PACIFIC AND LIVERMORE TOWNHOMES PROJECT
INITIAL STUDY

LIVERMORE, CALIFORNIA

LSA

February 2025

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INITIAL STUDY

LIVERMORE, CALIFORNIA

Submitted to:

Community Development Department
City of Livermore
1052 South Livermore Avenue
Livermore, California 94550

Prepared by:

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Project No. CLV2201.01

LSA

February 2025

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FIGURES AND TABLES

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LIST OF ABBREVIATIONS AND ACRONYMS

AB	Assembly Bill
ADA	Americans with Disabilities Act
ACFCD	Alameda County Flood Control and Water Conservation District
APCD	Air Pollution Control District
APN	Assessor's Parcel Number
AQMD	Air Quality Management District
BAAQMD	Bay Area Air Quality Management District
Basin Plan	Water Quality Control Plan
Bay Area	San Francisco Bay Area
BMPs	best management practices
BMR	below market rate
CAL FIRE	California Department of Forestry and Fire Protection
Cal Water	California Water Service
California Register	California Register of Historical Resources
Caltrans	California Department of Transportation
CARB	California Air Resources Board
CBC	California Building Code
CCR	California Code of Regulations
CEQA	California Environmental Quality Act
CGS	California Geological Survey
CH_4	methane
City	City of Livermore
CO	carbon monoxide
CO_2	carbon dioxide
CO_2e	carbon dioxide equivalents
Construction General Permit	General Permit for Storm Water Discharges Associated with Construction and Land Disturbance Activity
District	Livermore Area Recreation and Parks District
DOC	California Department of Conservation
du/ac	dwelling units per acre

EIR	Environmental Impact Report
EV	electric vehicle
FAR	floor area ratio
FEMA	Federal Emergency Management Agency
Fire Department	Livermore-Pleasanton Fire Department
FMMP	Farmland Mapping and Monitoring Program
GHG	greenhouse gas
GWP	Global Warming Potential
HFCs	hydrofluorocarbons
I-580	Interstate 580
LID	Low Impact Development
LOS	level of service
LVJUSD	Livermore Valley Joint Unified School District
MRP	Municipal Regional Stormwater Permit
N_2O	nitrous oxide
NAHC	Native American Heritage Commission
NML	Neighborhood Mixed Low Density
NMU	Neighborhood Mixed-Use
NO_2	nitrogen dioxide
NPDES	National Pollutant Discharge Elimination System
O_3	ozone
Pb	lead
PFCs	perfluorocarbons
PG&E	Pacific Gas & Electric Company
PM	particulate matter
PM_{10}	particulate matter less than 10 microns in size
$PM_{2.5}$	particulate matter less than 2.5 microns in size
Police Department	Livermore Police Department
PRC	Public Resources Code
project	Pacific and Livermore Townhomes Project
project sponsor	Swenson Development and Construction

RWQCB	Regional Water Quality Control Board
SB	Senate Bill
SCP	Stormwater Control Plan
SF_6	sulfur hexafluoride
SO_2	sulfur dioxide
SR-84	State Route 84
SWPPP	Stormwater Pollution Prevention Plan
SWRCB	State Water Resources Control Board
T4MS	T4 Main Street
T4MS-O	T4 Main Street-Open
T4N	T4 Neighborhood
T4N-O	T4 Neighborhood-Open
TDC	Transfer Development Credits
UST	underground storage tank
UWMP	Urban Water Management Plan
VHFHSZ	Very High Fire Hazard Severity Zone
VMT	vehicle miles traveled
Waste Management	Waste Management of Alameda County, Inc.
WRP	Water Reclamation Plant

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1.0 PROJECT INFORMATION

The following describes the proposed Pacific and Livermore Townhomes Project (project) that is the subject of this Initial Study prepared pursuant to the California Environmental Quality Act (CEQA). The proposed project would result in demolition of two existing commercial buildings on the project site and construction of 15 residential buildings totaling 115 units and two recreational/ support buildings (pool equipment and clubhouse buildings), landscaping, parking, paseos, and an interior park. The City of Livermore (City) is the lead agency for review of the project under CEQA.

1. **Project Title:**

   Pacific and Livermore Townhomes Project

2. **Lead Agency Name and Address:**

   City of Livermore
   Community Development Department
   1052 South Livermore Avenue
   Livermore, CA 94550

3. **Contact Person and Phone Number:**

   Jennifer Ackerman
   Assistant Planner
   Community Development Department
   (925) 960-4473

4. **Project Location:**

   2930 Pacific Avenue
   Livermore, Alameda County
   Assessor's Parcel Number (APN): 98A-412-106-5, -106-8, -106-3, and -106-6

5. **Project Sponsor's Name and Address:**

   Swenson Development and Construction
   777 North First Street, 5th Floor
   San José, CA 95112

6. **General Plan Designation:**

   Neighborhood Mixed Low Density, Transfer Development Credits Receiver (NML-R)

7. **Zoning:**

   Neighborhood Mixed-Use (NMU)

8. **Description of Project:**

   This section describes the proposed project submitted by Swenson Development and Construction (project sponsor). A description of the proposed project's location and context is

followed by details of the proposed project itself and a summary of required approvals and entitlements.

Project Site

The following describes the geographic context of the project site and provides a brief overview of the existing land uses within and in the vicinity of the project site.

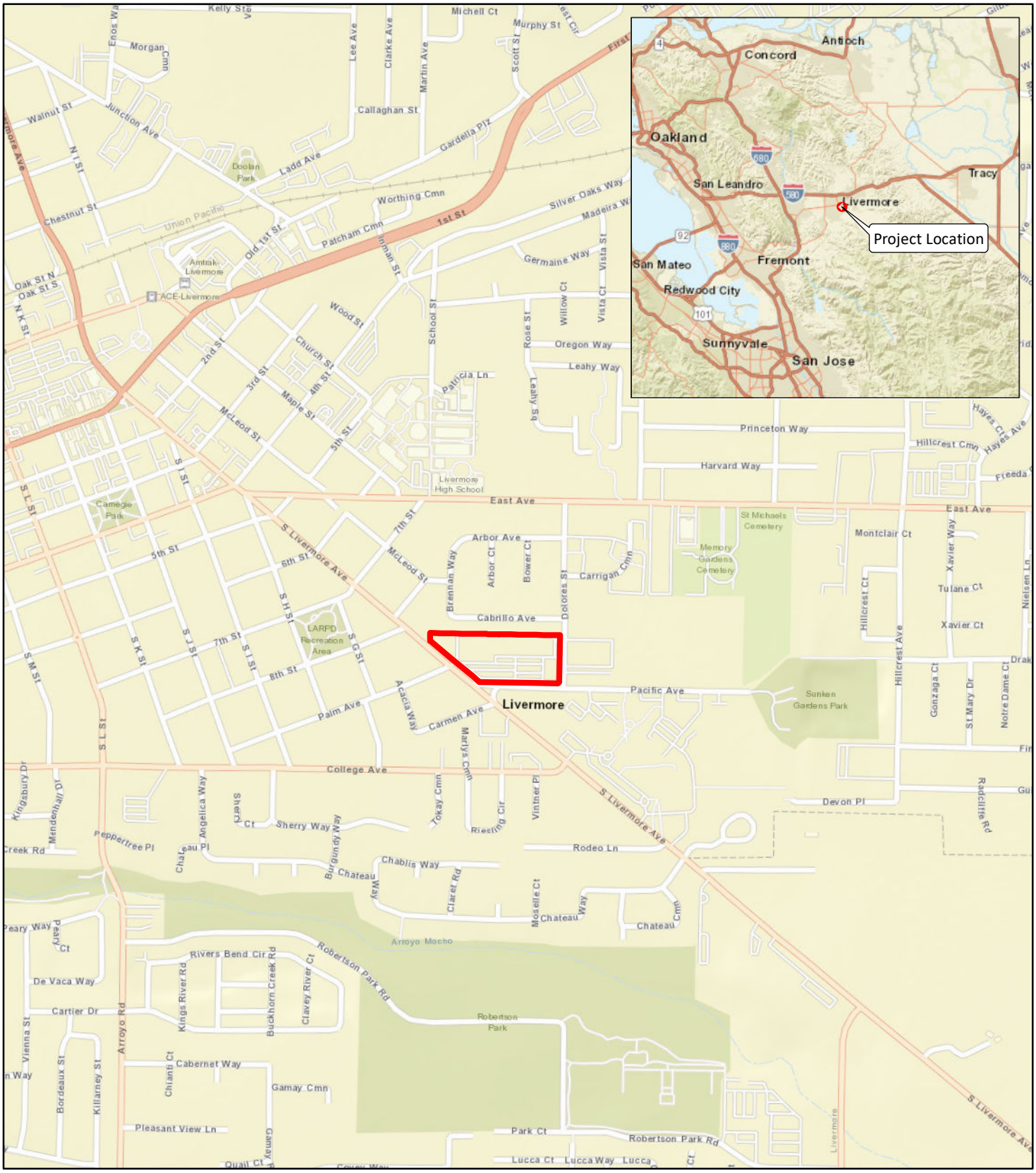
Regional Location and Access. The approximately 6.54-acre project site is located at 2930 Pacific Avenue in Livermore, Alameda County, California (Assessor's Parcel Numbers [APNs] 98A-412-106-5, -106-8, -106-3, and -106-6). The project site is located in central Livermore, in an area primarily consisting of residential, commercial, and institutional uses. The project site is bounded 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.

Regional vehicular access to the project site is provided by Interstate 580 (I-580) on- and off-ramps that 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. Bus stops located along Pacific Avenue provide transit access to the project site. Figure 1-1 shows the regional and local context of the project site. Figure 1-2 is an aerial photograph of the project site and the vicinity.

Site Characteristics and Current Site Conditions. As shown on Figure 1-3, the generally level project site is currently developed with two commercial buildings associated with the former Livermore Town Center, totaling approximately 66,328 square feet in size, which are located along the northern and eastern property lines. Since construction in 1959, the existing buildings have been occupied by various commercial uses and are currently occupied by retail and restaurant uses. The remainder of the project site is covered with surface parking and ornamental landscaping except for the northwest corner, which is currently a vacant lot that was previously occupied by a gas station that has since been demolished.

Approximately 71 mature trees are planted throughout the project site, including in planters within the surface parking lot and along the western, southern, and eastern boundaries of the project site.

A former gas station operated at the project site from approximately 1963 to 1988. Three underground storage tanks (USTs) (two 10,000-gallon gasoline tanks and one 500-gallon waste oil tank) were removed from the project site by the early 1990s. The project site is also listed on the State Water Resources Control Board (SWRCB) GeoTracker database as a Cleanup Program Site related to a previous dry cleaner use that operated from approximately 1966 to 2010.



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LEGEND

Project Site

FIGURE 1.1

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SOURCE: Esri World Street Map (2025)

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Pacific and Livermore Townhomes Project

Project Location and Regional Vicinity

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FIGURE 1-2

Project Site Boundary

N

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SOURCES: Google Earth; LSA, 2022

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Pacific and Livermore Townhomes Project

Aerial Photograph of the Project Site and Surrounding Land Uses

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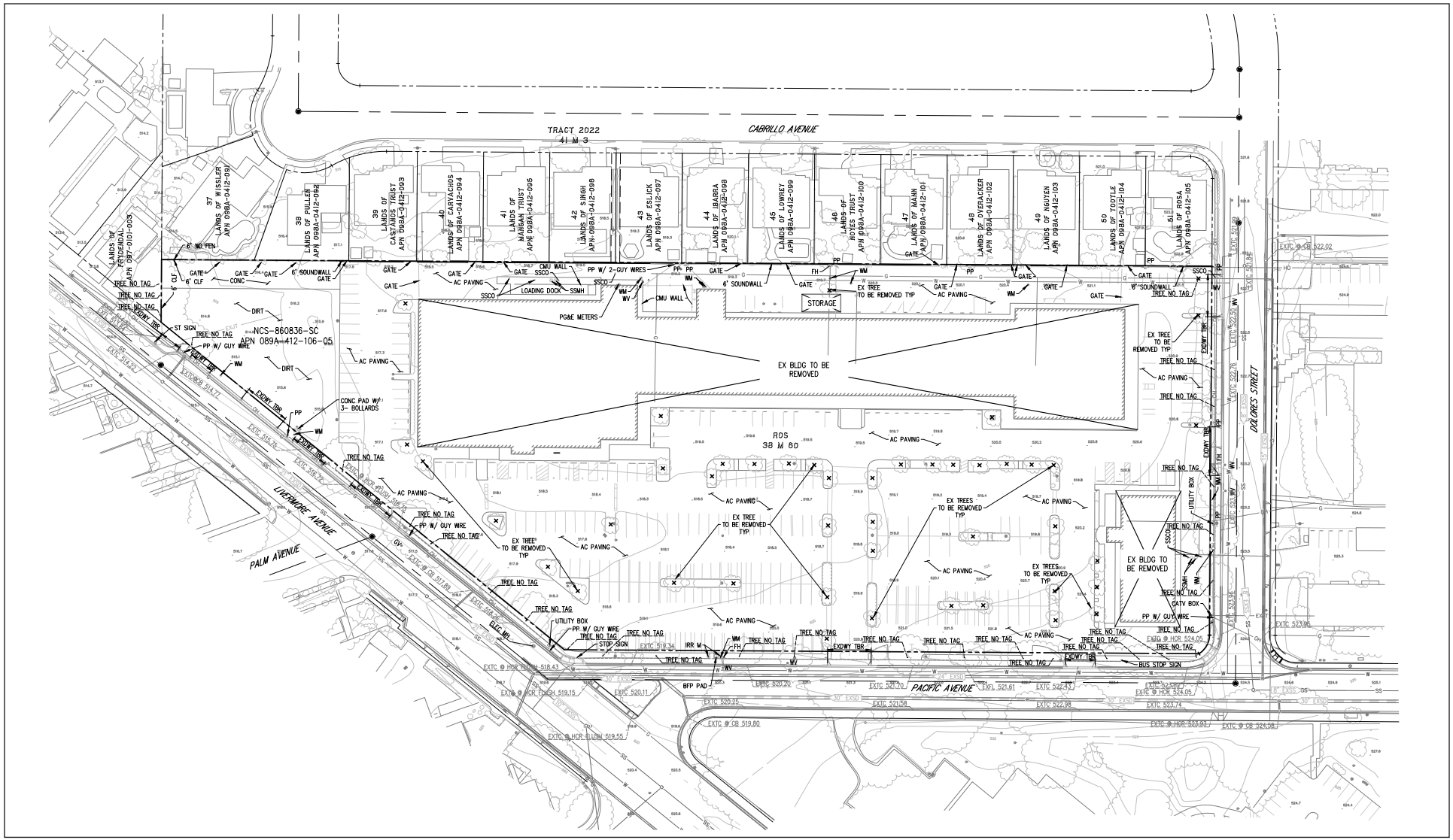

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FIGURE 1-3

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Pacific and Livermore Townhomes Project
Existing Conditions

SOURCE: Swenson; CEA Inc.
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Regulatory Setting. The project site is designated Neighborhood Mixed Low Density (NML) and is a Transfer Development Credits (TDC) Receiver Site (K) in the City's General Plan. The Neighborhood Mixed-Use (NMU) zoning designation is intended to help improve the pedestrian orientation of Livermore's neighborhoods by providing neighborhood commercial services within walking distance of existing residents and integrating housing with commercial development on a single site.

The NML designation allows a maximum floor area ratio (FAR) of 0.3 for commercial development and a baseline density of 2 to 3 dwelling units per acre or 12 to 15 dwelling units per acre when developers choose to comply with the City's TDC Ordinance.

Each residential land use designation subject to the TDC provisions contains a baseline density achievable without the need to comply with the City's TDC Ordinance. Applicants who wish to exceed this baseline density must comply with the City's TDC Ordinance by purchasing transferable development credits or paying an in-lieu fee.

