project site is located at 33 South Del Puerto Avenue Patterson, California. It is the site of the current Patterson Police Department. The buildings include APNs 131-015-004 and 131-015-005. The site is situated within a pie shaped area bounded by West Las Palmas Avenue, South El Circulo Avenue and South Del Puerto Avenue. The Project site is adjacent to Patterson City Hall and the Patterson Fire Department, as well as some commercial facilities.

The Project site has a General Plan Land Use designation of Downtown Core and is zoned within the Downtown Core area. Land uses and zoning surrounding the site also include Downtown Core parcels, as well as Public/Quasi-Public lands and, further north and south, some Downtown Residential areas.

Description of Project:

The Proposed Project includes replacement of existing buildings with new and upgraded facilities in substantially the same location. There will be approximately 1,000 cubic yards of soil movement on the Project site during construction. The new two-story building will include approximately 20,697 square feet of office and administrative space. The two-story building will be 42 feet, 7 inches in height at the highest roof point at the stair tower. The Proposed Project also includes 25 new secured parking spaces, 6 new unsecured parking spaces, and upgraded drive aisles. Minimal landscaping will also be provided along South Del Puerto Avenue. The Proposed Project will provide workspace for detectives, sergeants, the police chief, the admin sergeant, storage, various police units, records, storage, evidence, and restrooms.

Project Schedule:

The Project is expected to begin with demolition of the buildings in (April) 2024 and be completed by (July) 2025. Construction activities will take place between the hours of 7:00 a.m. and 10:00 p.m., in accordance with the City's Noise Ordinance.

Reason Why Project is Exempt:

The proposed activity is a project subject to CEQA. However, it is exempt from further environmental analysis under a Class 32 *In-Fill Development Projects* (CEQA Guidelines §15332).

- Class 32 categorical exemptions consists of project characterized as in-fill development meeting the following conditions:

The Public Safety Project meets all the conditions of a Class 32 In-Fill Development Project. The project site is no more than 5 acres and is adequately served by all required utilities and public services. The project is consistent with the applicable general plan designations and all applicable general plan policies and applicable zoning designation and regulations. The Proposed Project does not have the potential to trigger any of the exceptions identified in CEQA Guidelines §15300.2. Consequently, as documented below, the Proposed Project is exempt from further CEQA review.

- (a) Location.** The Public Safety Project will occur entirely within the city limits is located in an urbanized area of the City. The existing conditions on and around the buildings are disturbed with paved ground and are not environmentally sensitive. Ground disturbance would occur during demolition and construction but would be limited to previously disturbed surfaces. The Proposed Project would not impact environmentally sensitive areas or an environmental resource of hazardous or critical concern. This exception does not apply to the Proposed Project.
- (b) Cumulative Impact.** As further discussed below under (c) Significant Effects, the Proposed Project would not have a significant effect on the environment, including those due to unusual circumstances. Accordingly, since the Proposed Project would not result in any significant environmental impacts, Project implementation would not add appreciably to impacts of any existing or foreseeable future projects that could result in a significant cumulative impact. Any incremental impacts, if any, would be negligible. Potential future projects would be required to conduct a separate environmental analysis, be implemented on a separate schedule, and mitigate any potential impacts to less-than-significant levels. Further, most impacts associated with the Proposed Project will be temporary (the length of construction) and are limited to the immediate vicinity of the buildings being demolished. As such, no other cumulatively considerable projects have been identified that could incrementally contribute to the impacts associated with the Proposed Project. This exception does not apply to the Proposed Project.
- (c) Significant Effect.** The demolition of existing buildings and construction of the new Public Safety Project are not considered as unusual circumstances. Although the two buildings will be replaced by a single 2-story building, the upgrades associated with the Proposed Project would not significantly differ from the existing structures. Therefore, the Proposed Project would not appear visually incompatible with existing buildings in the urbanized area of the City. Normal operations will be similar and consistent with current uses within the existing Patterson City Hall, Fire Department and Police Department that are adjacent to or within the Project boundary. The Proposed Project is located within a disturbed, urbanized environment and will not involve the removal of any vegetation or scenic trees, nor would it impact any scenic vistas within the immediate area. Therefore, no reasonable possibility exists that the Proposed Project would have a significant effect on the environment due to unusual circumstances.
- (d) Scenic Highways.** The Project would result in the demolition of two buildings and construction of the new 2-story facility and would not directly or indirectly affect an officially designated scenic highway or scenic resources near a scenic highway. Therefore, this exception does not apply to the Project.
- (e) Hazardous Waste Sites.** The Proposed Project has not been designated as a hazardous waste site (SWRCB 2023, DTSC 2023). There are no listed hazardous waste sites located immediately adjacent to the Project area (SWRCB 2023, DTSC 2023). No significant impact to hazardous waste would occur. This exception does not apply to the Notice of Exemption.
- (f) Historical Resources.** According to the CEQA Guidelines regarding historical resources, a substantial adverse change in the significance of a historical resource amounts to a significant impact on the environment (Guidelines § 15064.5(b)). Accordingly, a substantial adverse change means demolition, destruction, relocation, or alteration of the resource or its immediate

surroundings resulting in the significance of the resource being materially impaired. The significance of an historical resource is materially impaired when a project:

(A) Demolishes or materially alters in an adverse manner those physical characteristics of an historical resource that convey its historical significance and that justify its inclusion in, or eligibility for, inclusion in the California Register of Historical Resources; or

(B) Demolishes or materially alters in an adverse manner those physical characteristics that account for its inclusion in a local register of historical resources pursuant to section 5020.1(k) of the Public Resources Code or its identification in an historical resources survey meeting the requirements of section 5024.1(g) of the Public Resources Code, unless the public agency reviewing the effects of the project establishes by a preponderance of evidence that the resource is not historically or culturally significant; or

(C) Demolishes or materially alters in an adverse manner those physical characteristics of a historical resource that convey its historical significance and that justify its eligibility for inclusion in the California Register of Historical Resources as determined by a lead agency for purposes of CEQA.

The Project proposes the demolition of the two existing structures that were built in 1912 and between 1927 and 1930. Due to the age of the structures, a historic architecture survey was completed in November 2023 (JRP2023). The historic resources evaluation determined that neither building met any of the criteria for listing in the National Register of Historic Places (NRHP) and the California Register of Historical Resources (CRHR) as part of CEQA Guidelines Section 15064.5 compliance. In addition, these buildings also do not meet the Historic Designation Criteria for historic landmarks, historic sites, or historic district per the City of Patterson Municipal Code Chapter 18.54.030(D). Both buildings have experienced an extensive history of alternations and additions with regular turnover among owners and tenants through the decades of their existence. Their removal would not present an adverse effect to any other known historical resources in the City of Patterson (JRP2023).

References:

California Department of Toxic Substances Control (DTSC)

2023 Envirostor Database. Accessed on November 21, 2013 at: <https://www.envirostor.dtsc.ca.gov/public/map/?myaddress=33+South+Del+Puerto+Avenue%2C+Patterson%2C+CA>

California State Water Resources Control Board (SWRCB)

2023 Geotracker database. Accessed on November 21, 2013 at: <https://geotracker.waterboards.ca.gov/map/?CMD=runreport&myaddress=33+South+Del+Puerto+Avenue%2C+Patterson%2C+CA#>

JRP Historical Consulting, LLC (JRP)

2023 Historic Resources Evaluation of 21-25 South Del Puerto Avenue and 33 South Del Puerto Avenue, Patterson, Stanislaus County, California prepared for Christie Robinson, Chambers Group Inc. on behalf of the City of Patterson. November 16, 2023.