

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 #2016042039**Project Title:** City of Livermore Isabel Neighborhood Specific PlanLead Agency: City of LivermoreContact Person: Ashley VeraMailing Address: 1052 South Livermore AvenuePhone: (952) 960-4479City: LivermoreZip: 94550County: Alameda**Project Location:** County: AlamedaCity/Nearest Community: LivermoreCross Streets: VariousZip Code: 94551Longitude/Latitude (degrees, minutes and seconds): 37 ° 42 ' 10.8 " N / 121 ° 48 ' 10.8 " W Total Acres: 1,138Assessor's Parcel No.: Various

Section: _____ Twp.: _____ Range: _____ Base: _____

Within 2 Miles: State Hwy #: 580Waterways: Arroyo Las Positas, Collier Canyon ChannelAirports: Livermore Municipal AirportRailways: ACE CommuterSchools: Various**Document Type:**

CEQA: ☐ NOP
☐ Early Cons
☐ Neg Dec
☐ Mit Neg Dec

☐ Draft EIR
☒ Supplement/Subsequent EIR
 (Prior SCH No.) 2016042039
 Other: _____

NEPA: ☐ NOI
☐ EA
☐ Draft EIS
☐ FONSI

Other: ☐ Joint Document
☐ Final Document
☐ Other: _____

Local Action Type:

☐ General Plan Update
☐ General Plan Amendment
☐ General Plan Element
☐ Community Plan

☒ Specific Plan
☐ Master Plan
☐ Planned Unit Development
☐ Site Plan

☐ Rezone
☐ Prezone
☐ Use Permit
☐ Land Division (Subdivision, etc.)

☐ Annexation
☐ Redevelopment
☐ Coastal Permit
☐ Other: _____

Development Type:

☐ Residential: Units _____ Acres _____
☐ Office: Sq.ft. _____ Acres _____ Employees _____
☐ Commercial: Sq.ft. _____ Acres _____ Employees _____
☐ Industrial: Sq.ft. _____ Acres _____ Employees _____
☐ Educational: _____
☐ Recreational: _____
☐ Water Facilities: Type _____ MGD _____

☐ Transportation: Type _____
☐ Mining: Mineral _____
☐ Power: Type _____ MW _____
☐ Waste Treatment: Type _____ MGD _____
☐ Hazardous Waste: Type _____
☒ Other: Specific Plan

Project Issues Discussed in Document:

☐ Aesthetic/Visual
☐ Agricultural Land
☒ Air Quality
☐ Archeological/Historical
☐ Biological Resources
☐ Coastal Zone
☐ Drainage/Absorption
☐ Economic/Jobs

☐ Fiscal
☐ Flood Plain/Flooding
☐ Forest Land/Fire Hazard
☐ Geologic/Seismic
☐ Minerals
☒ Noise
☐ Population/Housing Balance
☐ Public Services/Facilities

☐ Recreation/Parks
☐ Schools/Universities
☐ Septic Systems
☐ Sewer Capacity
☐ Soil Erosion/Compaction/Grading
☐ Solid Waste
☐ Toxic/Hazardous
☒ Traffic/Circulation

☐ Vegetation
☐ Water Quality
☐ Water Supply/Groundwater
☐ Wetland/Riparian
☐ Growth Inducement
☐ Land Use
☒ Cumulative Effects
☒ Other: Climate Change

Present Land Use/Zoning/General Plan Designation:Various**Project Description:** (please use a separate page if necessary)

See attachment

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".

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

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

Starting Date June 23, 2020 Ending Date August 7, 2020

Lead Agency (Complete if applicable):

Consulting Firm: <u>Dyett & Bhatia</u>	Applicant: <u>City of Livermore</u>
Address: <u>1330 Broadway, Suite 604</u>	Address: <u>1052 South Livermore Avenue</u>
City/State/Zip: <u>Oakland, CA 94162</u>	City/State/Zip: <u>Livermore, CA 94550</u>
Contact: <u>Rajeev Bhatia</u>	Phone: <u>(925) 960-4479</u>
Phone: <u>(415) 956-4300</u>	

Signature of Lead Agency Representative:  Date: 6/22/2020

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

NOC Attachment 1: Project Description

REGIONAL SETTING

The City of Livermore is located in eastern Alameda County along the north and south sides of Interstate 580 (I-580), as shown in Figure 1 Regional Context. The City limits encompass approximately 25 square miles within the Livermore Valley; to the north, south, and east of Livermore are rolling hills, and to the west are the cities of Pleasanton and Dublin. The Livermore Valley, the San Ramon Valley to the north, and the Amador Valley to the west together comprise the Tri-Valley, a major population and employment area within the nine-county Bay Area region.