The project site is located within the NMU zoning district. The intent of the NMU zoning district is to reinforce the walkability and identity of neighborhoods by providing a pedestrian-oriented main street shopping environment that provides day-to-day amenities and services and a variety of urban housing options within Livermore. Development within the NMU zone is regulated by a required mix of T4 Main Street (T4MS), T4 Main Street-Open (T4MS-O), T4 Neighborhood (T4N), and T4 Neighborhood-Open (T4N-O) transect zones. Allowed building types within T4MS and T4MS-O transect zones include commercial blocks and live/work and T4 and T4O allow (but are not limited to) live/work townhouses, courtyard apartments, and fourplexes.

On March 1, 2023, the Project Sponsor submitted a preliminary application pursuant to Senate Bill (SB) 330 to the City to redevelop the project site exclusively with residential townhomes. This application established the Project Applicant's "Builder's Remedy" rights pursuant to the Housing Accountability Act (Government Code Section 65589.5). If a local jurisdiction has not adopted a housing element in substantial compliance with State law, applicants may propose eligible housing development projects that do not comply with either the zoning or general plan. Pursuant to the Housing Accountability Act, a local jurisdiction may be required to approve an eligible housing development project because it cannot make any of the five required findings contained in Government Code Section 65589.5. In July 2023, prior to the City having a certified Housing Element, the Project Applicant submitted a full application to develop the project site with 115 residential townhomes; as such, although inconsistent with the project site's existing general plan land use designation and zoning, the proposed project is allowed under the Housing Accountability Act.

Proposed Project

This section provides a description of the proposed project as identified in the application materials submitted by the Project Applicant to the City, dated January 31, 2024.[1] The proposed project would result in the demolition of the existing commercial buildings on the project site, the construction of 15 residential buildings totaling 115 units, pool area and associated pool equipment, and clubhouse buildings totaling approximately 1,577 square feet, landscaping, paseos, guest parking, and an interior park. The proposed project would also include new frontage improvements such as curb, sidewalk, gutter, and streetlights.

Figure 1-4 depicts the overall proposed conceptual site plan for the proposed project. Figure 1-5 depicts the typical site cross sections and showcase elevations for proposed two- and three-story buildings, and the proposed conceptual landscape plan is shown in Figure 1-6.

Building Program. The proposed project would result in the redevelopment of the project site with 15 residential buildings (Buildings 1 through 15) and two recreational/support buildings (pool equipment and clubhouse buildings).

The proposed pool equipment and clubhouse buildings would be located in the center of the project site, directly north of the entrance driveway on Pacific Avenue, as shown on Figure 1-4. The pool equipment building would be approximately 187 square feet in size, and the clubhouse building would be approximately 1,390 square feet in size. The pool equipment and clubhouse buildings would be single story and approximately 12 feet 10 inches in height and 23 feet in height, respectively.

Buildings 1 through 15 would be located throughout the project site and would consist of 98 townhouses in three-story buildings and 17 townhouses in two-story buildings. The two-story buildings would generally be located along the northern boundary of the project site, and the three-story buildings would be intermixed in the center and along the southern boundary. The proposed two-story townhouse units would include three bedrooms and would be an average of approximately 2,038 square feet in size. Meanwhile, the proposed three-story townhouse units would include four bedrooms and a balcony and would be an average of approximately 2,169 square feet in size. The two-story townhouses would be a maximum of approximately 29 feet 8 inches in height to the top of the roof, and the three-story townhouses would be approximately 36 feet 8 inches in height to the top of the roof.

[1] It should be noted that project plans, including total building square footage, parking count, and other project elements may be subject to refinement prior to City action on project entitlements. The analysis in this Initial Study is conservative and evaluates the maximum development potential for the proposed project.

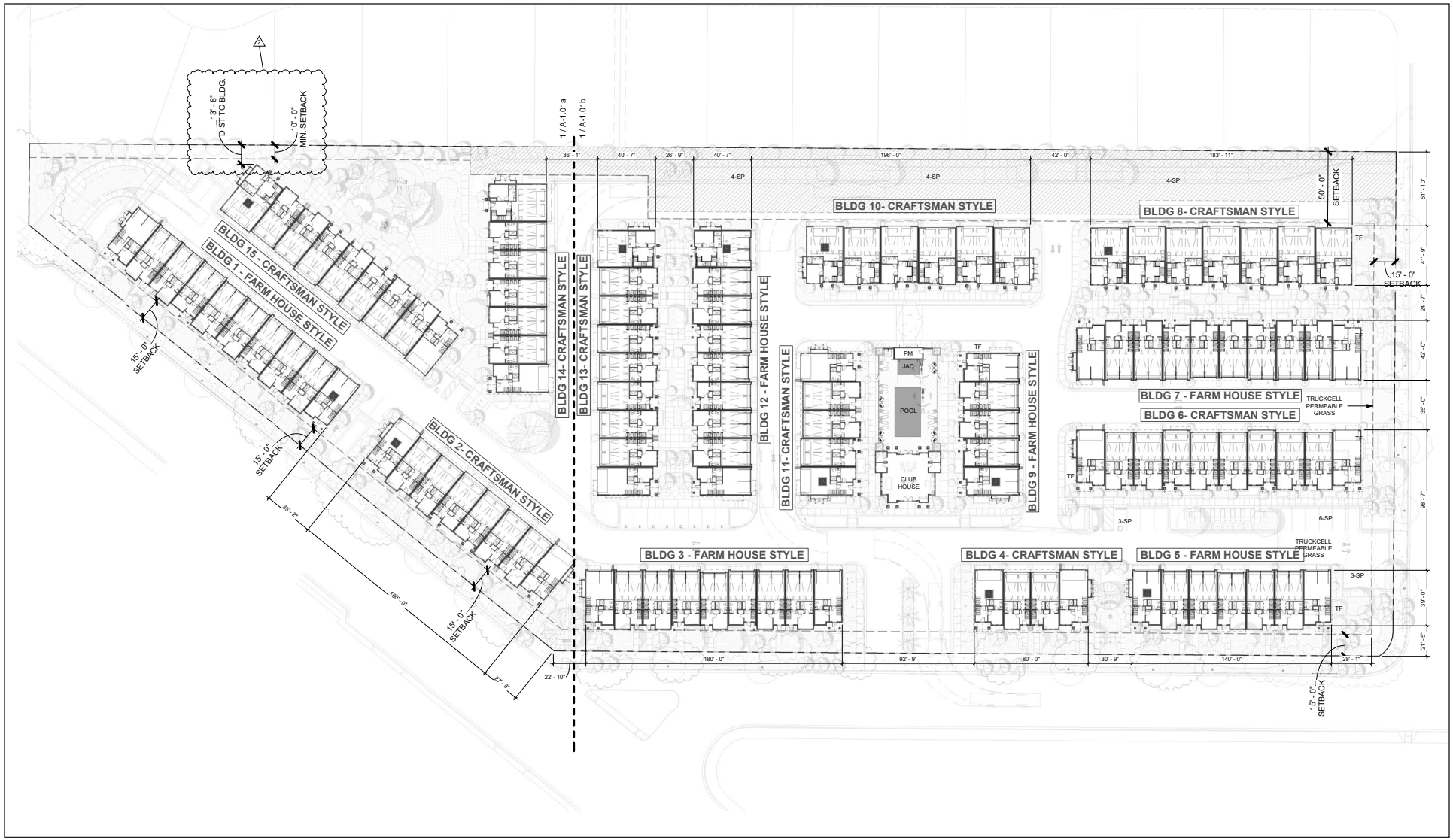

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FIGURE 1-4

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SOURCE: Swenson; CEA Inc

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Pacific and Livermore Townhomes Project
Proposed Conceptual Site Plan

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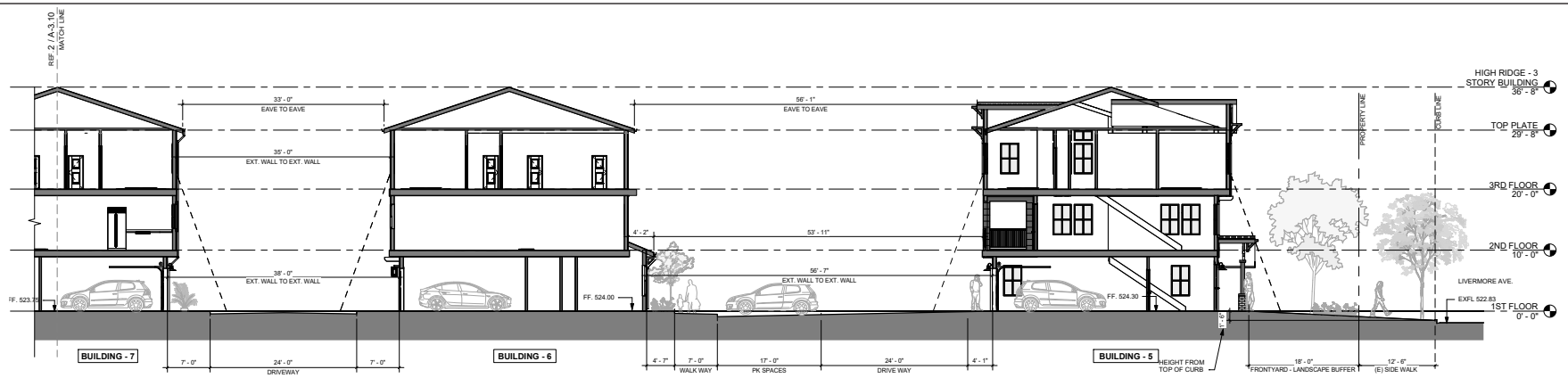
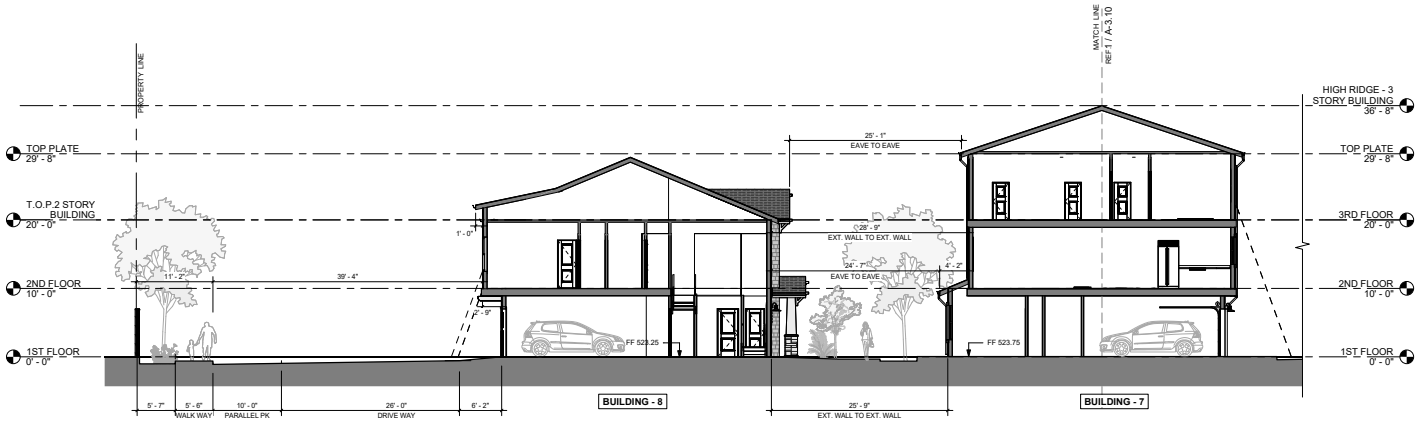


1 TYPICAL SITE SECTION FROM LIVERMORE AVENUE - BLDG. 5, 6 & 7
1/8" = 1'-0"



2 TYPICAL SITE SECTION FROM S LIVERMORE AVENUE - BLDG. 7 & 8
1/8" = 1'-0"

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FIGURE 1-5
Sheet 1 of 4

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Pacific and Livermore Townhomes Project
Proposed Typical Cross Sections

SOURCE: Swenson; CEA Inc.
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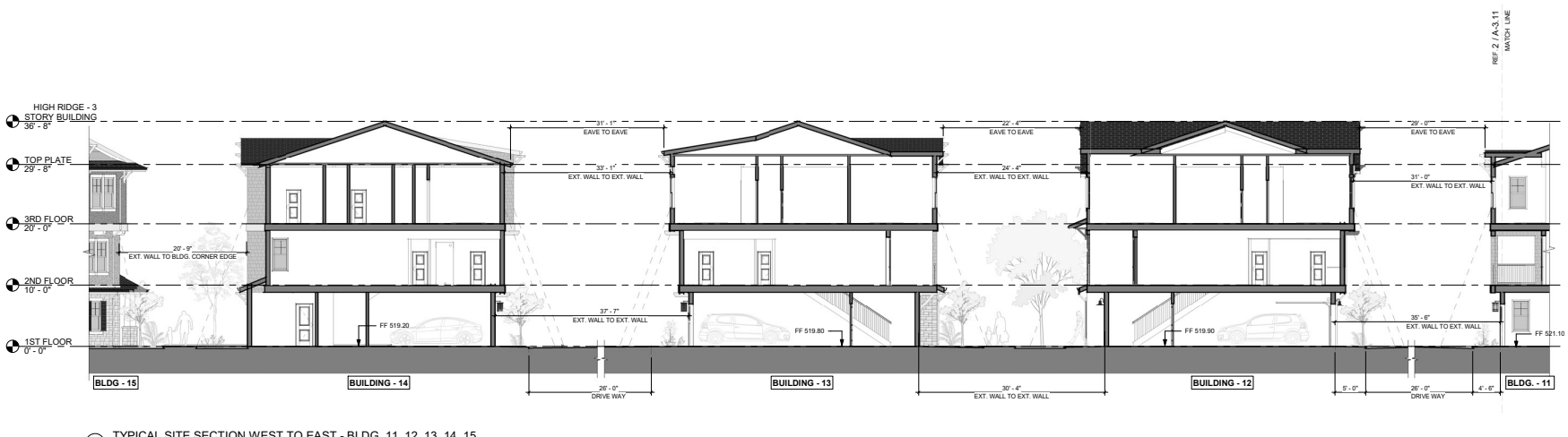
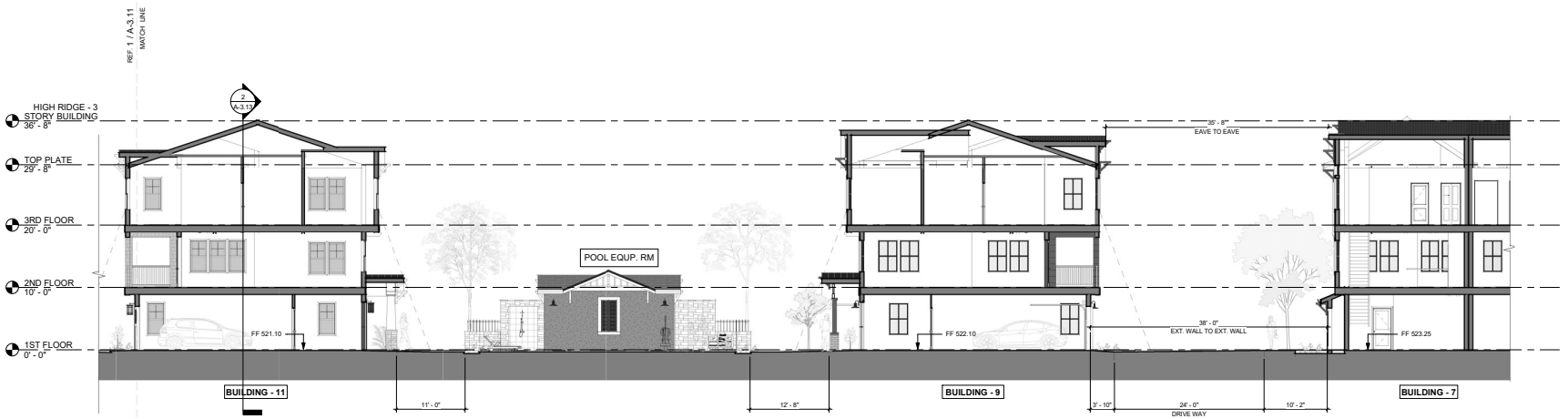


