

Notice of Preparation

Notice of Preparation

To: Distribution List

From: City of Livingston

1416 C Street

(Address)

Livingston, CA 95334

Subject: Notice of Preparation of a Draft Environmental Impact Report

The City of Livingston

will be the Lead Agency and will prepare an environmental impact report for the project identified below. We need to know the views of your agency as to the scope and content of the environmental information which is germane to your agency's statutory responsibilities in connection with the proposed project. Your agency will need to use the EIR prepared by our agency when considering your permit or other approval for the project.

The project description, location, and the potential environmental effects are contained in **Attachment A**. A copy of the Initial Study (☐ is ☒ is not) attached.

Due to the time limits mandated by State law, your response must be sent at the earliest possible date but not later than 30 days after receipt of this notice.

Please send your response to Randy Hatch, Contract City Planner at the address shown above. We will need the name for a contact person in your agency.

Project Title: The Villages at Main Street

Project Applicant, if any: Sake Sanghera

Date January 20, 2021

Signature



Title

Contract City Planner

Telephone

(209) 394-8041 x123

Reference: California Code of Regulations, Title 14, (CEQA Guidelines) Sections 15082(a), 15103, 15375.

ATTACHMENT A

NOTICE OF PREPARATION FOR AN ENVIRONMENTAL IMPACT REPORT FOR THE VILLAGE AT MAIN APARTMENT PROJECT

PROJECT DESCRIPTION

The proposed Village at Main Apartment project is located on a site consisting of two parcels totaling 17.3 acres. The site is located immediately east of Main Street south of its intersection with Peach Avenue in southern Livingston (Figures 1-5). The project proposes the construction of 480 apartment units with associated facilities and landscaping (Figure 6). The project would consist of 20 three-story apartment buildings, all approximately 39 feet in height and each having 24 units. The apartment complex as a whole would include 84 one-bedroom units, 300 two-bedroom units, and 96 three-bedroom units. A two-story 6,343 square foot community building approximately 29 feet in height would be located near the center of the project site. The community center would include a community patio, an outdoor pool and a spa.

Access to the apartment complex would be provided by a main driveway, approximately 50 feet in width, located centrally along the Main Street frontage. Two other emergency vehicle use only access points would be provided from Main Street - one north of the main entrance and one south; emergency access would be obtained via a Knox box. The project would provide 587 parking stalls for residents and visitors, of which 453 would be covered and the remaining 134 would be uncovered.

The proposed project would connect to nearby existing City water and sewer lines and will include installation of an onsite storm drainage collection system and two retention basins near the center of the project. An interconnecting French drain system will facilitate percolation of retained runoff into the ground. Landscaping would be incorporated throughout the project site. All lighting structures for the apartment complex would be shielded to direct light and glare towards the ground.

The project would include improvements to the segments of Main Street along the project site frontage. South of the main entrance, Main Street would be widened from 55 feet to 110 feet, with four 12-foot-wide vehicle lanes, one 16-foot-wide median/turn lane, 8-foot-wide bike lanes on each side, and 15-foot-wide areas with sidewalks and landscaping on each side. Curb and gutter would be installed on both sides of the improved segment. From the main entrance north, Main Street would be widened from 30 feet to 85 feet with two 12-foot-wide vehicle lanes, two 15-foot-wide vehicle lanes, one 8-foot-wide median, one 8-foot-wide bike lane on the east side, and one 15-foot-wide area with a sidewalk between two landscape strips on the east side. Curb and gutter would be installed only on the east side.

The project also proposes to demolish and replace approximately 830 feet of the concrete-lined Arena Canal, owned by the Merced Irrigation District, with an 84-inch diameter concrete irrigation pipeline. The pipeline would be located within the existing canal easement and buried underground.

The project would require approval of a Conditional Use Permit by the City of Livingston. The project also would require City site plan and design review. Demolition and piping of the segment of Arena Canal on the project site would require approval from the Merced Irrigation District.

ISSUES TO BE ADDRESSED IN THE EIR

The EIR, will consider the potential environmental effects, mitigation measures needed, and alternatives to the proposed project. Concerns to be addressed in the EIR are summarized below:

Aesthetics and Visual Resources

The EIR will consider the size and architectural character of proposed structures and site improvements and their consistency with surrounding development and City of Livingston design standards, together with potential lighting impacts on surrounding land uses.

