

Notice of Completion & Environmental Document Transmittal

Mail to: State Clearinghouse, P.O. Box 3044, Sacramento, CA 95812-3044 (916) 445-0613

For Hand Delivery/Street Address: 1400 Tenth Street, Sacramento, CA 95814

SCH # 2025021071**Project Title:** Pacific and Livermore Townhomes Project

Lead Agency: City of Livermore

Contact Person: Jennifer Ackerman

Mailing Address: 1052 South Livermore Avenue

Phone: (925) 960-4473

City: Livermore

Zip: 94550

County: Alameda

Project Location: County: Alameda

City/Nearest Community: Livermore

Cross Streets: Pacific Avenue and South Livermore Avenue

Zip Code: 94550

Longitude/Latitude (degrees, minutes and seconds): 37 ° 40 ' 35.5 " N / 121 ° 45 ' 30.4 " W Total Acres: 6.54

Assessor's Parcel No.: (98A-412-106-5, 106-8, 106-3, 106-4)

Section: 16

Twp.: 3S

Range: 2E

Base: MD

Within 2 Miles: State Hwy #: State Route 84

Waterways: Arroyo Mocho, Granada Channel, Arroyo Seco

Airports: N/A

Railways: N/A

Schools: Livermore High School

Document Type:CEQA: ☐ NOP☒ Draft EIRNEPA: ☐ NOIOther: ☐ Joint Document☐ Early Cons☐ Supplement/Subsequent EIR☐ EA☐ Final Document☐ Neg Dec

(Prior SCH No.)

☐ Draft EIS☐ Other:☐ Mit Neg Dec

Other:

☐ FONSI**Local Action Type:**☐ General Plan Update☐ Specific Plan☐ Rezone☐ Annexation☐ General Plan Amendment☐ Master Plan☐ Prezone☒ Redevelopment☐ General Plan Element☐ Planned Unit Development☐ Use Permit☐ Coastal Permit☐ Community Plan☐ Site Plan☐ Land Division (Subdivision, etc.)☐ Other:**Development Type:**☒ Residential: Units 115 Acres 6.54☐ Office: Sq.ft. Acres Employees☐ Transportation: Type☐ Commercial: Sq.ft. Acres Employees☐ Mining: Mineral☐ Industrial: Sq.ft. Acres Employees☐ Power: Type

MW

☐ Educational:☐ Waste Treatment: Type

MGD

☒ Recreational: 26,052 square feet☐ Hazardous Waste: Type☐ Water Facilities: Type

MGD

☐ Other:**Project Issues Discussed in Document:**☐ Aesthetic/Visual☐ Fiscal☐ Recreation/Parks☒ Vegetation☐ Agricultural Land☐ Flood Plain/Flooding☐ Schools/Universities☐ Water Quality☒ Air Quality☐ Forest Land/Fire Hazard☐ Septic Systems☐ Water Supply/Groundwater☒ Archeological/Historical☐ Geologic/Seismic☐ Sewer Capacity☐ Wetland/Riparian☒ Biological Resources☐ Minerals☐ Soil Erosion/Compaction/Grading☒ Growth Inducement☐ Coastal Zone☒ Noise☐ Solid Waste☒ Land Use☒ Drainage/Absorption☐ Population/Housing Balance☒ Toxic/Hazardous☒ Cumulative Effects☐ Economic/Jobs☐ Public Services/Facilities☒ Traffic/Circulation☒ Other: Cultural, Energy, GHG**Present Land Use/Zoning/General Plan Designation:**

Neighborhood Mixed Low Density (NML)

Project Description: (please use a separate page if necessary)

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.

Note: The State Clearinghouse will assign identification numbers for all new projects. If a SCH number already exists for a project (e.g. Notice of Preparation or previous draft document) please fill in.

Reviewing Agencies Checklist

Lead Agencies may recommend State Clearinghouse distribution by marking agencies below with an "X".
If you have already sent your document to the agency please denote that with an "S".

☒ Air Resources Board	☒ Office of Historic Preservation
☐ Boating & Waterways, Department of	☐ Office of Public School Construction
☐ California Emergency Management Agency	☐ Parks & Recreation, Department of
☐ California Highway Patrol	☐ Pesticide Regulation, Department of
☒ Caltrans District # <u>4</u>	☐ Public Utilities Commission
☐ Caltrans Division of Aeronautics	☒ Regional WQCB # <u>2</u>
☒ Caltrans Planning	☐ Resources Agency
☐ Central Valley Flood Protection Board	☐ Resources Recycling and Recovery, Department of
☐ Coachella Valley Mtns. Conservancy	☐ S.F. Bay Conservation & Development Comm.
☐ Coastal Commission	☐ San Gabriel & Lower L.A. Rivers & Mtns. Conservancy
☐ Colorado River Board	☐ San Joaquin River Conservancy
☐ Conservation, Department of	☐ Santa Monica Mtns. Conservancy
☐ Corrections, Department of	☐ State Lands Commission
☐ Delta Protection Commission	☐ SWRCB: Clean Water Grants
☒ Education, Department of	☐ SWRCB: Water Quality
☐ Energy Commission	☐ SWRCB: Water Rights
☒ Fish & Game Region # <u>3</u>	☐ Tahoe Regional Planning Agency
☐ Food & Agriculture, Department of	☒ Toxic Substances Control, Department of
☐ Forestry and Fire Protection, Department of	☒ Water Resources, Department of
☐ General Services, Department of	☐ Other: _____
☐ Health Services, Department of	☐ Other: _____
☒ Housing & Community Development	
☒ Native American Heritage Commission	

Local Public Review Period (to be filled in by lead agency)

Starting Date September 16, 2025 Ending Date October 31, 2025

Lead Agency (Complete if applicable):

Consulting Firm: <u>LSA Associates, Inc.</u>	Applicant: <u>Swenson Development and Construction</u>
Address: <u>157 Park Pl</u>	Address: <u>777 North First Street, 5th Floor</u>
City/State/Zip: <u>Richmond, CA 94801</u>	City/State/Zip: <u>San Jose, CA 95112</u>
Contact: <u>Florentina Craciun</u>	Phone: <u>(408) 947-1100</u>
Phone: <u>(510) 236-6810</u>	

Signature of Lead Agency Representative: _____

Date: 09/12/2025

Authority cited: Section 21083, Public Resources Code. Reference: Section 21161, Public Resources Code.