1 TYPICAL SITE SECTION WEST TO EAST - BLDG. 11, 12, 13, 14, 15
1/8" = 1'-0"



2 TYPICAL SITE SECTION WEST TO EAST - BLDG. 7, 9, 11
1/8" = 1'-0"

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FIGURE 1-5
Sheet 2 of 4

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Pacific and Livermore Townhomes Project
Proposed Typical Cross Sections

SOURCE: Swenson; CEA Inc.
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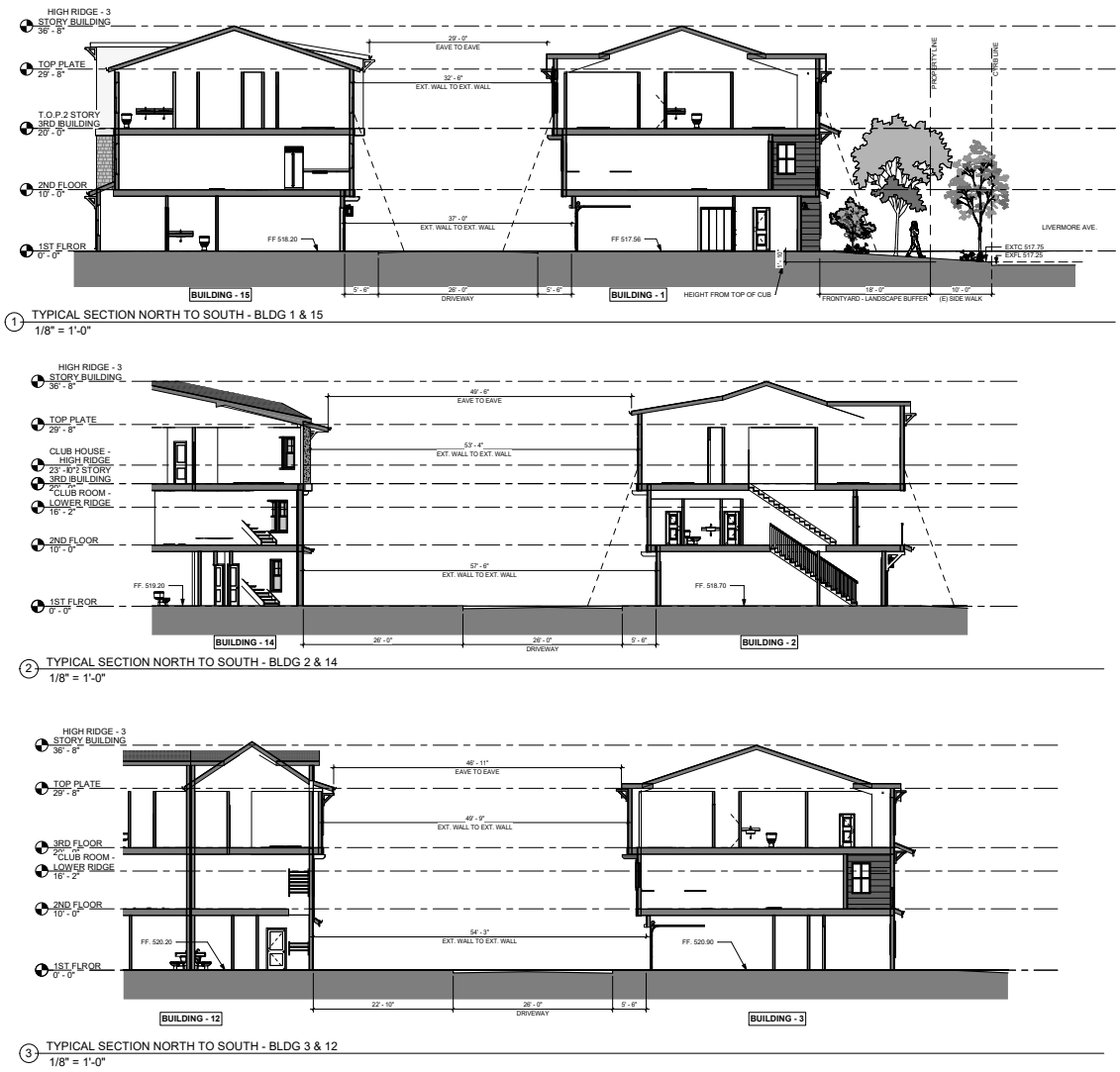

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FIGURE 1-5
Sheet 3 of 4

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Pacific and Livermore Townhomes Project
Proposed Typical Cross Sections

SOURCE: Swenson; CEA Inc.
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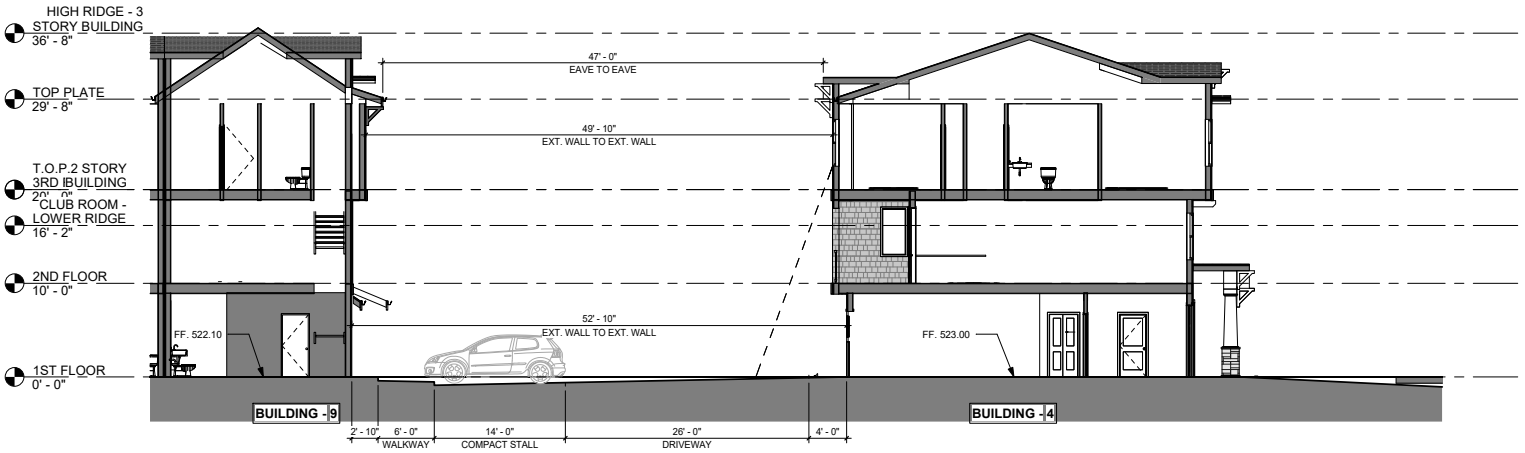
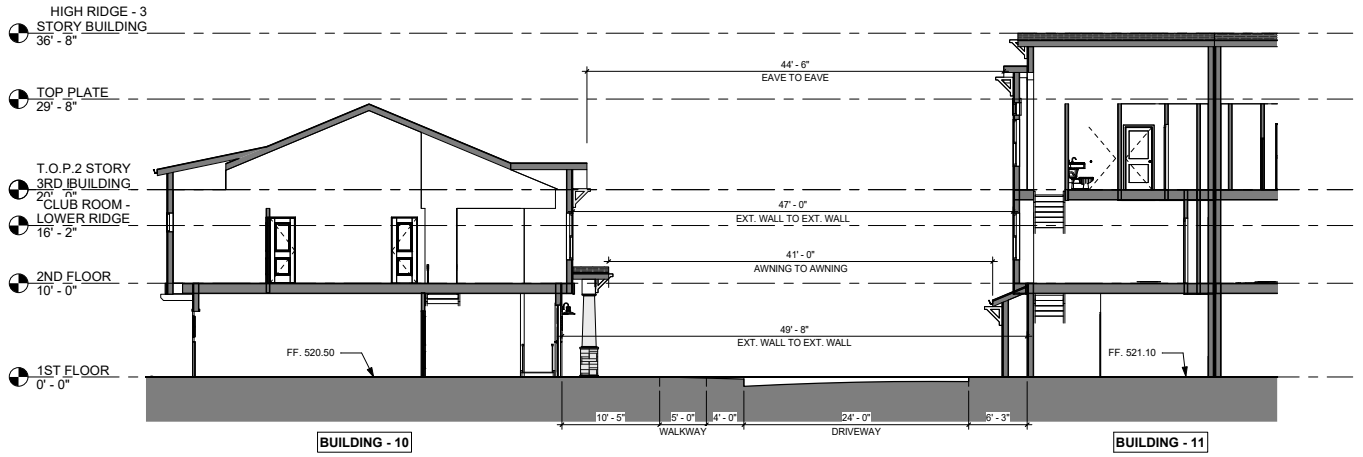


1 TYPICAL SECTION NORTH TO SOUTH - BLDG 4 & 9
1/8" = 1'-0"



2 TYPICAL SECTION NORTH TO SOUTH - BLDG. 10 - 11
1/8" = 1'-0"

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FIGURE 1-5
Sheet 4 of 4

0 13 26
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SOURCE: Swenson; CEA Inc.
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Pacific and Livermore Townhomes Project
Proposed Typical Cross Sections

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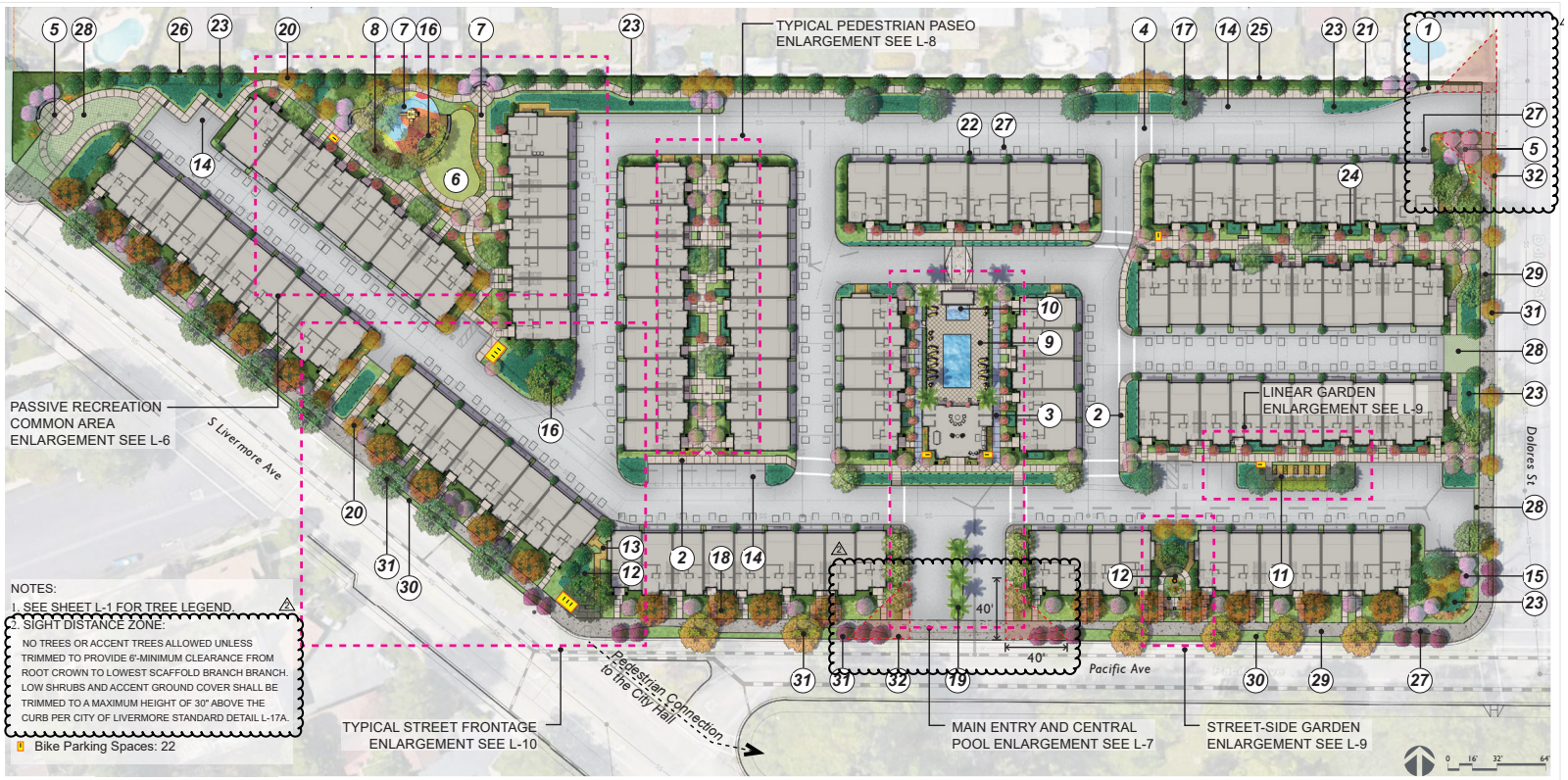

1. Perimeter Walkway
2. Pedestrian Concrete Paving
3. Pedestrian Pervious Concrete
4. Pedestrian Crossing
5. Node with Accent Tree
6. Passive Recreation Common Area
7. Tot Lot
8. Picnic Area In Decomposed Granite With Shade Trees
9. Pool Deck with tables and lounge chairs Covered Pool Amenity Space with lounge seating and dining tables
10. Spa
11. Garden Plots with Orchard Trees, Benches, and Decomposed Granite Paving
12. Street-Side Garden with Public Art
13. Decomposed Granite Paving Access to Utility Closet
14. Residential Parking Spaces
15. Accent Trees and Shrubs at Street Corner
16. Specimen Tree
17. Shade Trees at Residential Parking
18. Shade Trees at Street Frontage
19. Main Entry Palm Tree
20. Columnar Tree
21. Evergreen Screening Tree
22. Evergreen Columnar Shrub Tree at Garage
23. Stormwater Treatment Area
24. Flow-Through Stormwater Treatment Planters
25. Existing Wall to Remain
26. New Wood Fence
27. Fire Ladder Pad, Typ.
28. Truckcell Permeable Grass at Entry of EVA
29. Street Sidewalk, 5' Min. S.C.D.
30. Off-Site Parkway Planting
31. Off-Site Street Tree
32. 40' MIN. SIGHT DISTANCE ZONE

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FIGURE 1-6

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SOURCE: Swenson; Gates + Associates

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Pacific and Livermore Townhomes Project
Proposed Conceptual Landscape Plan

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Open Space and Landscaping. The total landscaped area provided for the project site would be approximately 55,201 square feet. Total open space provided would be approximately 26,052 square feet and would include an approximately 8,865-square-foot community park with a tot lot and picnic area; an approximately 4,770-square-foot pedestrian paseos between Buildings 7 and 8 and between Buildings 12 and 13; and an approximately 3,200-square-foot central pool area with a pool, spa area, and lounge seating.