Air Quality

The EIR will quantify construction and operational air pollutant emissions associated with the project and their relationship to state and federal standards, exceedance of applicable emissions thresholds, carbon monoxide concentrations at nearby intersections, exposure of nearby land uses to potential air pollutant and toxic air contaminant emissions, and odors.

Biological Resources

The EIR will include a biological assessment of the project, including consideration of the potential impacts of proposed development on habitat for special-status and migratory species, wetlands, and other sensitive habitats. The analysis will consider applicable local ordinances and conservation plans, if any, that protect biological resources.

Cultural Resources and Tribal Cultural Resources

The EIR will consider the potential impacts of proposed development on known and as yet-undiscovered historical and/or archaeological resources. The EIR will also consider potential impacts on tribal cultural resources and will document City compliance with the AB 52 tribal cultural resource notification process if required.

Geology, Soils, and Mineral Resources

The EIR will describe the general geology of the project area, geotechnical and seismic hazards, soil quality and erosion potential, suitability of soil for development, potential

project impact on accessibility of mineral resources, and potential effects on unique geological or paleontological resources.

Greenhouse Gas Emissions

The EIR will quantify and identify the significance of construction and operational GHG emissions associated with the project and the project's consistency with applicable GHG management plans.

Hazards and Hazardous Materials

The EIR will document the presence or absence of documented environmental contamination on and near the project site, including potential surface soil contamination from agricultural use. Use, storage, and transportation of hazardous materials associated with the proposed project will be evaluated, along with potential project impacts on emergency vehicle access and evacuation routes. The EIR will document existing or potential future exposure to wildfire hazards associated with the project.

Hydrology and Water Quality

The EIR will describe the surface and groundwater hydrologic resources of the project site and vicinity, as well as potential for exposure to 100-year and 200-year flooding hazards. Direct effects to surface and groundwater resources, if any, will be described, as will storm water volume and quality and conformance with adopted City of Livingston storm water quality standards.

Land Use, Agriculture/Forestry, Population, and Housing

The EIR will analyze project consistency with the Livingston General Plan, zoning, and other applicable land use plans and ordinances, along with the potential direct and indirect impacts on population growth and housing needs. Proposed development will involve conversion of agricultural land to urban residential use. The EIR will consider these concerns in the context of the City's analysis of agriculture-related issues in the Livingston General Plan EIR, along with the potential for indirect conversion of agricultural land.

Noise

The EIR will describe the existing noise environment and the potential effects of project construction and operation on sensitive land uses adjacent to and near the project. The analysis will consider noise impacts associated with the proposed development, including impacts of increased traffic on roadway noise, and the effects of roadway noise increases on land uses along primary project traffic routes.

Public Services and Recreation

The EIR will describe existing public service providers that would be responsible for services for the proposed project. The EIR will consider the need for new or expanded facilities required for agencies responsible for fire protection, police protection, schools,

and parks and recreation, and the potential impacts of addition of any new or expanded public facilities on the environment.

Transportation

The EIR will describe the location, nature, and operation of existing transportation systems serving the project site and vicinity. The EIR will quantify and consider the generation of traffic from the project and its impacts on traffic flow on streets and intersections in the project vicinity. It also will evaluate consistency with applicable transportation plans, impacts on or related to alternative travel modes, and the vehicle miles traveled impacts of the project.

Utilities and Energy

The EIR will describe existing and planned utility systems serving the project site and vicinity. The EIR will identify any necessary extension of water, wastewater, storm drainage, solid waste, and other utilities and their potential environmental impacts. The EIR will consider and discuss estimated energy consumption associated with project construction and operations, as well as conservation measures that would be incorporated. The EIR will identify the project potential for wasteful or inefficient use of energy, if any.

Cumulative Impacts

The EIR will consider the potential cumulative impacts of the project in all the above-listed resource areas, based primarily on the analysis of citywide environmental effects in the Livingston General Plan EIR.

