

**Addendum to the
City of San Pablo General Plan
Environmental Impact Report**

1.1 OVERVIEW

On April 18, 2011, the City of San Pablo adopted the General Plan environmental impact report (EIR), which included analysis of the potential environmental impacts associated with construction and operation of a high-density mixed-use development at the Block "F" site which is a 4-acre lot located at the northwest corner of Gateway Avenue and Chattleton Lane. Block "F" is located in an area identified in the General Plan as Mixed Use Center South. High-density mixed-use development in the Mixed Use Center South, including Block "F," includes the potential for commercial, office, residential, public/institutional, and hotel uses. After the adoption of the EIR, the City of San Pablo proposed to develop a Police Headquarters and Training Facility (Project) on a 2.3-acre portion of Block "F." The Project will be delivered through a design-build process and is projected to consist of a two-story building of approximately 42,000 square feet. The Police Headquarters will accommodate approximately 88 full-time police department employees. The Training Facility will include potential uses such as classroom settings with sufficient capacity for seating and/or mat room for formal instruction and training as well as multi-lane pistol and rifle ranges with turning and lateral moving targets.

1.2 PURPOSE OF ADDENDUM

According to Section 15164 of the California Environmental Quality Act (CEQA) Guidelines, an addendum to a previously certified EIR or adopted negative declaration shall be prepared by a lead agency if changes or additions to the document are necessary but none of the conditions described in Section 15162 requiring the preparation of a subsequent EIR or negative declaration are applicable. An addendum need not be circulated for public review but can be included in or attached to the final EIR or adopted negative declaration. The decision-making body considers the addendum with the final EIR or adopted negative declaration prior to making a decision on the project, as modified.

Section 15162 of the State CEQA Guidelines states that, for a project covered by a certified EIR or adopted negative declaration, preparation of a subsequent EIR or negative declaration is required if one or more of the following conditions occur:

1. Substantial changes are proposed in the project that will require major revisions of the previous EIR or negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects.
2. Substantial changes occur with respect to the circumstances under which the project is undertaken that will require major revisions of the previous EIR or negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects.
3. New information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the previous EIR was certified as complete or the negative declaration was adopted, shows any of the following:
 - a. The project will have one or more significant effects not discussed in the previous EIR or negative declaration;
 - b. Significant effects previously examined will be substantially more severe than shown in the previous EIR;
 - c. Mitigation measures or alternatives previously found not to be feasible would in fact be feasible and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measure or alternative; or
 - d. Mitigation measures or alternatives that are considerably different from those analyzed in the previous EIR would substantially reduce one or more significant effects on the environment, but the project proponents decline to adopt the mitigation measure or alternative.

1.3 SCOPE AND CONTENT OF ADDENDUM

This Addendum has been prepared in accordance with the requirements of the CEQA (Public Resources Code Section 21000 et seq.) and the State CEQA Guidelines (Title 14 California Code of Regulations Section 15000 et seq.). The

City of San Pablo considered each of the environmental impacts that were analyzed in the prior EIR and focused on determining whether the proposed project would result in an increase in the severity of the impacts identified in the prior EIR or would result in any new impacts not previously considered in the prior EIR.

1.4 CONCLUSION

Based on review of the Project and of the previous analysis, the City of San Pablo determined that the potential environmental impacts associated with developing a Police Headquarters and Training Facility on the Block "F" site have been fully analyzed and addressed in the previously prepared EIR and will not result in conditions outlined in State CEQA Guidelines Section 15162 that would require preparation of a subsequent EIR. Existing General Plan policies and implementation measures identified in the General Plan EIR will continue to reduce the potential effects of development of the Block "F" site to less-than-significant levels.

Investigation of the Project site determined that a lumber yard (Davis Lumber Sales) appears to have started operation at the Project site around 1965. A leaking underground storage tank (LUST) that stored gasoline was discovered at the site in 1992. The gasoline was characterized as a contaminant of concern by the State Water Resources Control Board (SWRCB) and a work plan to remediate the leaked gasoline into the soil was approved in July 2001. The SWRCB closed the case soon after in October 2001 (Case T0601300364). SWRCB records indicate the contamination was cleaned up (i.e., case closed), however, the site is still identified on the SWRCB's list of LUST sites even though the site does not currently contain any known hazardous contaminants. Therefore, construction and operation of the Project will not create a new significant hazard to the public or the environment through reasonably foreseeable upset or accident conditions involving the release of hazardous materials into the area compared to the conclusions made in the General Plan EIR.