The remaining 9,217 square feet of open space on the project site would consist of a perimeter walkway along the northern and eastern boundaries and other landscaped areas throughout the project site. Of the existing 71 trees on and around the perimeter of the project site, 70 would be removed. Approximately 405 new trees would be planted throughout the project site. Landscaping and other plantings would be provided throughout the project site as well.

Access, Circulation, and Parking. Pedestrian access to the project site would be provided by the existing sidewalks along South Livermore Avenue, Pacific Avenue, and Dolores Street. Pedestrian access to the residential buildings would be provided by the perimeter walkway (which would also connect to the interior park), the pedestrian paseos, and pedestrian paths and sidewalks along the internal roadways.

Vehicular access to the project site would be provided via one existing driveway along South Livermore Avenue, one along Pacific Avenue, and three driveways along Dolores Street. These driveways would provide access to internal roadways that would provide vehicular access to residential uses. Approximately 38 guest surface parking spaces would be provided within the project site, which would include 27 standard parking spaces, 8 compact parking spaces, and 3 parking spaces that would be compliant with the Americans with Disabilities Act (ADA). Additionally, each proposed townhouse will be equipped with 2 vehicle parking spaces, totaling 230 parking spaces. Therefore, a total of 268 vehicle parking spaces would be provided with the project; 27 of the total parking spaces available will have electric vehicle (EV) charging capabilities.

Lighting. The proposed project would introduce a total of 3 new exterior lights along the project frontage on South Livermore Avenue and Pacific Avenue. Additionally, the proposed project would include approximately 112 interior lights associated with private street lighting and private lighting systems.

Utilities and Infrastructure. The existing project site includes approximately 255,432 square feet of impervious surfaces and approximately 29,530 square feet of pervious surfaces. The proposed project would result in a net decrease in impervious surface coverage of approximately 37,910 square feet (13.3 percent) compared to existing conditions for a total of 217,522 square feet of impervious surface and 67,440 square feet of pervious surface.

As reflected on the plans dated July 21, 2023, the project would preserve an existing wall along the project site's northern boundary and would also install new 6-foot-high wooden fences along the project site's northern boundary. Additionally, 5-foot-high ornamental metal fencing would be installed along the proposed pool area.

Water and Wastewater. Water supply for the proposed project would be provided by the California Water Service (Cal Water) Livermore District, and wastewater services would be provided by the City of Livermore through the Public Works Department. The proposed project would install 8-inch-diameter water pipelines within the project site to connect to an existing 6-inch-diameter water main along South Livermore Avenue and an existing 8-inch-diameter water main along Dolores Street. Additionally, the project would install 6- and 8-inch-diameter sanitary sewer pipelines within the project site to connect to an existing 10-inch-diameter sanitary sewer main on South Livermore Avenue.

Stormwater. The City of Livermore Water Resources Division is responsible for stormwater infrastructure within city limits. Furthermore, the City is a member of the Alameda County Clean Water Program, which provides stormwater management for the area of the project site. Stormwater from the project site would drain towards the southern and western portions of the project site through proposed 8-, 12-, 15-, and 18-inch-diameter storm drains. From there, stormwater would drain to the existing 21-inch-diameter storm drain located along South Livermore Avenue and the existing 24-inch-diameter storm drain located along Pacific Avenue. Bioretention areas would also be incorporated into the landscape design of the proposed project to provide appropriate vegetation and water quality treatment in vegetated areas. Further, the on-site stormwater would be collected and treated consistent with Alameda County National Pollutant Discharge Elimination System (NPDES) C.3 requirements for Low Impact Development (LID).

Solid Waste. Solid waste and recycling pickup and disposal in Livermore is provided by Livermore Sanitation Inc., who will also serve the project site.

Fire Protection. Fire protection services and other life safety services are provided to the project site by the Livermore-Pleasanton Fire Department (Fire Department). The proposed project would include the installation of 10 new fire hydrants around the perimeter and within the project site and would install 4-inch-diameter fire service connections to connect fire protection infrastructure to the water supply system proposed for the project, which draws from existing water mains along South Livermore Avenue and Dolores Street. Fire rescue ladder pads would be installed throughout the project site, adjacent to proposed residential units, and sufficient turning radius would be provided for fire truck access on the project entrance driveway on Pacific Avenue and on internal roads.

Electricity and Natural Gas. Electricity services would be provided to the project site by Pacific Gas & Electric Company (PG&E). Overhead power lines currently exist along the northern boundary of the project site, along the project frontage with Dolores Street, and along the project frontage with South Livermore Avenue. PG&E has identified that during construction of the proposed project, 12 existing power poles would be removed and power lines along South Livermore Avenue, Dolores Street, and along the project site's northern boundary would be undergrounded. Connections to natural gas would be re-installed for the proposed project subject to approval by the City.

Demolition, Grading, and Construction. The proposed project would include demolition of the existing buildings and surface parking lots on the project site. Construction debris, such as old

foundations, pavements, and structures, would be collected and hauled off site for disposal. Approximately 1,400 tons of construction and demolition waste, 600 tons of trash, 100 tons of metal, 3,000 tons of asphalt, and 2,500 tons of concrete would be generated by the proposed project, and approximately 75-percent of those materials would be recycled. Approximately 5,624 cubic yards of soil would be imported to the project site in addition to 3,957 cubic yards of cut, for a total of 9,581 cubic yards of fill.

If approved, construction of the proposed project is anticipated to begin January 2026. Overall, construction of the proposed project is anticipated to last approximately 20 months and is anticipated to be fully operational and occupied by August 2027.

9. Surrounding Land Uses and Setting:

The project site is located in central Livermore in an area primarily consisting of residential and commercial uses, as well as some institutional uses, as further described below:

- **North of the Project Site:** The project site is bordered to the north by single-family residential uses. Farther north is East Avenue, along which are a mix of residential and commercial uses, as well as Livermore High School, a Livermore Valley Joint Unified School District (LVJUSD) school serving grades 9 through 12.

- **East of the Project Site:** The project site is bounded on the east by Dolores Street, across which are multifamily residential uses, two cemeteries, and the East Avenue Middle School, an LVJUSD school serving grades 6 through 8. Farther east are the Arroyo Bike Trail, Livermore Skatepark, and single-family residential uses.

- **South of the Project Site:** The project site is bordered to the south by Pacific Avenue, across which is the Livermore Civic Center, which includes various City departments (e.g., City Hall, the Police Department, and the Civic Center Branch of the Livermore Public Library). Farther south are uses generally consisting of single-family residences, agricultural facilities, and open space and recreational uses.

- **West of the Project Site:** The project site is bordered to the west by South Livermore Avenue, across which land uses predominantly consist of single-family residential uses with some institutional uses intermixed. Bothwell Recreation Center and Park is located west of the project site, as well as the Del Valle Continuation School, an LVJUSD school serving grades 9 through 12.

10. Other Public Agencies Whose Approval is Required (e.g., permits, financial approval, or participation agreements):

A number of permits and approvals would be required to allow development of the proposed project. As lead agency for consideration of the proposed project, the City of Livermore would be responsible for the majority of the approvals required for project development. Other agencies may also have some authority related to the proposed project and its approvals. A list of required permits and approvals, including the discretionary actions described above, that may be required by the City and other agencies is provided in Table 1.A.

Table 1.A: Anticipated Permits and Approvals for Project Implementation

Lead Agency	Permit/Approval
City of Livermore	● Environmental Review ● Sanitary Sewer Service Connection ● Subdivision ● Site Plan Design Review
Other Agencies and Public Utilities	
Bay Area Air Quality Management District (BAAQMD)	● Permits for on-site generators and other utility equipment
Livermore-Pleasanton Fire Department	● Review/approve fire truck access and site fire flow design
Pacific Gas and Electric Company (PG&E)	● Reconnection of electricity/natural gas service
California Water Service (Cal Water)	● Connection to water system

Source: Compiled by LSA (2024).

11. Have California Native American tribes traditionally and culturally affiliated with the project area requested consultation pursuant to Public Resources Code (PRC) Section 21080.3.1? If so, is there a plan for consultation that includes, for example, the determination of significance of impacts to tribal cultural resources, procedures regarding confidentiality, etc.?

"The City previously requested consultation with Native American tribes that are traditionally or culturally affiliated with the project area. Due to updates to the project, the City has decided to re-initiate the consultation process and will reach out to tribes with an updated project description."

2.0 ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

The environmental factors checked below would be potentially affected by this project, involving at least one impact that is a "Potentially Significant Impact" as indicated by the checklist in Chapter 3.0.

☐ Aesthetics	☐ Agriculture and Forestry Resources	☒ Air Quality
☒ Biological Resources	☒ Cultural Resources	☒ Energy
☐ Geology/Soils	☒ Greenhouse Gas Emissions	☒ Hazards & Hazardous Materials
☐ Hydrology/Water Quality	☒ Land Use/Planning	☐ Mineral Resources
☒ Noise	☐ Population/Housing	☐ Public Services
☐ Recreation	☒ Transportation	☐ Tribal Cultural Resources
☐ Utilities/Service Systems	☐ Wildfire	☐ Mandatory Findings of Significance

2.1 DETERMINATION

On the basis of this initial evaluation:

☐ I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.

☐ I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.

☒ I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.

☐ I find that the proposed project MAY have a "Potentially Significant Impact" or "Potentially Significant Unless Mitigated" impact on the environment, but at least one effect (1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and (2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.

☐ I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier ENVIRONMENTAL IMPACT REPORT or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier ENVIRONMENTAL IMPACT REPORT or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.

Signature _____ Date _____

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3.0 CEQA ENVIRONMENTAL CHECKLIST

3.1 AESTHETICS

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Except as provided in Public Resources Code Section 21099, would the project:				
a. Have a substantial adverse effect on a scenic vista?	☐	☐	☒	☐
b. Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?	☐	☐	☐	☒
c. In non-urbanized areas, substantially degrade the existing visual character or quality of public views of the site and its surroundings? (Public views are those that are experienced from a publicly accessible vantage point.) If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?	☐	☐	☒	☐
d. Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	☐	☐	☒	☐

a. Would the project have a substantial effect on a scenic vista?

A scenic vista is generally defined as a public vantage point with an expansive view of a significant landscape feature. The Livermore Planning Area (Planning Area) as established in the City's General Plan includes the area within the city limits as well as land in Alameda County extending roughly four miles north and south of the city limits.[2] Livermore's most distinctive features include the hills and ridgelines that surround the city, the creeks and arroyos within the Planning Area, and agricultural land and vineyards. The Community Character Element of the City of Livermore's (City) General Plan identifies scenic vistas in the city. Scenic vistas in Livermore include views of aquatic features like Arroyo Mocho, Lake Del Valle, and the San Antonio Reservoir; views of Livermore Valley; views of Las Positas Golf Course; views of the Shadow Cliffs Regional Recreation Area; views of Brushy Peak (i.e., a round-topped landmark formation with a contrasting cap of darker vegetation located northeast of the city); and distant views of Mount Diablo. Additionally, the General Plan identifies roadways in Livermore that traverse areas of high scenic value. These routes include Interstate 580 (I-580), State Route 84 (SR-84) (also known as Isabel Avenue), and Livermore Avenue, among others.[3]

[2] City of Livermore. 2004. City of Livermore General Plan 2003-2025. Introduction. Website: https://www.livermoreca.gov/home/showpublisheddocument/1379/637643622125630000 (accessed February 25, 2025).

[3] City of Livermore. 2004b. City of Livermore General Plan 2003-2025. Community Character Element. Updated July 2021. Website: https://www.livermoreca.gov/home/showpublisheddocument/1379/637643622125630000 (accessed February 25, 2025).

The approximately 6.54-acre project site is located at 2930 Pacific Avenue in Livermore. The project site is bounded 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. The proposed project would result in the demolition of the existing commercial buildings on the project site and construction of 15 residential buildings, totaling 115 residential units, as well as construction of two recreational/ support buildings (pool equipment and clubhouse buildings). The project site does not contain scenic resources, nor is it located in proximity to an important scenic vista identified in the General Plan. Although the project site is bounded to the west by South Livermore Avenue, which is a scenic route in the city, Figure 4-1 (Planned Scenic Routes) of the Community Character Element shows that the segment of South Livermore Avenue adjacent to the site is a non-scenic segment.

Additionally, the proposed residential buildings would be consistent in size and scale to existing commercial uses to the north, multifamily residential uses to the east and south, and single-family residential uses that are north, south, east, and west of the project site. As such, the proposed project would not introduce oversized elements that could obstruct distant views of scenic vistas in the city. Therefore, the proposed project would not have a substantial effect on scenic vistas, and the impact would be less than significant. This section will not be included in the Environmental Impact Report (EIR).

b. Would the project substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?

According to the California Department of Transportation (Caltrans) mapping of the State Scenic Highways,[4] there are no State-designated Scenic Highways in Livermore. However, I-580, which is an Eligible State Scenic Highway located approximately 1.8 miles north of the project site, bisects the city into northern and southern areas. No Officially Designated or Eligible State Scenic Highways are located within or in the immediate vicinity of the project site. Therefore, the proposed project would not impact a designated or eligible State Scenic Highway or impact scenic resources located within the highway segments or its viewshed. Therefore, no impact on scenic resources within a State Scenic Highway would occur as a result of the proposed project. This section will not be included in the EIR.

c. In non-urbanized areas, would the project substantially degrade the existing visual character or quality of public views of the site and its surroundings? (Public views are those that are experienced from a publicly accessible vantage point.) If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?

The proposed project would result in the demolition of the existing commercial buildings on the project site and construction of 15 residential buildings, totaling 115 residential units, as well as construction of two recreational/support buildings (pool equipment and clubhouse buildings). The project site is located within the Neighborhood Mixed-Use (NMU) zoning district, which requires a mix of T4 Main Street (T4MS), T4 Main Street-Open (T4MS-O), T4 Neighborhood (T4N), and T4

[4] California Department of Transportation (Caltrans). n.d. State Scenic Highways. Website: https://dot.ca.gov/programs/design/lap-landscape-architecture-and-community-livability/lap-liv-i-scenic-highways (accessed February 25, 2025).

Neighborhood-Open (T4N-O) transect zones. Construction allowed in these transect zones includes commercial blocks and residential buildings including but not limited to townhouses, courtyard Neighborhood Mixed Low Density (NML) apartments, and fourplexes. The proposed project would undergo design review as outlined in the City of Livermore Development Code Chapter 9.07.[5] As such, the proposed project would not conflict with applicable zoning or other regulations governing scenic quality in the city and would not substantially degrade the existing visual character or quality of public views of the project site and its surroundings. The impact would be less than significant. This section will not be included in the EIR.

d. Would the project create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?

The proposed project would result in the demolition of the existing commercial buildings on the project site and construction of 15 residential buildings, totaling 115 residential units, as well as construction of two recreational/support buildings (pool equipment and clubhouse buildings). The construction of new buildings and infrastructure would introduce new sources of light into the project site and vicinity. However, the new sources of light and glare introduced by the proposed project would be comparable to the existing light and glare emitted by existing residential and commercial uses in the project vicinity. Compliance with California Building Code (CBC) (Title 24, California Code of Regulations [CCR]) standards would reduce potential light and glare impacts. Furthermore, any proposed lighting would be required to comply with the Livermore Design Standards and Guidelines for Residential Development, which states that lighting used to illuminate residential uses be directed downwards and shielded so as to minimize potential light and glare impacts to surrounding properties, motorists, and pedestrians.[6] Therefore, the adverse impacts related to light and glare resulting from the proposed project would be less than significant. This section will not be included in the EIR.

[5] City of Livermore. 2024. Livermore Development Code. Website: https://www.codepublishing.com/CA/Livermore/ (accessed February 2, 2025.)

[6] City of Livermore. 2004a. City of Livermore Design Standards and Guidelines. Chapter 6: Residential. Website: https://www.livermoreca.gov/home/showpublisheddocument/1305/637177626172470000 (accessed February 25, 2025).