Alternatives to the Proposed Project

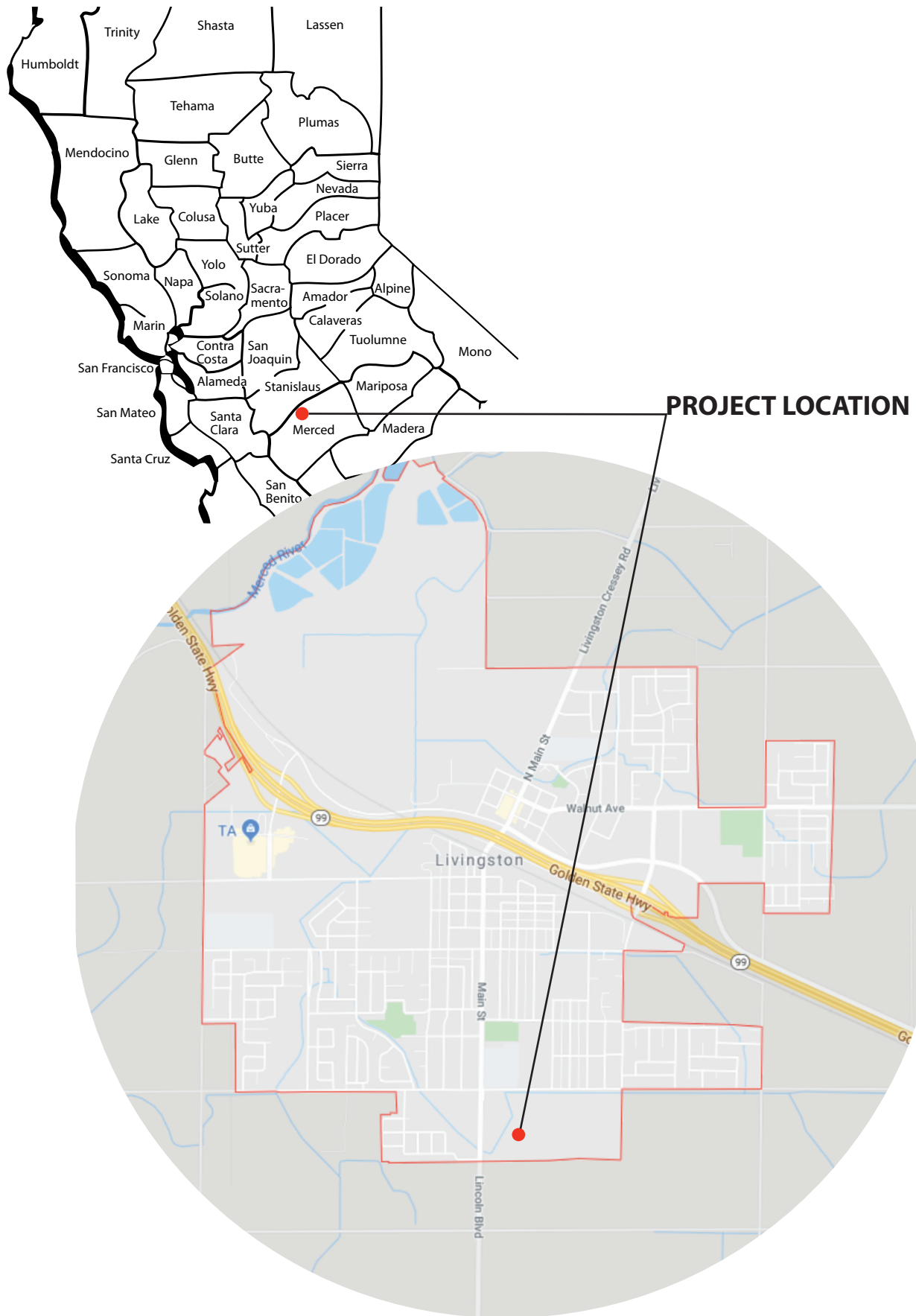
The EIR will evaluate the comparative environmental effects of reasonable range of alternatives to the proposed project.