PLANNING AREA

The Planning Area, depicted in Figure 2, covers approximately 1,138 acres, or about 6.6 percent of the City. It is located in northwest Livermore about 2.5 miles from the Downtown. The northern edges of the Planning Area boundary are generally congruent with the Livermore City Limits and the Livermore Urban Growth Boundary (UGB). Areas that are outside of the City Limits include a 21-acre unincorporated County island in the southeast corner of the Planning Area. This area is within the UGB but outside of the City Limits.

PROPOSED ISABEL NEIGHBORHOOD SPECIFIC PLAN

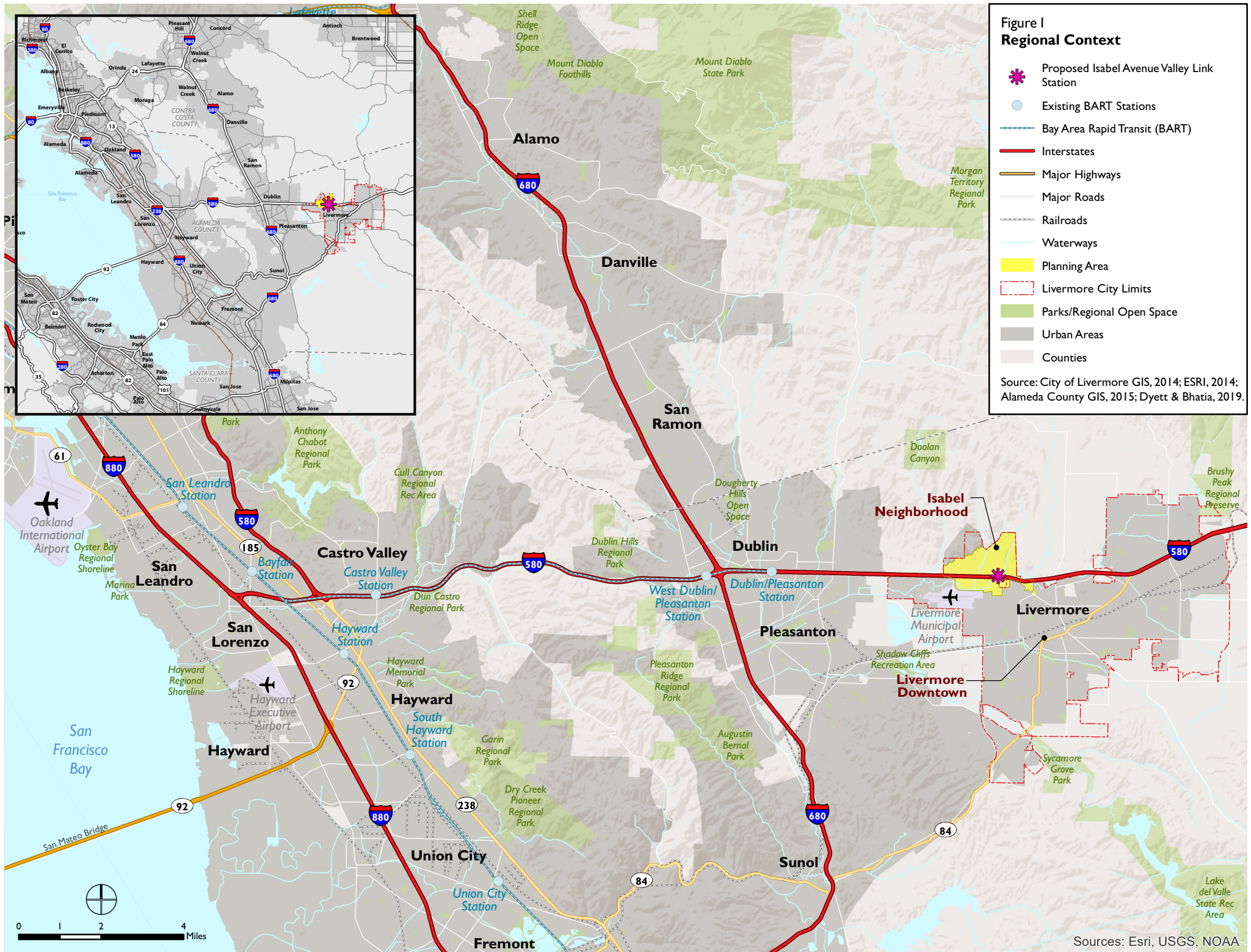
The project analyzed in this Draft Supplemental Environmental Impact Report (SEIR) is the Isabel Neighborhood Specific Plan (proposed Project), which is a Specific Plan that will guide development of the area around the proposed Valley Link Station at Isabel Avenue in Livermore. The proposed Project is both a policy document and an implementation tool for the General Plan. It contains strategies, regulations, goals, and policies to guide future development within the Isabel Neighborhood, or Planning Area. The Specific Plan details the proposed land uses and their development standards, transportation, infrastructure improvements, environmental resources, design standards and guidelines, a financing strategy, and implementation tools. The proposed Project includes changes to the 2018 Isabel Neighborhood Specific Plan policies and land uses, existing General Plan policies and land uses, the Livermore Development Code, and the Zoning map. If adopted, the policies and regulations set forth in this Plan would replace the existing zoning and General Plan designations that currently apply to the Planning Area.