3.2 AGRICULTURE AND FORESTRY RESOURCES

In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Department of Conservation (DOC) as an optional model to use in assessing impacts on agriculture and farmland. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection (CAL FIRE) regarding the State's inventory of forest land, including the Forest and Range Assessment Project, the Forest Legacy Assessment Project, and the forest carbon measurement methodology provided in Forest Protocols adopted by the California Air Resources Board (CARB).

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:				
a. Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	☐	☐	☐	☒
b. Conflict with existing zoning for agricultural use, or a Williamson Act contract?	☐	☐	☐	☒
c. Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code Section 12220(g)), timberland (as defined by Public Resources Code Section 4526), or timberland zoned Timberland Production (as defined by Government Code Section 51104(g))?	☐	☐	☐	☒
d. Result in the loss of forest land or conversion of forest land to non-forest use?	☐	☐	☐	☒
e. Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?	☐	☐	☐	☒

a. Would the project convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland) as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?

The project site is classified as "Urban and Built-Up Land" by the DOC Farmland Mapping and Monitoring Program (FMMP).[7] There are no agricultural production uses located within or adjacent to the project site. Therefore, development of the proposed project would not result in the conversion of Farmland in Livermore and Alameda County. As a result, there would be no impact. This section will not be included in the EIR.

[7] California Department of Conservation. 2022. California Important Farmland Finder. Website: https://maps.conservation.ca.gov/DLRP/CIFF/ (accessed February 25, 2025).

b. Would the project conflict with existing zoning for agricultural use, or a Williamson Act contract?

The project site is located within an urbanized area of Livermore and belongs to the City of Livermore's (City) Neighborhood Mixed-Use (NMU) zoning district, which intends to reinforce the walkability and identity of neighborhoods by providing a pedestrian-oriented main street shopping environment that provides day-to-day amenities and services and a variety of urban housing options within Livermore. The project site is not subject to a Williamson Act contract. Therefore, development of the proposed project would not conflict with existing zoning for agricultural use or a Williamson Act contract, and no impact would occur. This section will not be included in the EIR.

c. Would the project conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code Section 12220(g)), timberland (as defined by Public Resources Code Section 4526), or timberland zoned Timberland Production (as defined by Government Code Section 51104(g))?

As discussed above, the project site is located within an urbanized area in Livermore and is zoned within the NMU zoning district. The proposed project would not conflict with the existing zoning for or cause rezoning of forest land or conversion of forest land to non-forest uses. As a result, no impact would occur. This section will not be included in the EIR.

d. Would the project result in the loss of forest land or conversion of forestland to non-forest use?

Please refer to 3.2.c above. The proposed project would not result in the loss of forest land or conversion of forest land to non-forest uses. As a result, no impact would occur. This section will not be included in the EIR.

e. Would the project involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?

Please refer to 3.2.a and 3.2.c of this section. The project site is located within an urbanized area in Livermore and would not result in the conversion of farmland to non-agricultural uses or forest land to non-forest uses. The proposed project would also not result in the conversion of forestry resources to non-forest uses. Therefore, there would be no impact. This section will not be included in the EIR.

3.3 AIR QUALITY

Where available, the significance criteria established by the applicable Air Quality Management District (AQMD) or Air Pollution Control District (APCD) may be relied upon to make the following determinations.

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:				
a. Conflict with or obstruct implementation of the applicable air quality plan?	☒	☐	☐	☐
b. Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard?	☒	☐	☐	☐
c. Expose sensitive receptors to substantial pollutant concentrations?	☒	☐	☐	☐
d. Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?	☒	☐	☐	☐

The proposed project is located in Livermore and is within the jurisdiction of the Bay Area Air Quality Management District (BAAQMD), which regulates air quality in the San Francisco Bay Area (Bay Area). Air quality conditions in the Bay Area have improved significantly since the BAAQMD was created in 1955. Ambient concentrations of air pollutants and the number of days during which the region exceeds air quality standards have fallen substantially. In Livermore, and the rest of the San Francisco Bay Area air basin, exceedances of air quality standards occur primarily during meteorological conditions conducive to high pollution levels such as cold, windless winter nights or hot, sunny summer afternoons.

Within the BAAQMD, ambient air quality standards for ozone (O_3), carbon monoxide (CO), nitrogen dioxide (NO_2), sulfur dioxide (SO_2), particulate matter less than 2.5 microns in size ($PM_{2.5}$), particulate matter less than 10 microns in size (PM_{10}), and lead (Pb) have been set by both the State of California and the federal government. The State has also set standards for sulfate and visibility. The BAAQMD is under State non-attainment status for ozone and particulate matter standards. The BAAQMD is classified as non-attainment for the federal ozone 8-hour standard and non-attainment for the federal $PM_{2.5}$ 24-hour standard.

The development of the proposed project would result in the demolition of existing commercial uses and construction of 15 residential buildings (totaling 115 residential units), two recreational/ support buildings, open space, landscaping, parking, and utility improvements at the project site. Construction and operation of the proposed project would result in the emission of air pollutants in the air basin, which is currently in non-attainment for federal and State air quality standards. Therefore, implementation of the proposed project could potentially contribute to air quality impacts, which could cause a cumulative impact in the air basin and could have a potential adverse effect on the BAAQMD's implementation of clean air plans. Furthermore, construction of the proposed project may expose surrounding sensitive receptors to airborne particulates as well as a

small quantity of pollutants from construction equipment (i.e., usually diesel-fueled vehicles and equipment).

Therefore, the EIR will provide further analysis of cumulative air pollutant emissions associated with the project, the project's consistency with clean air plans, and potential impacts to sensitive receptors resulting from the proposed project.

3.4 BIOLOGICAL RESOURCES

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:				
a. Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special-status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?	☒	☐	☐	☐
b. Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?	☒	☐	☐	☐
c. Have a substantial adverse effect on state or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	☒	☐	☐	☐
d. Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	☒	☐	☐	☐
e. Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	☒	☐	☐	☐
f. Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?	☒	☐	☐	☐

The proposed project would result in the demolition of existing commercial uses and construction of 15 residential buildings (totaling 115 residential units), two recreational/support buildings, open space, landscaping, parking, and utility improvements at the project site. Redevelopment of the project site could potentially affect existing biological resources on the site. As such, potential impacts to biological resources resulting from the project will be further analyzed and addressed in the EIR.

3.5 CULTURAL RESOURCES

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:				
a. Cause a substantial adverse change in the significance of a historical resource pursuant to §15064.5?	☒	☐	☐	☐
b. Cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5?	☒	☐	☐	☐
c. Disturb any human remains, including those interred outside of formal cemeteries?	☒	☐	☐	☐

The proposed project would result in the demolition of existing commercial uses and construction of 15 residential buildings (totaling 115 residential units), two recreational/support buildings, open space, landscaping, parking, and utility improvements at the project site. Redevelopment of the project site could potentially affect cultural resources in the project site. As such, potential impacts to cultural resources resulting from the project will be further analyzed and addressed in the EIR.

3.6 ENERGY

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:				
a. Result in a potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources during project construction or operation?	☒	☐	☐	☐
b. Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?	☒	☐	☐	☐

The proposed project would result in the demolition of existing commercial uses and construction of 15 residential buildings (totaling 115 residential units), two recreational/support buildings, open space, landscaping, parking, and utility improvements at the project site. The redevelopment of the project site from commercial uses to residential uses would potentially result in a significant increase in demand for energy resources for construction and operation of the project. As such, potential impacts to energy resources resulting from the project will be further analyzed and addressed in the EIR.

3.7 GEOLOGY AND SOILS

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:				
a. Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving:				
i. Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.	☐	☐	☒	☐
ii. Strong seismic ground shaking?	☐	☐	☒	☐
iii. Seismic-related ground failure, including liquefaction?	☐	☐	☒	☐
iv. Landslides?	☐	☐	☒	☐
b. Result in substantial soil erosion or the loss of topsoil?	☐	☐	☒	☐
c. Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?	☐	☐	☒	☐
d. Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial direct or indirect risks to life or property?	☐	☐	☒	☐
e. Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?	☐	☐	☐	☒
f. Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	☐	☒	☐	☐

a. Would the project directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving:

i. Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.

In order to study the potential effects of geological hazards within the project site, a geotechnical report was prepared by Cornerstone Earth Group. The report found that the proposed project is feasible provided its recommendations are implemented during the design phase of the project. Recommendations include removing previously undocumented fill and reworking/refilling with engineered fill, dewatering and shoring utility trenches when necessary, sloping back excavations where possible, and retaining a licensed engineer during construction of the proposed project.[8]

[8] Cornerstone Earth Group. 2023. Pacific and South Livermore Avenue Residential.

Fault rupture is generally expected to occur along active fault traces that have exhibited signs of recent geological movement (i.e., within the last 11,000 years). Alquist-Priolo Earthquake Fault Zones delineate areas around active faults with potential surface fault rupture hazards that would require specific geological investigations prior to approval of certain kinds of development within the delineated area. The nearest Alquist-Priolo Fault is Las Positas fault, located 1.6 miles southeast of the project site. There are no mapped faults within or adjacent to the project site, and the project site is not located within an Alquist-Priolo zone.[9] Additionally, the geotechnical report found no evidence of surface ruptures or fault traces within the project site.[10] Therefore the proposed project would not directly or indirectly cause substantial adverse effects related to fault rupture, and this impact would be less than significant. This section will not be included in the EIR.

ii. Strong seismic ground shaking?

As noted in the geotechnical report, the project site is located in the San Francisco Bay Area, a region of intense seismic activity, which is known to experience moderate to severe earthquakes that produce ground shaking. Ground shaking is likely to occur within the life of the project as a result of future earthquakes. As noted above, Las Positas fault is approximately 1.6 mile southeast of the project site. Other active faults within the area that are likely to produce large earthquakes include the Greenville fault, located approximately 5.3 miles east, the Calaveras fault, located approximately 9 miles west, and San Andreas, located approximately 33 miles southwest. Due to the location of the project site in a seismically active area, strong seismic ground shaking at the project site is highly probable during the life of the project. The intensity of ground shaking would depend on the characteristics of the fault, distance from the fault, the earthquake magnitude, and site-specific geologic conditions.

The City requires projects to comply with the 2022 California Building Code (CBC) (Title 24, California Code of Regulations [CCR]),[11] which provides for stringent construction requirements on projects in areas of high seismic risk based on numerous inter-related factors. It is acknowledged that seismic hazards cannot be completely eliminated, even with implementation of advanced building practices. However, the seismic design standards of the CBC are intended to prevent catastrophic structural failure in the most severe earthquakes currently anticipated. Therefore, compliance with the 2022 CBC, which is required by both the City and the State, would ensure that the potential impacts associated with seismic hazards, including ground shaking, would be less than significant. This section will not be included in the EIR.

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9 California Department of Conservation. n.d. Earthquake Zones of Required Investigation (map). Website: https://maps.conservation.ca.gov/cgs/EQZApp/app/ (accessed February 25, 2025).

10 Cornerstone Earth Group. 2023. Pacific and South Livermore Avenue Residential.

11 City of Livermore. 2004e. City of Livermore General Plan 2003-2025. Public Safety Element. Amended 2013. Website: https://www.livermoreca.gov/home/showpublisheddocument/5555/637643624310900000 (accessed February 25, 2025).

iii. Seismic-related ground failure, including liquefaction?

Soil liquefaction is a phenomenon primarily associated with saturated soil layers located close to the ground surface. During ground shaking, these soils lose strength and acquire "mobility" sufficient to permit both horizontal and vertical movements. Soils that are most susceptible to liquefaction are clean, loose, uniformly graded, saturated, fine-grained sands that lie relatively close to the ground surface. However, loose sands that contain a significant amount of fines (i.e., silt and clay) may also liquefy.

The project site is located in an area that has been identified by the CGS as being susceptible to seismically-induced liquefaction.[12] The geotechnical report found that although there is potential for liquefaction at the project site, the estimated ground deformation and surficial cracking that could occur are within reasonable design standard limits.[13] Additionally, the proposed project would be required to meet the standards set in the CBC, including Sections 1613.2.2 and 1803.2. Compliance with the CBC, the City's Housing Element, the recommendations of the geotechnical report, as well as all other applicable policies and regulations, would reduce seismic related impacts, including liquefaction, to a less than significant level. This section will not be included in the EIR.

iv. Landslides?

A landslide generally occurs on relatively steep slopes and/or on slopes underlain by weak materials. The project site is relatively level and is not located next to any slopes. Furthermore, the project site is not located within an area that would be subject to earthquake-induced landslides.[14] Therefore, the potential of the proposed project to expose people or structures to risk as a result of landslides would be less than significant. This section will not be included in the EIR.

b. Would the project result in substantial soil erosion or the loss of topsoil?

Topsoil is defined as the upper part of the soil profile that is relatively rich in humus and is technically known as the A-horizon of the soil profile.[15] Grading and earthmoving during project construction has the potential to result in erosion and loss of topsoil. Exposed soils could be entrained in stormwater runoff and transported off the project site. However, this impact would be reduced to a less than significant level through compliance with water quality control measures, which include the preparation of a Stormwater Pollution Prevention Plan (SWPPP) (refer to Section 3.10, Hydrology and Water Quality). Although designed primarily to protect stormwater quality, the SWPPP would incorporate best management practices (BMPs) to minimize erosion. Additional

12 California Department of Conservation. n.d. Earthquake Zones of Required Investigation (map). Website: https://maps.conservation.ca.gov/cgs/EQZApp/app/ (accessed February 25, 2025).

13 Cornerstone Earth Group. 2023. Pacific and South Livermore Avenue Residential.

14 California Department of Conservation. n.d. Earthquake Zones of Required Investigation (map). Website: https://maps.conservation.ca.gov/cgs/EQZApp/app/ (accessed February 25, 2025).

15 California State Mining and Geology Board. 2014. Surface Mining Reclamation Act Regulations. California Code of Regulations, Title 14, Division 2, Chapter 8, Subchapter 1.

details regarding the SWPPP are provided in Section 3.10, Hydrology and Water Quality, of this Initial Study. This impact would be less than significant. This section will not be included in the EIR.

c. Would the project be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?

The geotechnical report found that the risk of lateral spreading at the project site is considered low due to the absence of open faces in the vicinity.[16] As discussed in Section 3.7.a, the project site is not in an area at risk for landslides and the potential for liquefaction induced settlement is within reasonable design standards. Additionally, compliance with the requirements of the 2022 CBC would ensure that potential risks to people and structures as a result of liquefaction would be reduced to a less than significant level. This section will not be included in the EIR.

d. Would the project be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial direct or indirect risks to life or property?

Expansive soils are characterized by the potential for shrinking and swelling as the moisture content of the soil decreases and increases, respectively. Shrink-swell potential is influenced by the amount and type of clay minerals present and can be measured by the percent change of the soil volume. The project site contains Livermore very gravelly coarse sandy loam (Lm), a soil with low clay content and shrink-swell potential.[17] Additionally, compliance with requirements of the 2022 CBC would ensure that potential risks to people and structures as a result of expansive soils would be less than significant. This section will not be included in the EIR.

e. Would the project have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?

Development of the proposed project would not involve the use of septic tanks or alternative wastewater disposal systems. Therefore, the proposed project would have no impact related to septic tanks or alternative wastewater disposal systems. This section will not be included in the EIR.

f. Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?

In February 2025, a fossil locality search was conducted at the Museum of Paleontology at the University of California, Berkeley, to identify fossil localities within and adjacent to the Livermore Planning Area.[18] Several Pleistocene vertebrate fossil localities were identified within the Planning Area boundaries. The most recently discovered fossil locality is within the Lawrence Livermore

[16] Cornerstone Earth Group. 2023. Pacific and South Livermore Avenue Residential.
[17] Natural Resources Conservation Service. n.d. Web Soil Survey. Website: https://websoilsurvey.sc.egov.usda.gov/App/WebSoilSurvey.aspx (accessed February 25, 2025).
[18] University of California Museum of Paleontology. N.d. UCMP Specimen Search. Website: https://ucmpdb.berkeley.edu/ (accessed February 20, 2025).