It should be noted that the Police Training Facility is described as including multi-lane pistol and rifle ranges. For the purposes of determining potential environmental impacts, these shooting ranges are considered to be located indoors, and any noise generated by shooting activities will be completely absorbed by the facility's structure itself. In addition, it is acknowledged that police vehicles utilize sirens as a warning signal. However, it was determined that the sirens will not operate at the facility itself but will operate only during an offsite emergency situation. The current noise environment also includes siren noises from police vehicles exiting the existing Police Facility located one and a half blocks to the north on San Pablo Avenue (approximately 1,200 feet distant). Further, sirens from ambulances and fire trucks were also routinely heard in the Project area until closure of the Doctor's Medical Center one block south on San Pablo Avenue in 2015 and relocation of the fire station from its previous site located two blocks north (approximately 1,600 feet distant) on San Pablo Avenue in mid-2021. Based on this information, the Project area has historical exposure to emergency vehicle warning signals. Overall, operation of the Project will not increase noise levels in or introduce a new noise source to the area compared to the conclusions made in the General Plan EIR.

The Project will be consistent with the overall assumptions for development on the Block "F" site as presented in the General Plan as a public/institutional land use and the Project will not result in any new significant impacts or increase the severity of any potentially significant impacts identified in the General Plan EIR. The circumstances under which the Project will be undertaken have not substantially changed such that new or substantially increased impacts will occur. Further, there is nothing peculiar about the Project or the Project site that will result in impacts substantially greater than discussed in the prior General Plan EIR. Therefore, no further environmental analysis is required.

Addendum to the San Pablo Avenue Specific Plan Environmental Impact Report

1.1 OVERVIEW

On September 19, 2011, the City of San Pablo adopted the San Pablo Avenue Specific Plan environmental impact report (EIR), which included analysis of the potential environmental impacts associated with construction and operation of a high-density mixed-use development at the Block "F" site which is a 4-acre lot located at the northwest corner of Gateway Avenue and Chattleton Lane. Block "F" is located in an area identified in the Specific Plan as Mixed Use Center South. High-density mixed-use development in the Mixed Use Center South, including Block "F," includes the potential for commercial, office, residential, institutional, and hotel uses. After the adoption of the EIR, the City of San Pablo proposed to develop a Police Headquarters and Training Facility (Project) on a 2.3-acre portion of Block "F." The Project will be delivered through a design-build process and is projected to consist of a two-story building of approximately 42,000 square feet. The Police Headquarters will accommodate approximately 88 full-time police department employees. The Training Facility will include potential uses such as classroom settings with sufficient capacity for seating and/or mat room for formal instruction and training as well as multi-lane pistol and rifle ranges with turning and lateral moving targets.

1.2 PURPOSE OF ADDENDUM

According to Section 15164 of the California Environmental Quality Act (CEQA) Guidelines, an addendum to a previously certified EIR or adopted negative declaration shall be prepared by a lead agency if changes or additions to the document are necessary but none of the conditions described in Section 15162 requiring the preparation of a subsequent EIR or negative declaration are applicable. An addendum need not be circulated for public review but can be included in or attached to the final EIR or adopted negative declaration. The decision-making body considers the addendum with the final EIR or adopted negative declaration prior to making a decision on the project, as modified.

Section 15162 of the State CEQA Guidelines states that, for a project covered by a certified EIR or adopted negative declaration, preparation of a subsequent EIR or negative declaration is required if one or more of the following conditions occur:

1. Substantial changes are proposed in the project that will require major revisions of the previous EIR or negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects.
2. Substantial changes occur with respect to the circumstances under which the project is undertaken that will require major revisions of the previous EIR or negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects.
3. New information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the previous EIR was certified as complete or the negative declaration was adopted, shows any of the following:
 - a. The project will have one or more significant effects not discussed in the previous EIR or negative declaration;
 - b. Significant effects previously examined will be substantially more severe than shown in the previous EIR;
 - c. Mitigation measures or alternatives previously found not to be feasible would in fact be feasible and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measure or alternative; or
 - d. Mitigation measures or alternatives that are considerably different from those analyzed in the previous EIR would substantially reduce one or more significant effects on the environment, but the project proponents decline to adopt the mitigation measure or alternative.

1.3 SCOPE AND CONTENT OF ADDENDUM

This Addendum has been prepared in accordance with the requirements of the CEQA (Public Resources Code Section 21000 et seq.) and the State CEQA Guidelines (Title 14 California Code of Regulations Section 15000 et seq.). The

City of San Pablo considered each of the environmental impacts that were analyzed in the prior EIR and focused on determining whether the proposed project would result in an increase in the severity of the impacts identified in the prior EIR or would result in any new impacts not previously considered in the prior EIR.

