

Notice of Preparation of a Draft EIR

Date: March 3, 2025

To: Office of Planning and Research, Responsible and Trustee Agencies, Other Public Agencies, and Other Interested Parties

Subject: Notice of Preparation of Draft Environmental Impact Report for the Pacific and Livermore Townhomes Project

Project Title: Pacific and Livermore Townhomes Project

The City of Livermore (City), as lead agency under the California Environmental Quality Act (CEQA), will prepare an Environmental Impact Report (EIR) for the Pacific and Livermore Townhomes Project (the “project”). In accordance with *State CEQA Guidelines* Section 15082, the City has issued this Notice of Preparation (NOP) to provide responsible agencies, trustee agencies, and other interested parties with information describing the proposed project and its potential environmental effects.

The purpose of this notice is to:

- 1) Serve as the Notice of Preparation of an Environmental Impact Report for the Office of Planning and Research (OPR), Responsible Agencies, public agencies involved in funding or approving the project, and Trustee Agencies responsible for natural resources affected by the project, pursuant to *State CEQA Guidelines* Section 15082; and
- 2) Advise and solicit comments and suggestions regarding the preparation of the EIR, environmental issues to be addressed in the EIR, and related issues, from interested parties, including interested or affected members of the public.

Project Location

The project site is located at 2930 Pacific Avenue in the City of Livermore in Alameda County, California (Assessor’s Parcel Numbers [APNs] 98A-412-106-3, -106-5, -106-6, and -106-8). Figure 1 shows the regional and local context of the project site. The project site is located in central Livermore, in an area primarily consisting of residential, commercial, and institutional uses. The project site is bound by single-family residential uses to the north, Dolores Street to the east, Pacific Avenue to the south, and South Livermore Avenue to the west. Figure 2 shows an aerial photograph of the project site and land uses in the vicinity. Regional vehicular access to the project site is provided by Interstate 580 (I-580), on- and off-ramps, which are located approximately 2 miles north of the project site along North Livermore Avenue, and State Route 84 (SR-84), also locally named Isabel Avenue in Livermore, which is accessed approximately 2.6 miles to the west of the project site from East Stanley Boulevard.

Project Description

The proposed project would result in the redevelopment of the 6.54-acre project site, which is currently developed with two commercial buildings associated with the former Nob Hill shopping center. The proposed project would result in demolition of two existing commercial buildings and construction of 15 residential buildings totaling 115 units, a pool area and associated pool equipment

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and clubhouse buildings, guest parking, and an interior park. The proposed project would also include 26,052 square feet of open space, 55,201 square feet of landscaping, and supporting pedestrian, parking, and frontage improvements. The project site plan is shown in Figure 3, attached. Associated entitlements to facilitate development of the proposed project include a Subdivision and Site Plan Design Review. To facilitate the development of the subject property, the proposed project will also require dedications and/or acquisitions for public street rights-of-way and utility easements, as well as the construction of public facilities and infrastructure in accordance with the standards, specifications, and policies of the City of Livermore.

EIR Scope

The City has determined that an EIR is the appropriate level of CEQA review. The EIR will evaluate the potential environmental impacts of the proposed project, after having first established the environmental setting, or baseline, for the environmental analysis. The significance of potential impacts, cumulative impacts, and appropriate mitigation measures associated with the proposed project would be thoroughly discussed in the EIR.

An Initial Study has been prepared to provide substantial evidence to support the preparation of an EIR that focuses on areas that could be adversely affected by the proposed project. The Initial Study prepared for this EIR evaluates the environmental issue topics required by CEQA. The individual environmental topics to be evaluated in the Initial Study include the following:

- Aesthetics
- Agriculture and Forestry Resources
- Air Quality
- Biological Resources
- Cultural Resources
- Energy
- Geology and Soils
- Greenhouse Gas Emissions
- Hazards and Hazardous Materials
- Hydrology and Water Quality
- Land Use and Planning
- Mineral Resources
- Noise
- Population and Housing
- Public Services
- Recreation
- Transportation and Traffic
- Tribal Cultural Resources
- Utilities and Service Systems
- Wildfire

Based on preliminary results of the Initial Study, the following potentially significant environmental issue topics will be analyzed in more detail in the EIR:

- Air Quality
- Biological Resources
- Cultural Resources
- Energy
- Greenhouse Gas Emissions
- Hazards and Hazardous Materials
- Land Use Planning
- Noise
- Transportation

Document Availability and Public Review Timeline:

Due to the time limits mandated by State law, your response to the NOP must be sent no later than 30 days after publication of this notice. The review period for the NOP will be from March 3, 2025, to April 3, 2025. Copies of the NOP can be reviewed at the City of Livermore Community Development Department or on the City of Livermore website at:

<https://www.livermoreca.gov/departments/community-development/planning/environmental-documents>

Public Scoping Meeting:

The CEQA process encourages comments and questions from the public throughout the planning process. Pursuant to Section 15083 of the *State CEQA Guidelines*, a Public Scoping Meeting will be held to solicit public comments on the scope and content of the EIR. A public scoping meeting for this project will be held in person at the address below at 7:00 PM on March 18, 2025.