National Laboratory, where a fossil mammoth was found during excavations in 1997 and 1998.[19] Because the project area is known to contain paleontological resources, the possibility of accidental discovery of paleontological resources during project construction cannot be discounted. Therefore, implementation of Mitigation Measure GEO-1, described below, would reduce potential impacts to paleontological resources to a less than significant level. This section will not be included in the EIR.

Mitigation Measure GEO-1 Should paleontological resources be encountered during project subsurface construction activities, all ground-disturbing activities within 25 feet shall be redirected, and a qualified paleontologist shall be contacted to assess the situation, consult with agencies as appropriate, and make recommendations for the treatment of the discovery. For purposes of this mitigation, a "qualified paleontologist" shall be an individual with the following qualifications: (1) a graduate degree in paleontology or geology and/or a person with a demonstrated publication record in peer-reviewed paleontological journals; (2) at least 2 years of professional experience related to paleontology; (3) proficiency in recognizing fossils in the field and determining their significance; (4) expertise in local geology, stratigraphy, and biostratigraphy; and (5) experience collecting vertebrate fossils in the field. If the paleontological resources are found to be significant and project activities cannot avoid them, measures shall be implemented to ensure that the project does not cause a substantial adverse change in the significance of the paleontological resource. Measures may include monitoring, recording the fossil locality, data recovery and analysis, a final report, and accessioning the fossil material and technical report to a paleontological repository. Upon completion of the assessment, a report documenting methods, findings, and recommendations shall be prepared and submitted to the City of Livermore for review. If paleontological materials are recovered, this report also shall be submitted to a paleontological repository, such as the University of California Museum of Paleontology, along with significant paleontological materials. Public educational outreach may also be appropriate.

The Project Applicant shall inform its contractor(s) of the sensitivity of the project site for paleontological resources and shall verify that the following directive has been included in the appropriate contract documents:

> *"The subsurface of the construction site may be sensitive for fossils. If fossils are encountered during project subsurface construction, all ground-disturbing activities within 25 feet shall*

[19] Jeffrey Sahaida. 2018. Looking Back on a Mammoth Discovery. Website: https://lasers.llnl.gov/news/looking-back-mammoth-discovery (accessed February 20, 2025).

be redirected and a qualified paleontologist contacted to assess the situation, consult with agencies as appropriate, and make recommendations for the treatment of the discovery. Project personnel shall not collect or move any paleontological materials. Fossils can include plants and animals, and such trace fossil evidence of past life as tracks or plant imprints. Ancient marine sediments may contain invertebrate fossils such as snails, clam and oyster shells, sponges, and protozoa, and vertebrate fossils such as fish, whale, and sea lion bones. The Contractor acknowledges and understands that excavation or removal of paleontological material is prohibited by law and constitutes a misdemeanor under California Public Resources Code Section 5097.5."

3.8 GREENHOUSE GAS EMISSIONS

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:				
a. Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	☒	☐	☐	☐
b. Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	☒	☐	☐	☐

Greenhouse gases (GHGs) are present in the atmosphere naturally, released by natural sources, or formed from secondary reactions taking place in the atmosphere. The gases that are widely seen as the principal contributors to human-induced global climate change are:

- Carbon dioxide (CO_2);
- Methane (CH_4);
- Nitrous oxide (N_2O);
- Hydrofluorocarbons (HFCs);
- Perfluorocarbons (PFCs); and
- Sulfur hexafluoride (SF_6).

Over the last 200 years, humans have caused substantial quantities of GHGs to be released into the atmosphere. These extra emissions are increasing GHG concentrations in the atmosphere and enhancing the natural greenhouse effect, which is believed to be causing global warming. While manmade GHGs include naturally occurring GHGs such as CO_2, CH_4, and N_2O, some gases (e.g., HFCs, PFCs, and SF_6) are completely new to the atmosphere.

Certain gases, such as water vapor, are short-lived in the atmosphere. Others remain in the atmosphere for significant periods of time and contribute to climate change in the long term. Water vapor is excluded from the list of GHGs above because it is short-lived in the atmosphere and its atmospheric concentrations are largely determined by natural processes, such as oceanic evaporation.

These gases vary considerably in terms of global warming potential (GWP), a concept developed to compare the ability of each GHG to trap heat in the atmosphere relative to another gas. The GWP is based on several factors, including the relative effectiveness of a gas to absorb infrared radiation and length of time that the gas remains in the atmosphere ("atmospheric lifetime"). The GWP of each gas is measured relative to CO_2, which is the most abundant GHG. The definition of GWP for a particular GHG is the ratio of heat trapped by one unit mass of the GHG to the ratio of heat trapped by one unit mass of CO_2 over a specified time period. GHG emissions are typically measured in terms of pounds or tons of "CO_2 equivalents" (CO_2e).

Construction activities, such as site preparation, site grading, on-site heavy-duty construction vehicles, equipment hauling materials to and from the project site, and motor vehicles transporting the construction crew would produce GHGs. The combustion of fossil-based fuels creates GHGs such as CO_2, CH_4, and N_2O. Furthermore, CH_4 is emitted during the fueling of heavy equipment. Long-term operation of the proposed project would generate GHG emissions from mobile and stationary sources. Mobile-source emissions of GHG would include vehicle-related emissions associated with the private vehicles owned by residents of the project site. Stationary emissions of GHG would include electricity and natural gas consumption from residences on the project site. The EIR will provide further analysis of the proposed project's GHG emissions.

3.9 HAZARDS AND HAZARDOUS MATERIALS

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:				
a. Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	☒	☐	☐	☐
b. Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	☒	☐	☐	☐
c. Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	☒	☐	☐	☐
d. Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	☒	☐	☐	☐
e. For a project located within an airport land use plan or, where such a plan has not been adopted, within 2 miles of a public airport or public use airport, would the project result in a safety hazard or excessive noise for people residing or working in the project area?	☒	☐	☐	☐
f. Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	☒	☐	☐	☐
g. Expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires?	☒	☐	☐	☐

The project site is currently developed with two commercial buildings associated with the Livermore Town Center. Since construction in 1959, the existing buildings have been occupied by various commercial uses and are currently occupied by retail and restaurant uses. The project site is currently listed in the State Water Resources Control Board (SWRCB) GeoTracker database as an open Cleanup Program Site related to a previous dry cleaner use (Pacific Cleaners) that operated on site from approximately 1966 to 2010. The San Francisco Bay Regional Water Quality Control Board (RWQCB) is the agency responsible for overseeing cleanup of the site, and sampling, monitoring, and remediation operations for this site are currently ongoing. The proposed project would have the potential to result in significant impacts related to hazards and hazardous materials through disturbance of the open Cleanup Program Site. Therefore, this topic will be analyzed further and included in the EIR.

3.10 HYDROLOGY AND WATER QUALITY

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:				
a. Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or groundwater quality?	☐	☐	☒	☐
b. Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?	☐	☐	☒	☐
c. Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would:	☐	☐	☒	☐
i. Result in substantial erosion or siltation on- or off-site;	☐	☐	☒	☐
ii. Substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or offsite;	☐	☐	☒	☐
iii. Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff; or	☐	☐	☒	☐
iv. Impede or redirect flood flows?	☐	☐	☒	☐
d. In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?	☐	☐	☒	☐
e. Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?	☐	☐	☒	☐

a. Would the project violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or groundwater quality?

The State Water Resources Control Board (SWRCB) and nine Regional Water Quality Control Boards (RWQCBs) regulate water quality of surface water and groundwater bodies throughout California. In the San Francisco Bay Area, including the project site, the San Francisco Bay RWQCB is responsible for implementation of the Water Quality Control Plan (Basin Plan). The Basin Plan establishes beneficial water uses for waterways and water bodies within the region.

Runoff water quality is regulated by the National Pollutant Discharge Elimination System (NPDES) program (established through the federal Clean Water Act). The NPDES program objective is to control and reduce pollutant discharges to surface water bodies. Compliance with NPDES permits is mandated by State and federal statutes and regulations. Locally, the NPDES program is administered by the RWQCB. According to the water quality control plans of the RWQCB, any construction activities, including grading, which would result in the disturbance of 1 acre or more would require compliance with the General Permit for Storm Water Discharges Associated with Construction and Land Disturbance Activity (Construction General Permit). The proposed project would consist of the

redevelopment of an approximately 6.54-acre site and, as such, would be required to comply with the Construction General Permit.

The proposed project would be subject to the RWQCB's Municipal Regional Stormwater Permit (MRP), implemented in November 2015 by Order R2-2015-0049. Provision C.3 of the MRP requires new development and redevelopment projects that would replace more than 10,000 square feet of existing impervious surfaces to include post-construction stormwater control in project designs. Under the C.3 requirements, the preparation and submittal of a Stormwater Control Plan (SCP) would be required for the project site. The purpose of an SCP is to detail the design elements and implementation measures necessary to meet the post-construction stormwater control requirements of the MRP. In particular, SCPs must include Low Impact Development (LID) design measures that reduce water quality impacts by preserving and recreating natural landscape features, minimizing imperviousness, and using stormwater as a resource rather than a waste product.

The City of Livermore (City) is a member of the Alameda County Clean Water Program, which provides stormwater management for the area, including the project site. As previously discussed, the 6.54-acre project site is currently developed and includes a total of 255,432 square feet of impervious surfaces. The proposed project would result in a net decrease in impervious surface coverage of approximately 37,910 square feet (13.3 percent) compared to existing conditions for a total of 217,522 square feet of impervious surface.

Construction activities associated with the proposed project would cause disturbance of soil during excavation work, which could adversely impact water quality. Contaminants from construction vehicles and equipment and sediment from soil erosion could increase the pollutant load in runoff being transported to receiving waters during development. Although surface runoff from the site would likely decrease with the proposed project (due to the decrease of impervious surfaces from existing conditions associated with the proposed project), runoff from the proposed landscaped areas may contain residual pesticides and nutrients (associated with landscaping) as well as sediment and trace metals (associated with atmospheric deposition) during operation of the project. Operation of the proposed project could incrementally contribute to the long-term degradation of runoff water quality and, as a result, adversely affect water quality in the receiving waters and San Francisco Bay. The proposed project would be considered a "regulated project" under the MRP, indicating that the SWRCB has determined that the size and nature of the project has the potential to discharge a significant pollutant load to stormwater runoff and receiving waters. Therefore, the potential discharges associated with the proposed project are considered to be a potentially significant impact.

Additionally, the proposed project would be required to adhere to Chapter 13.45 of the City's Municipal Code, which established the City's Stormwater Management and Control Program, and adopt BMPs as required Section 13.45.110.[20] BMPs include but are not limited to the preparation and implementation of an SWPPP, which requires a construction site monitoring program and a qualified SWPPP practitioner to be responsible for implementing BMPs at the site and performing all

[20] City of Livermore. 2024. Livermore Municipal Code. Website: https://www.codepublishing.com/CA/Livermore/ (accessed January 23, 2025)

required monitoring and inspection/maintenance/repair activities. Compliance with all regulations and requirements established by the SWRCB, the RWQCB, and the City of Livermore as well as the requirements of the NPDES, MRP, and Construction General Permits, and the preparation of a SWPPP and implementation of BMPS would reduce potential construction- and operation-period impacts to water quality to a less than significant level. This section will not be included in the EIR.

b. Would the project substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?

The proposed project would include the installation of new water lines on the project site that would connect to the existing 6-inch-diameter water main located on South Livermore Avenue and the existing 8-inch-diameter water main located on Dolores Street. Although no use of groundwater is included for the proposed project, some dewatering activities may be required during construction. Any dewatering activities would be expected to be temporary in nature. Therefore, the proposed project would not deplete groundwater supplies or interfere substantially with groundwater recharge, and the impact would be less than significant. This section will not be included in the EIR.

c. Would the project substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would:

i. Result in substantial erosion or siltation on- or off-site;
ii. Substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or offsite;
iii. Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff; or
iv. Impede or redirect flood flows?

The proposed project would not alter the course of a stream or river. The project site is located in a developed area and would not substantially alter the existing drainage patterns in a manner that would result in substantial erosion or siltation either on or off site. Furthermore, compliance with construction- and operation-phase stormwater requirements as outlined in Section 3.10.a. would further ensure that development of the proposed project would not result in substantial erosion or siltation either on or off site. Therefore, this impact would be less than significant. This section will not be included in the EIR.

d. In flood hazard, tsunami, or seiche zones, would the project risk release of pollutants due to project inundation?

The project site is not located within a 100-year flood hazard zone as mapped by the Federal Emergency Management Agency (FEMA) and is not located within a mapped dam failure inundation

area.[21] There are no levees protecting the project site from flooding and, as a result, there is no risk of failure. The project site and surrounding areas are generally level and would not be subject to mudflows. The project site is not located within a mapped tsunami area for Livermore.[22] The proposed project site is not located near a large body of water or lake. Therefore, this impact would be less than significant. This section will not be included in the EIR.

e. Would the project conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?

As noted in Section 3.10.a, the proposed project would be required to comply with all applicable regulations and requirements established by the SWRCB, the RWQCB, and the City of Livermore as well as the requirements of the NPDES, MRP, and Construction General Permits. The proposed project would also be required to prepare a SWPPP and implement BMPs as required by the City. Therefore, the proposed project would have a less than significant impact related to stormwater runoff and would not obstruct implementation of a water quality control plan or sustainable groundwater management plan, and the impact would be less than significant. This section will not be included in the EIR.

21 Federal Emergency Management Agency (FEMA). 2009. FEMA Flood Map Service Center (map). Website: https://msc.fema.gov/portal/search?AddressQuery#searchresultsanchor (accessed February 25, 2025).

22 State of California. 2021. *Tsunami Hazard Area Map*. Alameda County; produced by the California Geological Survey, the California Governor's Office of Emergency Services, and AECOM; mapped at multiple scales.

3.11 LAND USE AND PLANNING

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:				
a. Physically divide an established community?	☒	☐	☐	☐
b. Cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?	☒	☐	☐	☐

The proposed project would result in the demolition of the existing commercial buildings on the approximately 6.54-acre project site and construction of 15 residential buildings (totaling 115 residential units) as well as construction of two recreational/support buildings (pool equipment and clubhouse buildings). The project site is currently designated Neighborhood Mixed Low Density (NML) and is a Transfer Development Credits (TDC) Receiver Site (R) in the City of Livermore's (City) General Plan. Furthermore, the project site is located within the Neighborhood Mixed-Use (NMU) zoning district, which requires a mix of T4 Main Street (T4MS), T4 Main Street-Open (T4MS-O), T4 Neighborhood (T4N), and T4 Neighborhood-Open (T4N-O) transect zones. The maximum allowed residential density for an NML TDC Receiver Site (R) is three dwelling units per acre (du/ac), or up to 15 du/ac with compliance with the City's TDC Ordinance. However, the proposed project is proposing a residential density of 17.58 du/ac in the project site and will utilize the Builder's Remedy established in SB 330 in order to develop the proposed 115 residential units on the project site. As such, the project's consistency with the City's General Plan and applicable Land Use Designation density and design requirements will be analyzed further in the EIR.

3.12 MINERAL RESOURCES

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:				
a. Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?	☐	☐	☒	☐
b. Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?	☐	☐	☒	☐

a. Would the project result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?

