NOTICE OF EXEMPTION

TO: County Clerk
County of Alameda
1106 Madison St. – First Floor
Oakland, CA 94607

FROM: City of Livermore
1052 South Livermore
Livermore, CA 94550

SUBJECT: NOTICE OF EXEMPTION in compliance with the California Environmental Quality Act.

PROJECT

Title: Lease Agreement between the Livermore Heritage Guild, a California nonprofit corporation ("the Guild") and the City of Livermore, a California municipal corporation ("City") as part of Site Plan Design Review Modification (SPDRM) 25-031

Location: 459 Olivina Avenue, Livermore, CA 94550

Description: Project proposes a Lease Agreement between the City and the Guild on an approximately 3,124 square-foot area located within an existing City owned 7.6-acre public park (APN 99-189-1) ("Lease Premises"). The Lease is implementing the previously approved project; Site Plan Design Review 25-031 approved March 30, 2026, and Notice of Exemption in compliance with the California Environmental Quality Act, file number 26-099, filed April 3, 2026. The Lease allows the Guild to relocate a restored 814 square-foot one-room school structure and rehabilitating the building for public education and community use. This includes grading, placement of a new concrete foundation, decomposed granite landscaping, one 814 square foot structure within the Lease Premises, and one accessible parking stall on the adjacent parcel.

Applicant: The Livermore Heritage Guild

City's Contact: Jesse Garcia, Assistant Planner

Telephone: (925) 960-4492

Public Agency Approving Project: City of Livermore

EXEMPT STATUS:

_X_ Categorical Exemption (Sec. 15301(d); 15303(e); 15304(a); 15311)
____ Declared Emergency (Sec. 15269(a); 21080(b)(3))
____ Emergency Project (Sec. 15269(b)(c); 21080(b)(4)
____ Ministerial (Sec. 15268; 21080(b)(1))
____ Statutory Exemption
"Common Sense" Exemption (Sec. 15061(b)(3)) The possible environmental impacts of the project have been considered in making this determination, as
____ explained below.

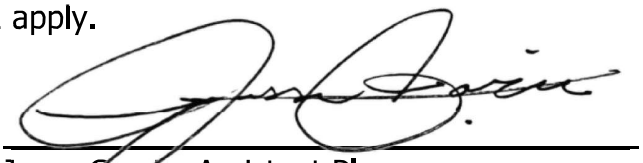
Reasons why project is exempt:
Section 15301(d) of the CEQA Guidelines exempts projects involving the operation, repair, leasing, licensing, or minor alteration of existing facilities, where the project involves negligible or no expansion of existing or former use, including restoration or rehabilitation of deteriorated or damaged structures to meet current standards of public health and safety. The Project involves the restoration and improvement of a one-room 814 square foot school structure to be located within an existing public park and operated for public education uses. Because the Project will not significantly alter either the structure or the existing public use of the park and does not propose alterations to an officially designated historic resource, the Project qualifies for a Class 1 categorical exemption under CEQA Guidelines Section 15301.

Section 15303(e) exempts new construction or conversion of small structures/accessory structures, including when the project proposes changes in use if only minor exterior modifications are proposed, when the project would not create an excess of the maximum number of structures on any legal parcel. Because the Project involves minor exterior improvements to the small structure and would not exceed the number of allowable structures on the parcel, the Project qualifies for a Class 3 categorical exemption under CEQA Guidelines Section 15303(e).

Section 15304(a) exempts minor alterations to land which do not involve the removal of healthy trees, including grading on land with a slope of less than 10 percent when grading does not take place in a waterway, any wetland, scenic area, or area mapped as severe geological hazard zone. The Project involves the minor grading of a portion of a public park with a slope of less than 10 percent and that is not a wetland or environmentally sensitive or scenic area, nor mapped as a geologic hazard zone. No tree removals are proposed as part of the Project. Therefore, the Project qualifies for a Class 4 categorical exemption under CEQA Guidelines Section 15304(a).

Finally, Section 15311 exempts the construction or replacement of minor structures accessory to existing commercial, industrial, or institutional facilities. The Project involves relocating the 814 square foot school structure into the existing City-owned park facility to be an appurtenant structure and use and therefore qualifies for a Class 11 categorical exemption under CEQA Guidelines section 15311.

Furthermore, none of the exceptions to the categorical exemption listed in CEQA Guidelines Section 15300.2 apply.

Signature: 
Name & Title: Jesse Garcia, Assistant Planner
Project Approval Date: October 26, 2026

NOTE TO APPLICANTS:
The environmental determination finding of Categorically Exempt is subject to appeal within 180 days from project approval. If you wish to shorten this period to 35 days, you must file this document with the Alameda County Clerk at the address listed above. A $50 filing fee is required.