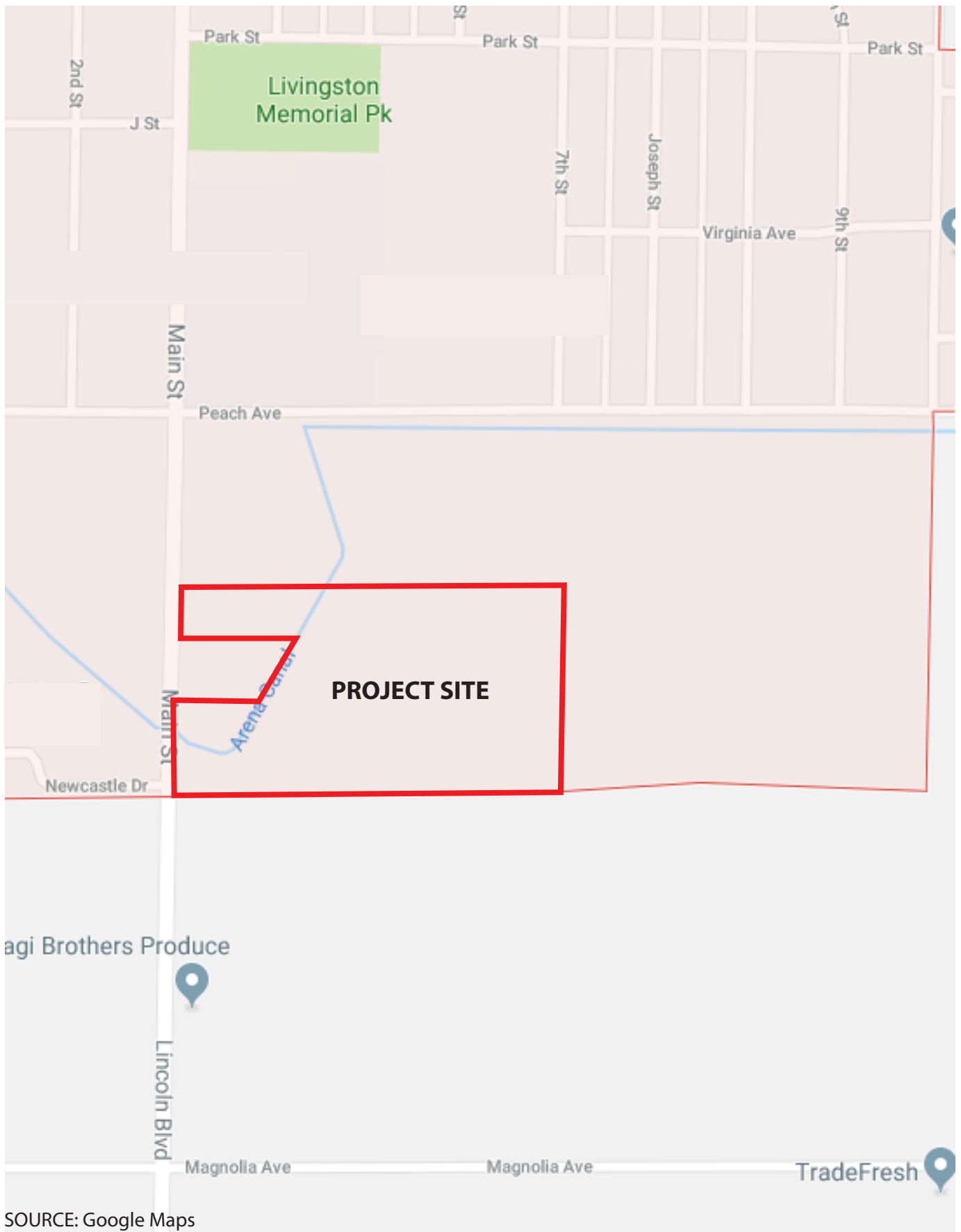
Growth-Inducing Impacts

The EIR will include consideration of the potential effects of the proposed industrial development on planned or potential urban development in the Livingston area.