The CGS has mapped and classified the aggregate resources of the Livermore-Amador Valley. According to the most recently available information provided by the CGS, the project site is classified as an MRZ-2 Zone, indicating an area where significant mineral deposits are present or where it is judged that a high likelihood exists for their presence.[23] Additionally, Figure 8-3 of the General Plan's Open Space and Conservation Element shows the location and expanse of the six mineral resource sectors (i.e., areas classified MRZ-2 as part of the CGS Mineral Lands Classification Program) present in the Livermore Planning Area.[24] Although the project site is not located within one of the six resource sectors, the Livermore-Amador Valley south of Interstate 580 (I-580), which includes the project site, is classified as an area of significant mineral resources due to the value of sand and gravel deposits in the vicinity.[25] However, the project site is located within an urban area on a previously developed site, is not currently used for resource extraction, and use of the project site for future resource extraction would be inconsistent with the existing and planned land use of the site.[26] Therefore, the proposed project would not result in the loss of availability of a known mineral resource of value to the region or residents of the State, and a less than significant impact would occur. This section will not be included in the EIR.

b. Would the project result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?

Refer to discussion 3.12.a. above. The proposed project would not result in the loss of availability of any known locally important mineral resource recovery site. Although the project site is located

[23] Kohler-Antablin. 1996. Aggregate Materials in the South San Francisco Bay Production-Consumption Region.

[24] City of Livermore. 2004d. City of Livermore General Plan 2003–2025. Open Space and Conservation Element. Pg.8-19. Website: https://www.livermoreca.gov/home/showpublisheddocument/1385/637643623283170000 (accessed February 25, 2025).

[25] Ibid.

[26] City of Livermore. 2004c. City of Livermore General Plan 2003–2025. Land Use Element. Pg.3-19. Website: https://www.livermoreca.gov/home/showpublisheddocument/1385/637643623283170000 (accessed February 25, 2025).

within an MRZ-2 Zone, the production of mineral resources on the project site would be inconsistent with current and future land uses. Therefore, impacts related to the availability of a mineral resources recovery site would be less than significant. This section will not be included in the EIR.

3.13 NOISE

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project result in:				
a. Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	☒	☐	☐	☐
b. Generation of excessive groundborne vibration or groundborne noise levels?	☒	☐	☐	☐
c. For a project located within the vicinity of a private airstrip or an airport land use plan or, where such a plan has not been adopted, within 2 miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?	☒	☐	☐	☐

The proposed project would redevelop the project site to introduce 115 residential units. The proposed project could potentially expose sensitive receptors to significant construction and operational noise impacts. The EIR will assess the project's potential to result in significant temporary or permanent noise impacts. Therefore, this topic will be analyzed further and included in the EIR.

3.14 POPULATION AND HOUSING

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:				
a. Induce substantial unplanned population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	☐	☐	☒	☐
b. Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?	☐	☐	☐	☒

a. Would the project induce substantial unplanned population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?

The proposed project would result in the demolition of two existing commercial buildings on the project site and construction of 15 residential buildings (totaling 115 residential units) with an estimated population of 330 residents.[27] Based on current housing projections, the city is expected to add 12,439 residents by the year 2040, and the proposed project represents 2.65 percent of that growth. The project site is designated Neighborhood Mixed Low Density (NML) and is a Transfer Development Credits (TDC) Receiver Site (R) in the City's General Plan. The proposed project would utilize the Builder's Remedy as established in SB 330 in order to develop 115 residential units on the project site. By utilizing the Builder's Remedy, the proposed project would be allowed to introduce a residential density of 17.58 du/ac, which surpasses the maximum allowed residential density of 15 du/ac allowed for the project parcel in compliance with the City's TDC Ordinance. SB 330 allows a developer to increase density on a property above the maximum set under a jurisdiction's General Plan land use plan. In exchange for the increased density, the developer must provide a certain number of new affordable dwelling units reserved at below market rate (BMR) rent. According to the City's General Plan Housing Element,[28] one of the City's main focus areas for housing provisions includes facilitating the development of affordable housing in the city. This goal is particularly outlined in the following General Plan policies:

- **Policy P 2.1:** Facilitate the provision of affordable housing, infill development, and mixed-use projects in locations served by existing infrastructure, particularly transit services.

- **Policy P 3.1:** Facilitate the production of affordable housing through the regulation of and incentives to new development.

Therefore, although the project is proposing a residential density of 17.58 du/ac in the project site, which surpasses the planned baseline maximum density of 3 du/ac for the project site and the

[27] City of Livermore. 2023. 2023-2031 Housing Element. March 13. Website: https://www.livermoreca.gov/home/showpublisheddocument/10080/638156173818800000 (accessed February 25, 2025).

[28] Ibid.

maximum allowed density of 15 du/ac in compliance with the City's TDC Ordinance, development of the project would be subject to approval of a completed and approved SB 330 application to utilize the Builder's Remedy. The additional population generated by the proposed project would be within the capacity of the City's planned growth. Furthermore, development of the proposed project would provide affordable housing within an infill site serviced by existing infrastructure, consistent with the goals of the City's Housing Element. As such, the proposed project would not induce substantial unplanned population growth in Livermore, and this impact would be less than significant. This section will not be included in the EIR.

b. Would the project displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?

The proposed project is currently developed with two commercial buildings, and no housing is located on the project site. Therefore, the proposed project would not result in the displacement of people or housing and would not require the construction of replacement housing elsewhere, and there would be no impact. This section will not be included in the EIR.

3.15 PUBLIC SERVICES

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:				
a. Result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:				
i. Fire protection?	☐	☐	☒	☐
ii. Police protection?	☐	☐	☒	☐
iii. Schools?	☐	☐	☒	☐
iv. Parks?	☐	☐	☒	☐
v. Other public facilities?	☐	☐	☒	☐

a. Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services: i. Fire protection? ii. Police protection? iii. Schools? iv. Parks? v. Other public facilities?

i. Fire Protection

Fire suppression, emergency medical and rescue services, and other life safety services are provided to the project area and the site by the Livermore-Pleasanton Fire Department (Fire Department). There are five fire stations in Livermore, with the closest to the project site being Fire Station 6 at 4550 East Avenue, approximately 1 mile northeast of the project site.

Planned growth under the General Plan would increase calls for fire protection service in the city. The project site is designated as NML and is a TDC Receiver Site in the City's General Plan. Maximum baseline residential density for this designation is 3 du/ac or up to 15 du/ac in compliance with the City's TDC Ordinance. The proposed project would introduce 115 residential units to the project site, subject to the approval of a Senate Bill (SB) 330 Builder's Remedy application, which would allow a residential density of 17.58 du/ac to be developed in the project site.

Development of the proposed project would introduce residential buildings into the project site that would increase the daytime and nighttime population of the project site and incrementally increase the demand for emergency fire services and emergency medical services. However, the proposed project would be required to comply with all applicable codes for fire safety and emergency access. In addition, the Project Applicant would be required to submit plans to the

Fire Department for review and approval prior to the issuance of building permits to ensure the project would conform to applicable building codes.

The Fire Department would continue providing services to the project site and would not require additional firefighters to serve the proposed project. The construction of a new or expanded fire station would not be required.[29] The proposed project would not result in a significant impact on the physical environment due to the incremental increase in demand for fire protection and life safety services. The incremental increase in demand for services is not expected to adversely affect existing responses times to the site or within the City. Therefore, construction and operation of the proposed project would have a less than significant impact on fire protection and safety services and facilities. This section will not be included in the EIR.

ii. Police Protection

The Livermore Police Department (Police Department) provides police protection services to the project area and project site. The Police Department headquarters are located at 1110 South Livermore Avenue, approximately 800 feet southeast of the project site. Planned growth under the General Plan would increase calls for police protection service in the city. As described above, the project site is designated NML and is a TDC Receiver Site (R) in the City's General Plan. The proposed project would introduce a residential density of 17.58 du/ac to the site, which surpasses maximum allowed densities for this land use designation, subject to approval of an SB 330 Builder's Remedy application and compliance with all SB 330 requirements. Development of the proposed project would increase the daytime and nighttime population on the project site and incrementally increase demand for emergency police services to the project site. However, the Police Department would continue to provide service to the project site and would not require additional officers to serve the project site. The construction of new or expanded police facilities would not be required.[30] Therefore, the proposed project would not result in a substantial adverse impact associated with the provision of additional police facilities or services and impacts to police services would represent a less than significant impact. This section will not be included in the EIR.

iii. Schools

The LVJUSD operates nine elementary campuses, two K-8 schools, three middle schools, two comprehensive high schools, and two alternative schools.[31] Planned growth under the General Plan would increase calls for school services in the city. Although the proposed project would not fully comply with the project site's General Plan designation, the proposed population

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29 Livermore Valley Joint Unified School District (LVJUSD). Website: https://www.livermoreschools.org/ (accessed January 14, 2025).

30 Livermore Valley Joint Unified School District. 2024. 2024 Developer Fee Justification Study for Livermore Valley Joint Unified School District. Website: https://livermorepublic.icboard.com/Attachments/2a3a91a1-df62-4c1e-a7a8-78c47f04e38b.pdf (Accessed January 14,2025).

31 Livermore Valley Joint Unified School District (LVJUSD). n.d. Website: https://www.livermoreschools.org/ (accessed January 14, 2025).

growth is within the scope of what was analyzed in the General Plan and does not represent unplanned growth. The proposed project would include the construction of 115 residential units, which would increase the population at the project site and is expected to result in approximately 49 additional students served by the LVJUSD. As of 2024, LVJUSD had the capacity to serve an additional 1,328 students.[32] Therefore, the additional student population generated by the proposed project would not cause LVJUSD to exceed its current capacity. Additionally, the Project Applicant would be required to pay appropriate school developer fees at the time the building permits are obtained to address potential impacts to LVJUSD services, as set forth in Education Code Section 17620, pursuant to Government Code 65995. Payment of school developer fees will address potential impacts related to constructing future school facilities. Therefore, construction and operation of the proposed project would have a less than significant impact on school services and facilities. This section will not be included in the EIR.

iv. Parks

Planned growth under the General Plan would increase the demand for park facilities in the city. The Livermore Area Recreation and Parks District (District) manages the City's parks and is in charge of implementing the Parks, Recreation, and Trails Master Plan. As of the 2016 Master Plan, the District operated approximately 1,949 acres of parks, trails, and open space lands, for a total of 21 acres per 1,000 residents.[33] The District's goal for community parks is 2 acres per 1,000 residents, and as of 2016, the District was approximately 33 acres short of its roughly 185 acre goal for community parks.[34] The proposed project would include the construction of 115 residential units, which would increase the population at the project site and result in an incremental increase in demand for park facilities. However, the proposed project would include the construction of an 8,865-square-foot community park that would offset the demand for public parks in the project vicinity. Furthermore, the Project Applicant would be required to pay any required park development fees, pursuant to Chapter 12.60 of the Livermore Municipal Code, at the time building permits are obtained. Therefore, the proposed project would not result in a substantial adverse impact associated with the provision of additional park facilities and impacts to parks would represent a less than significant impact. This section will not be included in the EIR.

v. Other Public Facilities

Planned growth under the General Plan would increase the demand for public facilities in the city. The Livermore Public Library operates three staffed branches as well as a digital library. The main branch at the Civic Center is located approximately 0.25 mile southeast of the project site and accounts for approximately 70 percent of the library's circulation, receiving over 340,000

[32] LVJUSD. 2024. 2024 Developer Fee Justification Study for Livermore Valley Joint Unified School District. Website: https://livermorepublic.ic-board.com/Attachments/2a3a91a1-df62-4c1e-a7a8-78c47f04e38b.pdf (accessed January 23, 2025).

[33] Livermore Area Recreation and Park District. 2016. Parks, Recreation and Trails Master Plan. Website: https://www.larpd.org/files/08061cb51/LARPD_PRTMP_Final_Document_Adopted_June_29_2016.pdf (accessed January 23, 2025).

[34] Ibid.

visitors annually.[35] Other nearby public facilities include the Livermore Civic Center approximately 0.25 mile southeast of the project site and the Robert Livermore Community Center approximately 1 mile northeast of the project site. Development of the proposed project would incrementally increase demand for other public services, including libraries, community centers, and public health care facilities. However, the increased demand on public facilities resulting from the proposed project is not expected to require the construction of new or an expansion of existing public facilities in the city. In addition, the Project Applicant would be required to pay applicable impact fees (e.g., Social and Human Service Facility Fee, Chapter 12.70, Livermore Municipal Code) to fund public facilities in the city. Therefore, the proposed project would not result in a substantial adverse impact associated with the provision of additional public facilities, and the impact would be less than significant. This section will not be included in the EIR.

[35] City of Livermore. 2020. Livermore Public Library – Strategic Services Plan 2020–2025. Website: https://library.livermoreca.gov/home/showpublisheddocument/5999/637255061547400000 (accessed January 23, 2025).

3.16 RECREATION

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a. Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	☐	☐	☒	☐
b. Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?	☐	☐	☒	☐

a. Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?

The proposed project would include the construction of 115 residential units, which would increase the population at the project site and result in an incremental increase in demand for existing park facilities in the city. However, as discussed in 3.15.a.iii., the proposed project would include the construction of an 8,865-square-foot community park that would offset the use of public parks in the project vicinity and aid the City of Livermore (City) in reaching its acreage goal for community parks. Furthermore, the Project Applicant would be required to pay park development fees, pursuant to Chapter 12.60 of the Livermore Municipal Code, at the time that building permits are obtained to offset project impacts on existing recreational facilities. Therefore, the impact would be less than significant. This section will not be included in the EIR.

b. Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?

The proposed project would include the construction of an 8,865-square-foot community park. The project site is located within the NMU zoning district. The proposed community park would be constructed per applicable park design standards for the City. Additionally, construction of the proposed park would implement applicable construction-phase mitigation measures included in the Initial Study and the EIR, which would reduce potential construction environmental impacts to a less than significant level. This section will not be included in the EIR.

3.17 TRANSPORTATION

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:				
a. Conflict with a program, plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities?	☒	☐	☐	☐
b. Conflict or be inconsistent with CEQA Guidelines §15064.3, subdivision (b)?	☒	☐	☐	☐
c. Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	☒	☐	☐	☐
d. Result in inadequate emergency access?	☒	☐	☐	☐

The proposed project would introduce 115 residences to the project site, which would contribute project-related vehicle trips into the surrounding roadway system that could potentially result in significant temporary or permanent impacts to transportation and circulation in the form of potential impacts to the level of service (LOS) of surrounding roadways and vehicle miles traveled (VMT). As such, this section will be included in the EIR to assess the significance of potential transportation impacts.

3.18 TRIBAL CULTURAL RESOURCES

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:				
a. Cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code Section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:				
i. Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code Section 5020.1(k)? Or	☐	☐	☒	☐
ii. A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1? In applying the criteria set forth in subdivision (c) of Public Resource Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.	☐	☐	☒	☐

a. Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code Section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:

i. Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code Section 5020.1(k)? Or

ii. A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1? In applying the criteria set forth in subdivision (c) of Public Resource Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.

Assembly Bill (AB) 52, which became law on January 1, 2015, provides for consultation with California Native American tribes during the California Environmental Quality Act (CEQA) environmental review process, and equates significant impacts to "tribal cultural resources" with significant environmental impacts. Public Resources Code (PRC) Section 21074 states that "tribal cultural resources" are:

- Sites, features, places, cultural landscapes, sacred places, and objects with cultural value to a California Native American tribe and are one of the following:

- Included or determined to be eligible for inclusion in the California Register of Historical Resources (California Register).
- Included in a local register of historical resources as defined in subdivision (k) of PRC Section 5020.1.
- A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of PRC Section 5024.1. In applying the criteria set forth in subdivision (c) of PRC Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.

A "historical resource" (PRC Section 21084.1), a "unique archaeological resource" (PRC Section 21083.2(g)), or a "nonunique archaeological resource" (PRC Section 21083.2 (h)) may also be a tribal cultural resource if it is included or determined to be eligible for inclusion in the California Register.