1.4 CONCLUSION

Based on review of the Project and of the previous analysis, the City of San Pablo determined that the potential environmental impacts associated with developing a Police Headquarters and Training Facility on the Block “F” site have been fully analyzed and addressed in the previously prepared EIR and will not result in conditions outlined in State CEQA Guidelines Section 15162 that would require preparation of a subsequent EIR. Existing Specific Plan policies and implementation measures identified in the Specific Plan EIR will continue to reduce the potential effects of development of the Block “F” site to less-than-significant levels.

Investigation of the Project site determined that a lumber yard (Davis Lumber Sales) appears to have started operation at the Project site around 1965. A leaking underground storage tank (LUST) that stored gasoline was discovered at the site in 1992. The gasoline was characterized as a contaminant of concern by the State Water Resources Control Board (SWRCB) and a work plan to remediate the leaked gasoline into the soil was approved in July 2001. The SWRCB closed the case soon after in October 2001 (Case T0601300364). SWRCB records indicate the contamination was cleaned up (i.e., case closed), however, the site is still identified on the SWRCB's list of LUST sites even though the site does not currently contain any known hazardous contaminants. Therefore, construction and operation of the Project will not create a new significant hazard to the public or the environment through reasonably foreseeable upset or accident conditions involving the release of hazardous materials into the area compared to the conclusions made in the Specific Plan EIR.

It should be noted that the Police Training Facility is described as including multi-lane pistol and rifle ranges. For the purposes of determining potential environmental impacts, these shooting ranges are considered to be located indoors, and any noise generated by shooting activities will be completely absorbed by the facility's structure itself. In addition, it is acknowledged that police vehicles utilize sirens as a warning signal. However, it was determined that the sirens will not operate at the facility itself but will operate only during an offsite emergency situation. The current noise environment also includes siren noises from police vehicles exiting the existing Police Facility located one and a half blocks to the north on San Pablo Avenue (approximately 1,200 feet distant). Further, sirens from ambulances and fire trucks were also routinely heard in the Project area until closure of the Doctor's Medical Center one block south on San Pablo Avenue in 2015 and relocation of the fire station from its previous site located two blocks north (approximately 1,600 feet distant) on San Pablo Avenue in mid-2021. Based on this information, the Project area has historical exposure to emergency vehicle warning signals. Overall, operation of the Project will not increase noise levels in or introduce a new noise source to the area compared to the conclusions made in the Specific Plan EIR.

The Project will be consistent with the overall assumptions for development on the Block “F” site as presented in the San Pablo Avenue Specific Plan as an institutional land use and the Project will not result in any new significant impacts or increase the severity of any potentially significant impacts identified in the San Pablo Specific Plan EIR. The circumstances under which the Project will be undertaken have not substantially changed such that new or substantially increased impacts will occur. Further, there is nothing peculiar about the Project or the Project site that will result in impacts substantially greater than discussed in the prior San Pablo Specific Plan EIR. Therefore, no further environmental analysis is required.

**Addendum to the
Regulating Plan for “The Avenue”
Mitigated Negative Declaration**

1.1 OVERVIEW

On October 17, 2011, the City of San Pablo adopted the Regulating Plan for “The Avenue” mitigated negative declaration (MND), which included analysis of the potential environmental impacts associated with construction and operation of a high-density mixed-use development at the Block “F” site which is a 4-acre lot located at the northwest corner of Gateway Avenue and Chattleton Lane. High-density mixed-use development at Block “F” included the potential for development of residential and workplace uses but also permits commercial, retail, lodging, and civic/cultural uses. After the adoption of the MND, the City of San Pablo proposed to develop a Police Headquarters and Training Facility (Project) on a 2.3-acre portion of Block “F.” The Project will be delivered through a design-build process and is projected to consist of a two-story building of approximately 42,000 square feet. The Police Headquarters will accommodate approximately 88 full-time police department employees. The Training Facility will include potential uses such as classroom settings with sufficient capacity for seating and/or mat room for formal instruction and training as well as multi-lane pistol and rifle ranges with turning and lateral moving targets.

1.2 PURPOSE OF ADDENDUM

According to Section 15164 of the California Environmental Quality Act (CEQA) Guidelines, an addendum to a previously certified EIR or adopted negative declaration shall be prepared by a lead agency if changes or additions to the document are necessary but none of the conditions described in Section 15162 requiring the preparation of a subsequent EIR or negative declaration are applicable. An addendum need not be circulated for public review but can be included in or attached to the final EIR or adopted negative declaration. The decision-making body considers the addendum with the final EIR or adopted negative declaration prior to making a decision on the project, as modified.