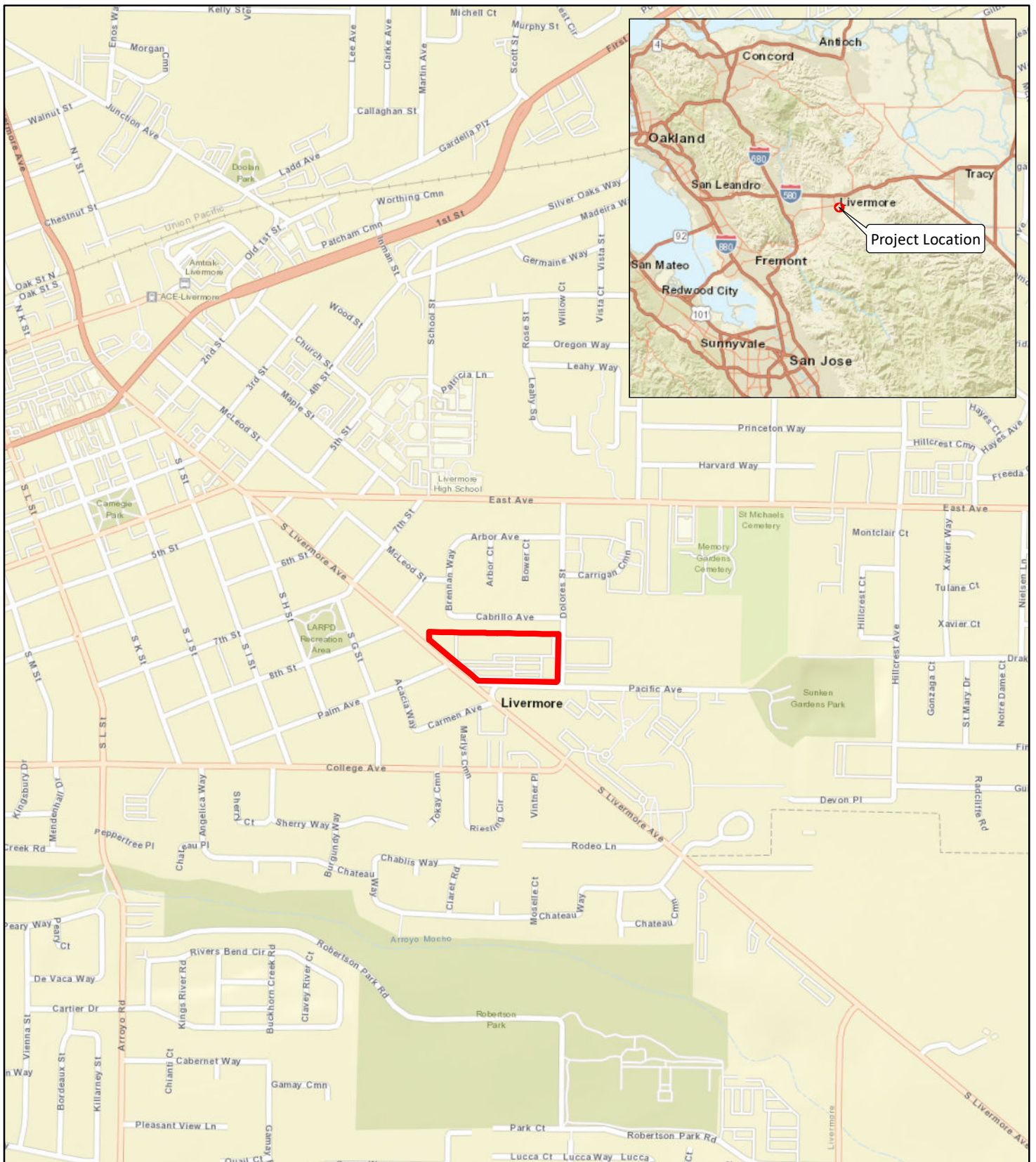
Civic Center Meeting Hall, City Council Chambers
1016 S. Livermore Avenue
Livermore, CA 94550

Submitting Comments:

Comments and suggestions as to the appropriate scope of analysis of the EIR are invited from all interested parties. Written comments or questions concerning the EIR for the proposed project should be directed to Associate Planner Jennifer Ackerman, at the following address by 5:00 p.m. on April 3, 2025. Please include the commenter's full name, address, phone number, and/or email so that we may contact you for clarification, if necessary.