The consultation provisions of the law require that a public agency consult with local Native American tribes that have requested placement on that agency's notification list for CEQA projects. Within 14 days of determining that a project application is complete, or a decision by a public agency to undertake a project, the lead agency must notify tribes of the opportunity to consult on the project should a tribe have previously requested to be on the agency's notification list. California Native American tribes must be recognized by the California Native American Heritage Commission (NAHC) as traditionally and culturally affiliated with the project site and must have previously requested that the lead agency notify them of projects. Tribes have 30 days following notification of a project to request consultation with the lead agency.

The purpose of consultation is to inform the lead agency in its identification and determination of the significance of tribal cultural resources. If a project is determined to result in a significant impact on an identified tribal cultural resource, the consultation process must occur and conclude prior to adoption of a Negative Declaration or Mitigated Negative Declaration or certification of an Environmental Impact Report (EIR) (PRC Sections 21080.3.1, 21080.3.2, 21082.3).

The City will conduct consultation pursuant to AB 52 prior to publication of the Draft EIR. This section will be included in the EIR.

3.19 UTILITIES AND SERVICE SYSTEMS

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:				
a. Require or result in the relocation or construction of new or expanded water, wastewater treatment or stormwater drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects?	☐	☐	☒	☐
b. Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years?	☐	☐	☒	☐
c. Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	☐	☐	☒	☐
d. Generate solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?	☐	☐	☒	☐
e. Comply with federal, state, and local management and reduction statutes and regulations related to solid waste?	☐	☐	☒	☐

a. Would the project require or result in the relocation or construction of new or expanded water, wastewater treatment or stormwater drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects?

The city maintains existing sanitary sewer lines throughout the Planning Area under the Public Services Department. Proposed 8-inch-diameter sanitary sewer lines would convey sanitary water from the project site towards an existing 8-inch-diameter sanitary sewer line along South Livermore Avenue. The Department of Public Services has determined that adequate sanitary sewer services would be available to serve the proposed project subject to the payment of any applicable connection charges and/or fees and extension of services in a manner that is compliant with the Department of Public Services standards, specifications, and policies. The Project Applicant would be required to pay all applicable development and connection fees as established in Chapter 13.28 of the City's Municipal Code.[36] The Project Applicant would need to contact the Department of Public Utilities to determine service requirements.

Zone 7 of the Alameda County Flood Control and Water Conservation District (ACFCD) supplies treated water to retail water agencies (e.g., the City of Livermore, City of Pleasanton, California Water Service [Cal Water], and the Dublin San Ramon Services District) for municipal and industrial use. Water for the City of Livermore is provided by both Cal Water and Livermore Municipal Water. Cal Water supplies the downtown area and southern portion of the city, and Livermore Municipal

[36] City of Livermore. 2024. Livermore Municipal Code. Website: https://www.codepublishing.com/CA/Livermore/ (accessed January 23, 2025)

Water serves the northwest, northeast, and eastern portions of the city. The sources of water supply for the Cal Water Livermore District include treated water purchased from Zone 7 and groundwater pumped by the Cal Water Livermore District. The Cal Water Livermore District provides water to the project site.

The Cal Water Livermore District updated its Urban Water Management Plan (UWMP) in 2020, which was adopted in 2021.[37] According to the UWMP, the annual water use between 2016 and 2020 was 8,831 acre-feet on average. As discussed in Section 3.19.b., the proposed project would not substantially increase demand for water and would therefore not exceed the capacity of existing water treatment facilities. The proposed project would not require the construction of new water treatment facilities, or the expansion of existing facilities, other than those already planned. The proposed project would include the installation of new water lines connecting to the existing 6-inch-diameter fire service water line within the project site. The proposed project would install 8-inch-diameter water pipelines within the project site to connect to an existing 6-inch-diameter water main along South Livermore Avenue and an existing 8-inch-diameter water main along Dolores Street.

Additionally, the proposed project would install 6-inch- and 8-inch-diameter sanitary sewer pipelines within the project site to connect to an existing 10-inch-diameter sanitary sewer main along South Livermore Avenue, which has sufficient capacity to accommodate the proposed project. Therefore, the impact of the proposed project on water infrastructure would be less than significant.

Stormwater from the project site would drain towards the southern and western portions of the project site through proposed 12-inch-, 15-inch-, and 18-inch-diameter storm drains. From there, stormwater would drain to the existing 21-inch-diameter storm drain located along South Livermore Avenue and the existing 24-inch-diameter storm drain located along Pacific Avenue. Bioretention areas would also be incorporated into the landscape design of the proposed project to provide appropriate vegetation and water quality treatment in vegetated areas. In addition, on-site drainage would be designed consistent with the Alameda County National Pollutant Discharge Elimination System (NPDES) C.3 requirements for Low Impact Development (LID). Therefore, the impact of the proposed project on stormwater infrastructure would be less than significant.

Electric power and natural gas would be provided by Pacific Gas and Electric Company (PG&E). The proposed project would connect to an existing natural gas line along South Livermore Avenue and to proposed underground electricity infrastructure in the vicinity of the project site. Currently, PG&E maintains overhead power lines along the northern boundary of the project site, along the project frontage with Dolores Street, and along the project frontage with South Livermore Avenue. PG&E will be removing 12 existing poles and undergrounding power lines at these locations at the same time the proposed project is being constructed. PG&E construction activities would occur within the boundaries of existing PG&E easements occurring along the northern boundary of the project site, along the project frontage with Dolores Street, and along the project frontage with South Livermore Avenue and would be subject to the City's requirements for construction of underground utilities

[37] California Water Service (Cal Water). 2021. 2020 Urban Water Management Plan. Livermore District. Website: https://www.calwater.com/docs/uwmp2020/LIV_2020_UWMP_FINAL.pdf (accessed February 25, 2025).

per Chapter 13.48, Underground Utility Facilities, of the City's Municipal Code. The Project Applicant would be required to contact PG&E and pay any applicable connection charges and/or fees and extension of services in a manner compliant with PG&E standards, specifications, and policies.

Because the proposed project would primarily connect to existing utility services within or adjacent to the project site and would comply with the City's and PG&E's specifications and requirements for construction and connection to proposed undergrounded electric power utilities and natural gas utilities, the proposed project would result in a less than significant impact related to the relocation or reconstruction of new or expanded water, wastewater treatment, or stormwater drainage, electric power, or telecommunications facilities. This section will not be included in the Environmental Impact Report (EIR).

b. Would the project have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years?

As noted above, Cal Water provides water service to the project site and obtains its water supply from groundwater and purchases made from Zone 7 of ACFCD. Cal Water's UWMP describes the existing and planned sources of water available in the water system service area over a 20-year planning period and has determined that under all hydrologic conditions, the combination of its purchased water and groundwater supply for the Livermore District will fully meet future demands. The UWMP, which identifies water system improvements necessary to meet future water demand, did not identify any deficiencies in the vicinity of the project site. The existing water system infrastructure has adequate capacity to serve the proposed project. In addition, the proposed project would be required to coordinate with the Livermore-Pleasanton Fire Department (Fire Department) to assess fire flow requirements and comply with them as part of the project. Based on the above, the City would have sufficient water supply to support the proposed project, implementation of the project would not require new or expanded entitlements for water supplies, and impacts related to water supply would be less than significant. This section will not be included in the EIR.

c. Would the project result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?

The City owns and operates its municipal wastewater collection system, which contains over 250 miles of sewer lines ranging in size from 6 to 48 inches in diameter. Wastewater is collected and transported via underground sewer lines to the City of Livermore Water Reclamation Plant (WRP) located at 101 West Jack London Boulevard. Currently, the WRP has a design capacity to treat 8.5 million gallons per day, which would include service to the project site.[38]

The proposed project would construct 115 residential units on the project site, which would generate domestic wastewater that would require treatment by the WRP. Considering the water

[38] City of Livermore. 2017. Sewer Master Plan-Final Report. Website: https://www.livermoreca.gov/home/showpublisheddocument/7540/637744925442970000 (accessed February 25, 2025).

use target of 158 gallons per capita per day identified in the UWMP, the estimated 330 people[39] that would be introduced to the site by the project would generate approximately 57,828 gallons of wastewater per day. Although the proposed project would generate substantial wastewater volumes, the project site is currently developed with two commercial buildings associated with the Livermore Town Center, totaling approximately 66,328 square feet in size. The existing commercial uses currently generate wastewater that is treated at the WRP. The proposed project would replace existing uses at the project site and, as such, project demands for wastewater treatment services would replace the existing demand generated by the existing commercial uses. The City has confirmed that the WRP has sufficient capacity to serve the proposed project.[40] The Project Applicant would be required to pay all applicable development and connection fees as established in Chapter 13.28 of the City's Municipal Code, which help offset the cost of current and future demands of the WRP. Therefore, wastewater generated from the proposed project would not cause the WRP to violate any wastewater treatment requirements, and this impact would be less than significant. This section will not be included in the EIR.

d. Would the project generate solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?

Solid waste and recycling pickup and disposal in Livermore is provided by Waste Management. Waste Management transports solid waste from Livermore to the Republic Services' Vasco Road Sanitary Landfill for disposal. Vasco Road Sanitary Landfill (01-AA-0010) is a Class II and III facility with a remaining capacity of 11,560,000 cubic yards and a permitted throughput of 2,518 tons per day. The current anticipated closure date of the landfill is December 31, 2051.[41]

According to the United States Environmental Planning Agency, a single person generates approximately 4.9 pounds of solid waste per day (residential)[42] and commercial uses generate approximately 10.53 pounds of solid waste per employee per day.[43] As discussed in Section 3.14, implementation of the proposed project would result in approximately 330 residents and six new employees at the project site. Therefore, the proposed project would generate approximately 1,617 pounds of solid waste per day. This represents a negligible increase in solid waste generated in the city and would not exceed the combined permitted capacity of waste for the two permitted landfills in Alameda County. The additional solid waste generated by the proposed project is not anticipated

39 City of Livermore. 2023. 2023-2031 Housing Element. March 13. Website: https://www.livermoreca.gov/home/showpublisheddocument/10080/638156173818800000 (accessed February 25, 2025).

40 Unites States Environmental Protection Agency. 2023a. Facts and Figures about Materials, Waste and Recycling. Website: https://www.epa.gov/facts-and-figures-about-materials-waste-and-recycling/national-overview-facts-and-figures-materials (accessed August 30, 2024).

41 California Department of Resources Recycling and Recovery (CalRecycle). n.d. Solid Waste Information System (SWIS). Vasco Road Sanitary Landfill (01-AA-0010). Website: https://www2.calrecycle.ca.gov/SolidWaste/SiteActivity/Details/9?siteID=8 (accessed January 23, 2025).

42 United States Environmental Protection Agency. 2023. *Facts and Figures about Materials, Waste and Recycling.* Website: https://www.epa.gov/facts-and-figures-about-materials-waste-and-recycling/national-overview-facts-and-figures-materials (accessed August 30, 2024).

43 CalRecycle. 2019. *Estimated Solid Waste Generation Rates.* Website: https://www2.calrecycle.ca.gov/WasteCharacterization/General/Rates (accessed August 30, 2024).

to exceed permitted capacity at the Vasco Road Sanitary Landfill. As such, the project would be served by a landfill with sufficient capacity to accommodate the project's waste disposal needs, would not generate solid waste in excess of local standards, and impacts associated with the disposition of solid waste would be less than significant. This section will not be included in the EIR.

e. Would the project comply with federal, state, and local management and reduction statutes and regulations related to solid waste?

The proposed project would comply with all federal, State, and local solid waste statutes and/or regulations related to solid waste (also refer to Section 3.19.d.). Therefore, the proposed project would result in a less than significant impact related to solid waste regulations. This section will not be included in the EIR.

3.20 WILDFIRE

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project:				
a. Substantially impair an adopted emergency response plan or emergency evacuation plan?	☐	☐	☒	☐
b. Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?	☐	☐	☒	☐
c. Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?	☐	☐	☒	☐
d. Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?	☐	☐	☒	☐

a. Would the project substantially impair an adopted emergency response plan or emergency evacuation plan?

The project site is not located within a Very High Fire Hazard Severity Zone (VHFHSZ).[44] In addition, as noted in Section 3.9.f., the proposed project would not impair the implementation of or physically interfere with an adopted emergency response plan. Therefore, this impact would be less than significant. This section will not be included in the EIR.

b. Would the project, due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?

Refer to Section 3.20.a. Additionally, as noted in Section 1.0, Project Description, the project site is generally level and is bounded by existing developments on all sides. Therefore, the proposed project would not exacerbate wildfire risks and thereby expose project occupants to pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire, and no impact would occur. This section will not be included in the EIR.

[44] California Department of Forestry and Fire Protection (CAL FIRE). 2023. Alameda County: State Responsibility Area Fire Hazard Severity Zones. Fire and Resource Assessment Program. Website: https://34c031f8-c9fd-4018-8c5a-4159cdff6b0d-cdn-endpoint.azureedge.net/-/media/osfm-website/what-we-do/community-wildfire-preparedness-and-mitigation/fire-hazard-severity-zones/fire-hazard-severity-zones-map-2022/fire-hazard-severity-zones-maps-2022-files/fhsz_county_sra_11x17_2022_alameda_2.pdf (accessed February 25, 2025).

c. Would the project require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?

Refer to Section 3.20.a. The proposed project is not located within a VHFHSZ. Therefore, the proposed project would not require the installation or maintenance of associated infrastructure, and this impact would be less than significant. This section will not be included in the EIR.

d. Would the project expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?

Refer to Sections 3.20.a. and 3.20.b. The project site is generally level and is not located within a VHFHSZ. Therefore, the proposed project would not expose people or structures to significant risks as a result of post-fire slope instability or drainage and runoff changes. This section will not be included in the EIR.

3.21 MANDATORY FINDINGS OF SIGNIFICANCE

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a. Does the project have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?	☒	☐	☐	☐
b. Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects.)	☒	☐	☐	☐
c. Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?	☒	☐	☐	☐

a. Does the project have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?

The proposed project would result in the redevelopment of an infill site currently developed with commercial uses to construct 115 residential units. Although the majority of the project site is currently paved (except for a few planter areas on site) and the potential to find historic, archaeological, tribal, and paleontological resources on site is low, during redevelopment of the project site, potentially significant resources could be uncovered during construction activities. Furthermore, although the project site is mostly developed, biological resources currently exist within the project site that could be impacted by the proposed project. As such, the proposed project could potentially result in impacts to special-status species and California historic and prehistoric resources. This will be further analyzed and addressed in the EIR.

b. Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?

The proposed project's impacts would be individually limited and not cumulatively considerable. The potentially significant impact that can be reduced to less than significant levels with implementation of recommended mitigation measures includes the topic of Geology and Soils. This impact would

primarily be related to construction-period activities, would be temporary in nature, and would not substantially contribute to any potential cumulative impacts associated with this topic.

For the topics of Aesthetics, Agriculture and Forestry Resources, Hydrology and Water Quality, Mineral Resources, Population and Housing, Public Services, Recreation, Tribal Cultural Resources, Utilities and Service Systems, and Wildfire, the project would have no impacts or less than significant impacts; therefore, the project would not substantially contribute to any potential cumulative impacts for these topics.

The proposed project could potentially contribute to cumulatively considerable impacts for the topics of Air Quality, Biological Resources, Cultural Resources, Energy, Greenhouse Gas Emissions, Hazards and Hazardous Materials, Land Use and Planning, Noise, and Transportation. The EIR will further analyze the proposed project's contribution to potentially cumulative impacts with these topics.

c. Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?

The proposed project's potential to result in environmental effects that could directly or indirectly impacts human beings has been evaluated in this Initial Study. The proposed project could potentially have significant environmental effects that could adversely impact human beings and the environment. The proposed project will require an EIR to analyze potentially significant impacts.

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