

Summary Form for Electronic Document Submittal

Form F

Lead agencies may include 15 hardcopies of this document when submitting electronic copies of Environmental Impact Reports, Negative Declarations, Mitigated Negative Declarations, or Notices of Preparation to the State Clearinghouse (SCH). The SCH also accepts other summaries, such as EIR Executive Summaries prepared pursuant to CEQA Guidelines Section 15123. Please include one copy of the Notice of Completion Form (NOC) with your submission and attach the summary to each electronic copy of the document.

SCH #: 2025021071

Project Title: Pacific and Livermore Townhomes Project

Lead Agency: City of Livermore

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Project Location: 2930 Pacific Avenue, Livermore, Alameda County, California

City

County

Project Description (Proposed actions, location, and/or consequences).

The proposed project would result in the demolition of the two existing commercial building uses on the project site, and the construction of two recreational/support buildings (i.e., pool equipment and clubhouse buildings) and 115 townhouses within 15 residential buildings. The proposed project would also include approximately 55,201 square feet of landscaping, including approximately 26,052 square feet of open space, including an 8,865 square-foot community park, two 4,770 square-foot pedestrian paseos, and an approximately 1,577 square foot club room and pool areas.

The proposed project would provide a total of 268 parking spaces, including 38 guest parking spaces and 230 private parking spaces for residents. In addition, development of the project site would include infrastructure improvements for stormwater, water and wastewater services, fire protection services, and electricity services.

Identify the project's significant or potentially significant effects and briefly describe any proposed mitigation measures that would reduce or avoid that effect.

The proposed project would result in potential significant impacts related to air quality (fugitive dust and exposure of sensitive receptors), biological resources (nesting birds, conflict with local regulations), cultural resources (unknown archaeological resources and discovery of human remains), hazards and hazardous materials (release of PCBs, subsurface hazardous materials), noise (construction noise), transportation (emergency access), and tribal cultural resources. In order to reduce all potential impacts, the proposed project would implement MM AIR-1, MM AIR-2, MM BIO-1, MM BIO-2, MM BIO-3, MM CUL-1, MM CUL-2, MM HAZ-1, MM NOI-1, and MM TRA-1. These mitigation measures would require the proposed project to implement basic best management air quality practices, utilize diesel particulate filters, protect nesting birds, ensure tree protection, ensure protection of unknown archaeological resources and human remains, complete a hazardous building materials survey and soil and groundwater management plan, reduce construction noise and vibration, and follow transportation analysis recommendations.

If applicable, describe any of the project's areas of controversy known to the Lead Agency, including issues raised by agencies and the public.

A Notice of Preparation (NOP) of the EIR circulated for 30 days beginning March 3, 2025, to help identify the types of impacts that could result from implementation of the proposed project, as well as potential areas of controversy. The NOP was mailed to public agencies and organizations that may have jurisdiction over the proposed project. The NOP was posted on the City's website, and was published in the local newspaper. Additionally, a public scoping meeting to inform interested parties and the public about the proposed project was held at 7 p.m. on March 18, 2025. A total of 12 comment letters regarding the NOP were received in addition to the verbal comments provided at the scoping session. The commenters expressed concerns about the potential for cultural resources to be present at the project site, the potential presence of hazardous materials on the project site, impacts related to the planned land use for the project site, increase in noise during construction and operation of the proposed project, construction related impacts including demolition and the potential for dust and other pollutants, and potential modifications to the vehicle circulation pattern in the surrounding area, increased traffic on streets adjacent to the project site, and the availability of public transportation access at the project site.

Provide a list of the responsible or trustee agencies for the project.

Caltrans District #4
Native American Heritage Commission
Regional WQCB #2
Toxic Substances Control, Department of
Water Resources, Department of
Air Resources Board
Caltrans Planning
Department of Education
Fish and Game Region 3
Housing and Community Development
Office of Historic Preservation