

# Notice of Determination

To:  Office of Planning and Research  
P.O. Box 3044  
Sacramento, CA 95812-3044

County Clerk  
County of Alameda  
1106 Madison Street  
Oakland, CA 94607

From: City of Livermore  
Community Development Department  
1052 South Livermore Avenue  
Livermore, CA 94550  
Emily LaDue, Assistant Planner  
(925) 960-4462

**Subject: Filing of Notice of Determination in compliance with Section 21108 or 21152 of the Public Resources Code**  
State Clearinghouse Number (if submitted to State Clearinghouse): 2018041060; 2019099018; and 2023100105

Project Title: Lassen Townhome Project: Second Amendment to the Development Agreement

Project Applicant: LD-Fund III Livermore Land, LLC

Project Location (include county): A 35± acre vacant site located at the terminus of Lassen Road in Springtown

Project Description: The project is the second amendment to the Development Agreement 18-001 to revise the terms and timing of the off-site improvements including a public trail and public sewer line. The Development Agreement vests a previously approved project for 186 two-and three-story townhomes on a vacant 35-acre site located at the terminus of Lassen Road northwest of the First Street/I-580 Interchange and north of I-580.

The environmental effects of this project were previously evaluated in the following three environmental documents: the Initial Study And Mitigated Negative Declaration for the Lassen Road Residential Development Project (2019099018); the Active Transportation Initial Study And Mitigated Negative Declaration (2018041060); and the Springtown Trunkline Sewer Initial Study And Mitigated Negative Declaration (2023100105), collectively the Previous Environmental Documents. The City has determined that the project would not result in any new significant environmental impacts not previously considered. There have been no substantial changes in the project or in the circumstances under which the project is being undertaken which would require changes in the Previous Environmental Documents nor has any significant new information become available which would require changes in the Previous Environmental Documents. Because none of the conditions described in CEQA Guidelines Section 15162(a) calling for preparation of a subsequent or supplemental MND has occurred, the City has determined that the Previous Environmental Documents are adequate, and no further environmental analysis is required.

This is to advise that the City of Livermore ( Lead Agency or  Responsible Agency) has approved the above-described project on 07/28/2025 and has made the following determination regarding the project:

1. The project [ will  will not] have a significant effect on the environment.
2.  An Environmental Impact Report was prepared for this project pursuant to the provisions of CEQA.  
 A Mitigated Negative Declaration was prepared for this project pursuant to the provisions of CEQA.
3. Mitigation Measures [ were  were not] made a condition of the approval of the project.
4. A mitigation reporting or monitoring plan [ was  was not] adopted for this project.
5. A Statement of Overriding Considerations [ was  was not] adopted for this project.
6. Findings [ were  were not] made pursuant to the provisions of CEQA.
7. California State Department of Fish and Wildlife Fees (SB 1535)
  - The project has been found to be exempt and not subject to the provisions of SB 1535.
  - \$50 for County processing fees (attach No Effect Determination Form)
  - The project is not exempt and is, therefore, subject to the following fees:
  - \$4,101.25 (\$4,051.25 Fish and Wildlife plus \$50 County recording fee) for review of an Environmental Impact Report
  - \$50 for County recording fees for a project previously approved and paid (attach DFW receipt)

This is to certify that the Initial Study/Mitigated Negative Declaration and record of project approval is available to the general public at the Livermore Community Development Department, Engineering Division, 1052 South Livermore Avenue, Livermore, CA.

Signature (Public Agency):  Title: Assistant Planner

Date: 07/28/2025 Date received for filing at OPR: \_\_\_\_\_