The 2018 Isabel Neighborhood Specific Plan (INSP) and the accompanying EIR (SCH #2016042039) were respectively adopted and certified by Livermore City Council on May 14, 2018. In 2018, the plan was centered around the Bay Area Rapid Transit (BART) extension to Livermore which included a transit station at Isabel Avenue. Implementation of the land uses in the INSP was made

contingent by the City Council in its adopting resolution upon extension of BART to Livermore. Subsequent to City adoption of the 2018 INSP, the BART Board of Directors voted not to advance the BART to Livermore extension. Therefore, the approving actions were rescinded by the City Council and the 2018 INSP did not go into effect.

Efforts on rail transit in the region are now centered on Valley Link, which is being studied by the San Joaquin Valley Regional Rail Authority, established in 2018 through the enactment of Assembly Bill 758 by the State of California, to plan and deliver cost-effective and responsive transit connectivity between the BART system in the Tri-Valley and the Altamont Commuter Express. The proposed Valley Link rail system follows the same alignment in the Planning Area as BART with a station in the same location as the previously-proposed BART Station.

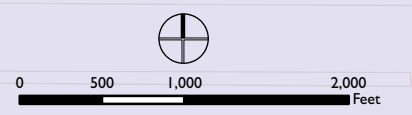
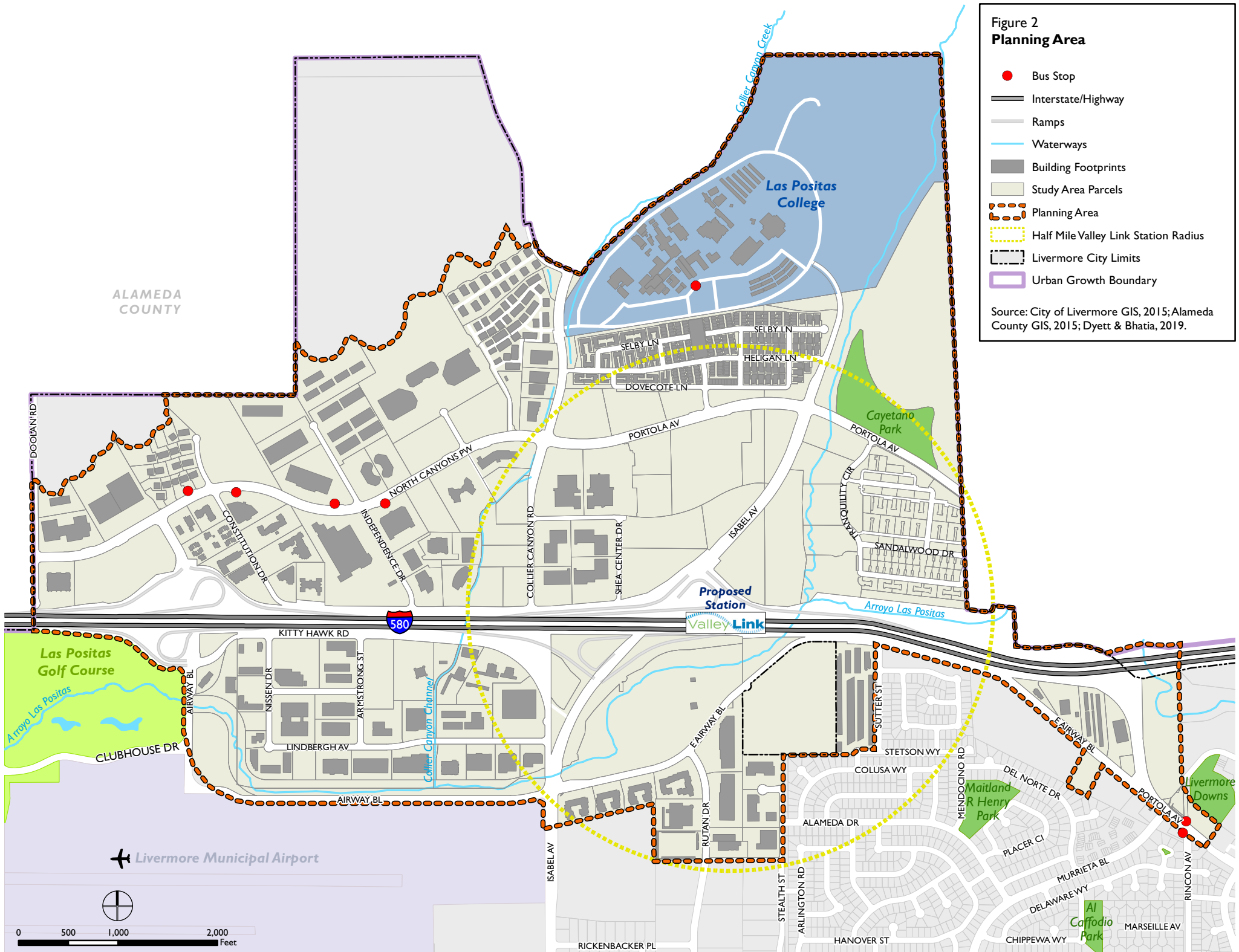
The City published a detailed Initial Study and NOP for this SEIR on November 20, 2019 and mailed the NOP to the State Clearinghouse for distribution to state agencies with possible interest in the project. The NOP publication initiated a 30-day public review period. During this time the City accepted written comments on the scope and content of the SEIR from the public and agencies. The City also held a public scoping meeting on December 17, 2019 to gather input. The City advertised **the scoping meeting in the NOP, on the City's website and social media outlets**, and via the email distribution list established for this project.



**Figure 2
Planning Area**

- Bus Stop
- Interstate/Highway
- Ramps
- Waterways
- Building Footprints
