

Notice of Availability of a Draft EIR

Date: August 30th, 2023

To: Public Agencies and Interested Parties

Subject: Notice of Availability of a Draft Environmental Impact Report

Project Title: SMP 38/SMP 39/ SMP 40 Project

The City of Livermore, as lead agency under the California Environmental Quality Act (CEQA), has prepared a Draft Environmental Impact Report (Draft EIR) for the: SMP 38/SMP 39/SMP 40 Project (proposed project) (SCH # 2023010091). In accordance with CEQA Guidelines Sections 15086 and 15087, the City has issued this Notice of Availability (NOA) to provide responsible agencies, trustee agencies, and other interested parties with information describing the proposed project and its potential environmental effects as determined in the Draft EIR. Public comment on this document is invited for a 45-day period extending from August 30, 2023 to October 13, 2023. Additional information is provided below.

Project Location

The +/-217.04-acre project site consists of nine separate parcels, identified by Assessor's Parcel Numbers (APNs) 904-1-7-21; 904-1-2-12; 904-1-7-32; 904-3-1-4; 904-10-2-2, -3, -5, -7, and -8, located in unincorporated Alameda County. The project site is located adjacent to the existing Oaks Business Park, which consists of eight light industrial warehouse buildings, in the northwestern corner of the City of Livermore. The parcels are currently undeveloped, with the exception of several structures related to a former horse ranch located in the northwest corner of SMP 38, and a few structures located on the Additional Annexation Only Parcels. The project site is generally located west of Isabel Avenue/State Route (SR) 84, north of Stanley Boulevard, south of West Jack London Boulevard, and east of El Charro Road.

APNs 904-1-7-32, 904-1-2-12, and 904-1-7-21 are also known as SMP 38; APN 904-3-1-4 is also known as SMP 39; and 904-10-2-2 is also known as SMP 40. The aforementioned SMP numbers are due to the Surface Mining Permit (SMP) numbers applicable to each site. The Surface Mining Permits for each of the sites were approved by Alameda County in 2004 to allow for the extraction of sand and gravel (i.e., aggregate) within the sites; however, aggregate mining has not occurred within any of the sites. The proposed project would not occur on a site, or directly adjacent to a site, listed as currently containing hazardous materials pursuant to Government Code Section 65962.5.

Project Description

On SMP 38, the proposed project includes a Sphere of Influence (SOI) Amendment to include SMP 38 within the City of Livermore SOI and remove it from City of Pleasanton's SOI. The City of Livermore General Plan land use designation for SMP 38 would remain Limited Agriculture and Open Space/Sand and Gravel and the Alameda County zoning designation would remain Agriculture. Development of SMP 38 is not proposed.

For SMP 39, the proposed project would include development of a total of up to six light industrial buildings, consisting of up to approximately 755,500 square feet (sf) of new building space, and associated internal roadways and other improvements. For SMP 40, the proposed project would include development of two industrial buildings containing up to 759,275 sf of new building space with related internal roadways and other improvements. A number of approvals would be required for development of SMP 39 and SMP 40, including a SOI Amendment for

SMP 39, General Plan Amendment, Pre-zoning and Annexation, Zoning Map Amendment/Planned Development, Vesting Tentative Subdivision Maps, a Pre-Annexation Agreement, and Development Agreement. A Site Plan Design Review entitlement is required for SMP 39 and SMP 40, which would include a review of the site plan, building, and landscape design; however, the entitlement is only proposed for SMP 40 at this time. A Site Plan Design Review entitlement will be required at a later date for the future development of SMP 39. In addition, the proposed project would include annexation of four additional parcels (APNs 904-10-2-3, -5, -7, and -8) located east of SMP 40. Development is not proposed on the additional parcels as part of the proposed project.

The project would include a paved at-grade, on-site trail along the boundaries of the SMP 40 site, consistent with the City's Active Transportation Plan. Specifically, the on-site trail would extend from the northeastern corner of the site, along the project site's eastern, southern, and western boundaries, before connecting to an existing off-site paved shared-use path at the northwestern corner of site, which extends along the west side of the Oaks Business Park to the north and connects to West Jack London Boulevard.

In addition, the project would include a new off-site trail connection to the existing Arroyo Mocho Trail, located on the east side of Isabel Avenue/SR 84. For the purposes of the Draft EIR analysis, three alternatives for the proposed off-site Isabel Avenue/SR 84 crossing to the existing Arroyo Mocho Trail are considered and evaluated in the Draft EIR, including the following, and described in more detail in the Draft EIR:

- Trail Connection Option 1 – At-Grade Crossing at Discovery Drive;
- Trail Connection Option 2 – Undercrossing at Isabel Bridge; and
- Trail Connection Option 3 – Overcrossing of Isabel Avenue/SR 84.

Environmental Topics Evaluated

The Initial Study prepared and included as an appendix to the Draft EIR found that impacts related to Aesthetics; Geology and Soils; Hazards and Hazardous Materials; Land Use and Planning; Mineral Resources; Population and Housing; Public Services; Recreation; and Wildfire would be less than significant with mitigation, less than significant, or no impact. The Initial Study determined that potentially significant impacts could occur related to Agricultural Resources; Air Quality, Greenhouse Gas Emissions, and Energy; Biological Resources; Cultural and Tribal Cultural Resources; Hydrology and Water Quality; Noise; Public Services, Utilities, and Service Systems; and Transportation. The resource topic areas identified as having potentially significant impacts were analyzed as part of the Draft EIR. The Draft EIR also evaluated potential cumulative and growth-inducing effects of the proposed project.

Public Review and Written Comments

The Draft EIR is available for review on the City's website at: <https://www.livermoreca.gov/departments/community-development/planning/environmental-documents>. A printed copy of the Draft EIR is also available at the City of Livermore City Hall and Civic Center Library located at 1052 S. Livermore Avenue and 1188 S. Livermore Avenue, respectively.

The City of Livermore would like to receive your input on the Draft EIR. Comments pertaining to the impact analysis, criteria and thresholds, mitigation measures, alternatives and any other environmental information presented in the Draft EIR will be considered by the City during preparation of the Final EIR. The Final EIR will include copies of comments and the City's responses to comments pertaining to the environmental analysis provided in the Draft EIR. Due to time limits, as established by CEQA, your response should be sent at the earliest possible date, but no later than 45 days after publication of this notice. Please submit your comments by 5:00 p.m. on October 13, 2023 by mail or e-mail to:

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Please include the name, phone number, and address of a contact person in your response.

[A meeting to receive comments on the Draft EIR will be held on Tuesday, October 3, 2023, at 7:00 p.m., located at Civic Center Meeting Hall, City Council Chambers 1016 S. Livermore Avenue, Livermore, CA 94550. The meeting will begin with a presentation on the proposed project, followed by public comments.](#)