Jennifer Ackerman
Associate Planner
City of Livermore, Community Development Department
1052 S. Livermore Avenue
Livermore, California 94550
(925) 960-4473
jjackerman@LivermoreCA.gov

Attachments: Figures 1–3

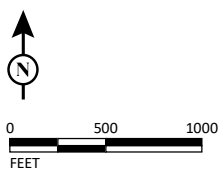


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Project Site

FIGURE 1



SOURCE: Esri World Street Map (2025)

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Pacific and Livermore Townhomes Project
Project Location and Regional Vicinity



FIGURE 2

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Project Site Boundary

SOURCES: Google Earth; LSA, 2022

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Pacific and Livermore Townhomes Project
Aerial Photograph of the Project Site and Surrounding Land Uses

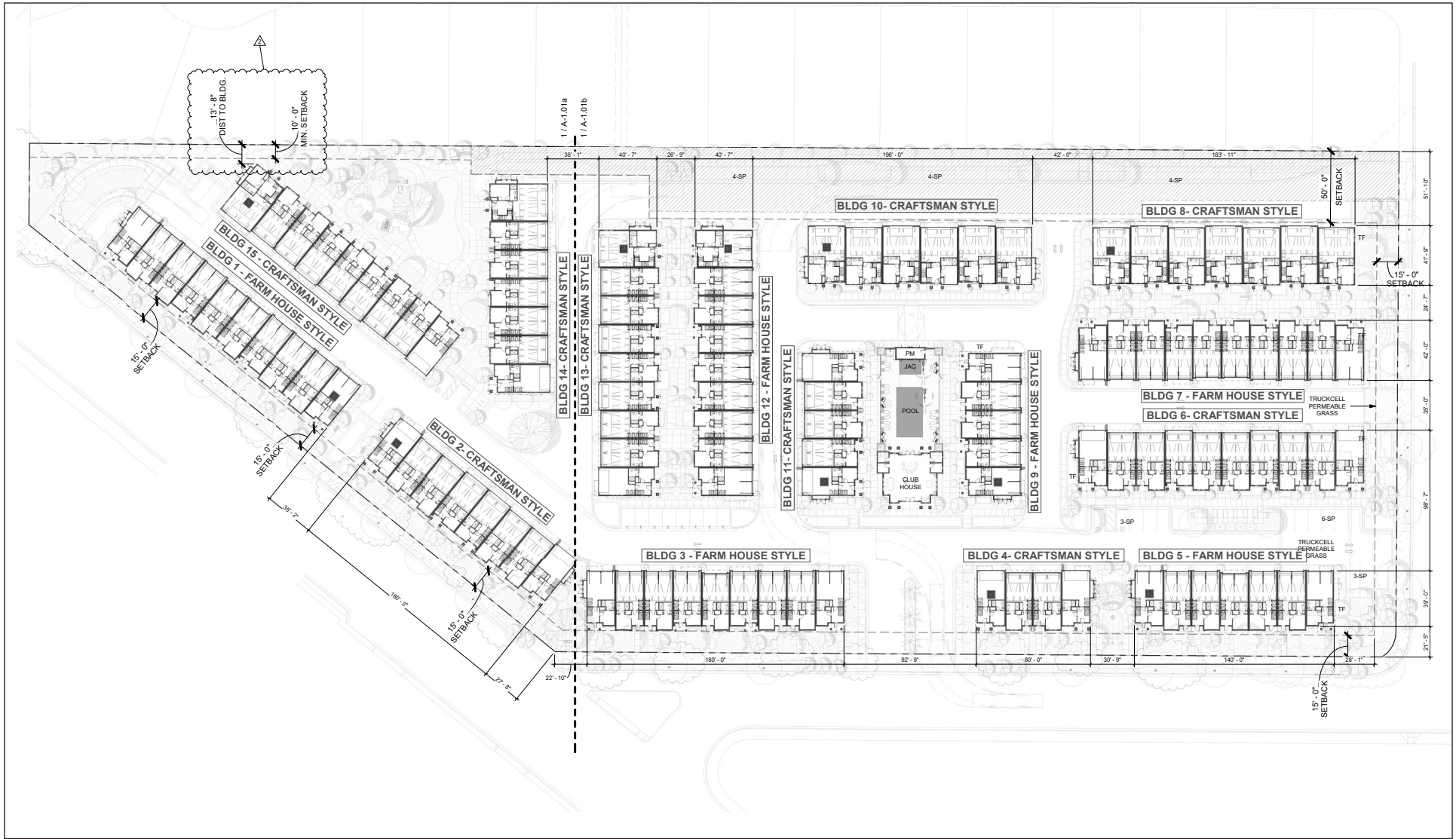


FIGURE 3

LSA



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SOURCE: Swenson; CEA Inc
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Pacific and Livermore Townhomes Project
Proposed Conceptual Site Plan