- Study Area Parcels
- Planning Area
- Half Mile Valley Link Station Radius
- Livermore City Limits
- Urban Growth Boundary

Source: City of Livermore GIS, 2015; Alameda County GIS, 2015; Dyett & Bhatia, 2019.



DRAFT SEIR

The Initial Study prepared and distributed in November 2019 found that no new or more severe than already evaluated impacts would occur as a result of project changes for Land Use, Population, and Housing; Aesthetics; Biological Resources; Hazards and Hazardous Materials; Hydrology and Water Quality; Utilities and Service Systems; Public Services and Recreation; Geology and Soils; Cultural and Tribal Resources; and Agricultural Resources. The Initial Study determined that the significance of impacts related to Air Quality; Energy, Greenhouse Gases, and Climate Change; Noise; and Traffic and Transportation could potentially be affected, largely due to changes in the type of rail extension to the area. These resource topic areas are analyzed as part of this SEIR. The SEIR also evaluates potential cumulative and growth-inducing effects of the proposed Project.

It should be noted that this SEIR analyzes changes to the INSP. The Valley Link rail system is undergoing its own environmental review by the agency planning that system. More information on the Valley Link rail project is available at <https://www.valleylinkrail.com>.

Public Comment

This Draft SEIR will be available for public comment from June 23, 2020 to August 7, 2020. Comments on this Draft SEIR can be submitted in writing or via email to:

Ashley Vera, Associate Planner
asvera@cityoflivermore.net
City of Livermore; Planning Division
1052 South Livermore Avenue
Livermore, CA 94550

Phone: 925-960-4450
Fax: 925-960-4459

All comments received or postmarked by August 7, 2020 will be accepted.

Document Availability

Copies of the Draft SEIR are now available for public review online at the following web link: www.cityoflivermore.net/insp. Due to the COVID-19 pandemic, printed copies are not available at the City of Livermore City Hall or Civic Center Library at this time.