Section 15162 of the State CEQA Guidelines states that, for a project covered by a certified EIR or adopted negative declaration, preparation of a subsequent EIR or negative declaration is required if one or more of the following conditions occur:

1. Substantial changes are proposed in the project that will require major revisions of the previous EIR or negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects.
2. Substantial changes occur with respect to the circumstances under which the project is undertaken that will require major revisions of the previous EIR or negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects.
3. New information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the previous EIR was certified as complete or the negative declaration was adopted, shows any of the following:
 - a. The project will have one or more significant effects not discussed in the previous EIR or negative declaration;
 - b. Significant effects previously examined will be substantially more severe than shown in the previous EIR;
 - c. Mitigation measures or alternatives previously found not to be feasible would in fact be feasible and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measure or alternative; or
 - d. Mitigation measures or alternatives that are considerably different from those analyzed in the previous EIR would substantially reduce one or more significant effects on the environment, but the project proponents decline to adopt the mitigation measure or alternative.

1.3 SCOPE AND CONTENT OF ADDENDUM

This Addendum has been prepared in accordance with the requirements of the CEQA (Public Resources Code Section 21000 et seq.) and the State CEQA Guidelines (Title 14 California Code of Regulations Section 15000 et seq.). The City of San Pablo considered each of the environmental impacts that were analyzed in the prior MND and focused on

determining whether the proposed project would result in an increase in the severity of the impacts identified in the prior MND or would result in any new impacts not previously considered in the prior MND.

1.4 CONCLUSION

Based on review of the Project and of the previous analysis, the City of San Pablo determined that the potential environmental impacts associated with developing a Police Headquarters and Training Facility on the Block “F” site have been fully analyzed and addressed in the previously prepared MND and will not result in conditions outlined in State CEQA Guidelines Section 15162 that would require preparation of a subsequent MND. Existing Regulating Plan policies and implementation measures identified in the MND will continue to reduce the potential effects of development of the Block “F” site to less-than-significant levels.

Investigation of the Project site determined that a lumber yard (Davis Lumber Sales) appears to have started operation at the Project site around 1965. A leaking underground storage tank (LUST) that stored gasoline was discovered at the site in 1992. The gasoline was characterized as a contaminant of concern by the State Water Resources Control Board (SWRCB) and a work plan to remediate the leaked gasoline into the soil was approved in July 2001. The SWRCB closed the case soon after in October 2001 (Case T0601300364). SWRCB records indicate the contamination was cleaned up (i.e., case closed), however, the site is still identified on the SWRCB's list of LUST sites even though the site does not currently contain any known hazardous contaminants. Therefore, construction and operation of the Project will not create a new significant hazard to the public or the environment through reasonably foreseeable upset or accident conditions involving the release of hazardous materials into the area compared to the conclusions made in the Regulating Plan MND.

It should be noted that the Police Training Facility is described as including multi-lane pistol and rifle ranges. For the purposes of determining potential environmental impacts, these shooting ranges are considered to be located indoors, and any noise generated by shooting activities will be completely absorbed by the facility's structure itself. In addition, it is acknowledged that police vehicles utilize sirens as a warning signal. However, it was determined that the sirens will not operate at the facility itself but will operate only during an offsite emergency situation. The current noise environment also includes siren noises from police vehicles exiting the existing Police Facility located one and a half blocks to the north on San Pablo Avenue (approximately 1,200 feet distant). Further, sirens from ambulances and fire trucks were also routinely heard in the Project area until closure of the Doctor's Medical Center one block south on San Pablo Avenue in 2015 and relocation of the fire station from its previous site located two blocks north (approximately 1,600 feet distant) on San Pablo Avenue in mid-2021. Based on this information, the Project area has historical exposure to emergency vehicle warning signals. Overall, operation of the Project will not increase noise levels in or introduce a new noise source to the area compared to the conclusions made in the Regulating Plan MND.

The Project will be consistent with the overall assumptions for development on the Block “F” site as presented in the Regulating Plan for “The Avenue” as a civic land use and the Project will not result in any new significant impacts or increase the severity of any potentially significant impacts identified in the Regulating Plan MND. The circumstances under which the Project will be undertaken have not substantially changed such that new or substantially increased impacts will occur. Further, there is nothing peculiar about the Project or the Project site that will result in impacts substantially greater than discussed in the prior Regulating Plan MND. Therefore, no further environmental analysis is required.