

Notice of Availability of a Draft Environmental Impact Report

Date: September 16, 2025

To: Public Agencies and Interested Parties

Subject: Notice of Availability of a Draft Environmental Impact Report

Project Title: Pacific and Livermore Avenue Townhomes Project

The City of Livermore, as lead agency under the California Environmental Quality Act (CEQA), has prepared a Draft Environmental Impact Report (Draft EIR) for the Pacific and Livermore Avenue Townhomes Project (proposed project). In accordance with CEQA Guidelines Sections 15086 and 15087, the City has issued this Notice of Availability (NOA) to provide responsible agencies, trustee agencies, and other interested parties with notice that the Draft EIR is available for public review and comment.

Additional information is provided below.

Project Location

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.

Project Description

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, an 8,865-square-foot community park, two 4,770 square-foot pedestrian paseos, and approximately 1,577-square-feet of club room and pool area.

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. Due to existing and projected traffic volumes, a Rectangular Rapid Flashing Beacon (RRFB) would be installed at the crosswalk on the north side of the intersection of Palm and South Livermore Avenues, and the southern crossing would be removed.

Vehicular access to the project site would be provided via one existing driveway along Pacific Avenue, and one driveway 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.

Currently, bus stops along Pacific Avenue provide transit access to the project site. The Livermore Amador Valley Transit Authority (LAVTA) has determined that the project would be required to install an approved bus shelter at the Pacific Avenue transit stop. Additional transit stops are located eastbound across Pacific Avenue, and northbound on Dolores Street. In addition, development of the project site would include infrastructure improvements for stormwater, water and wastewater services, fire protection services, and electricity services.

Environmental Topics Evaluated

The Draft EIR analyzes the following potentially significant environmental issue topics:

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

A Notice of Preparation (NOP) of the EIR, with an attached Initial Study, was 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. An Initial Study was prepared to provide substantial evidence to support the preparation of an EIR that focuses on areas that could be adversely affected by the proposed project. The Initial Study prepared for this EIR evaluates the environmental issue topics required by CEQA. The individual environmental topics that were evaluated in the Initial Study include the following:

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

Public Review and Written Comments

The Draft EIR for this project is available for review on the City's website at: <https://www.livermoreca.gov/departments/community-development/planning/environmental-documents>. Printed copies are also available at the City of Livermore City Hall and Civic Center Library located at 1052 S. Livermore Avenue and 1188 S. Livermore Avenue, respectively.

The City is interested in input and/or comments from the general public and public agencies on the evaluation of environmental impacts that may result from adoption and implementation of the project. The 45-day review period for the Draft EIR begins on **September 16, 2025, and ends October 31, 2025**. Comments on the Draft EIR in response to this NOA must be received by **5:00 p.m. on October 31, 2025**.

Public comments can also be given in person on **October 7, 2025, at 7:00 pm** the City of Livermore Planning Commission meeting located at: Civic Center Meeting Hall, City Council Chambers, 1016 S. Livermore Avenue.

Please submit your comments by mail or e-mail to:

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Please include the name, phone number, and address of a contact person in your response.