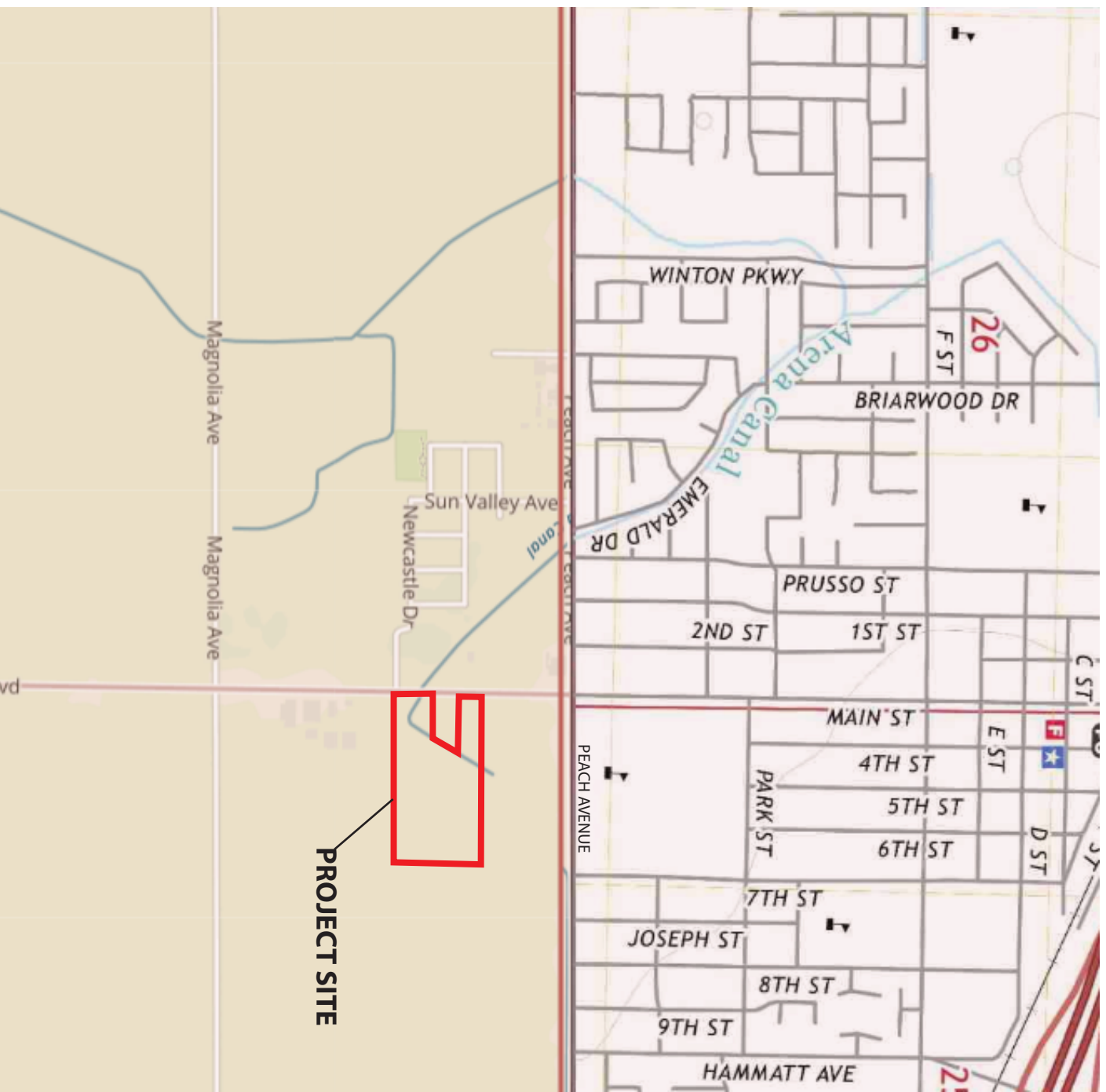
Environmental Justice

Development project impacts related to environmental justice have received increased attention from the State of California. The EIR will identify any environmental justice issues associated with the project, including disadvantaged communities in the area and potential adverse environmental impacts on such communities.





SOURCE: Google Maps



SOURCE: Cressey CA USGS Quadrangle Map, T6S, R11S, S25 and Arena CA USGS Quadrangle Map, T6S, R11E, S36.

-NOTE-
This map is for Assessment purposes only.
It is not to be construed as portraying
legal ownership or divisions of land for
purposes of zoning or subdivision law.

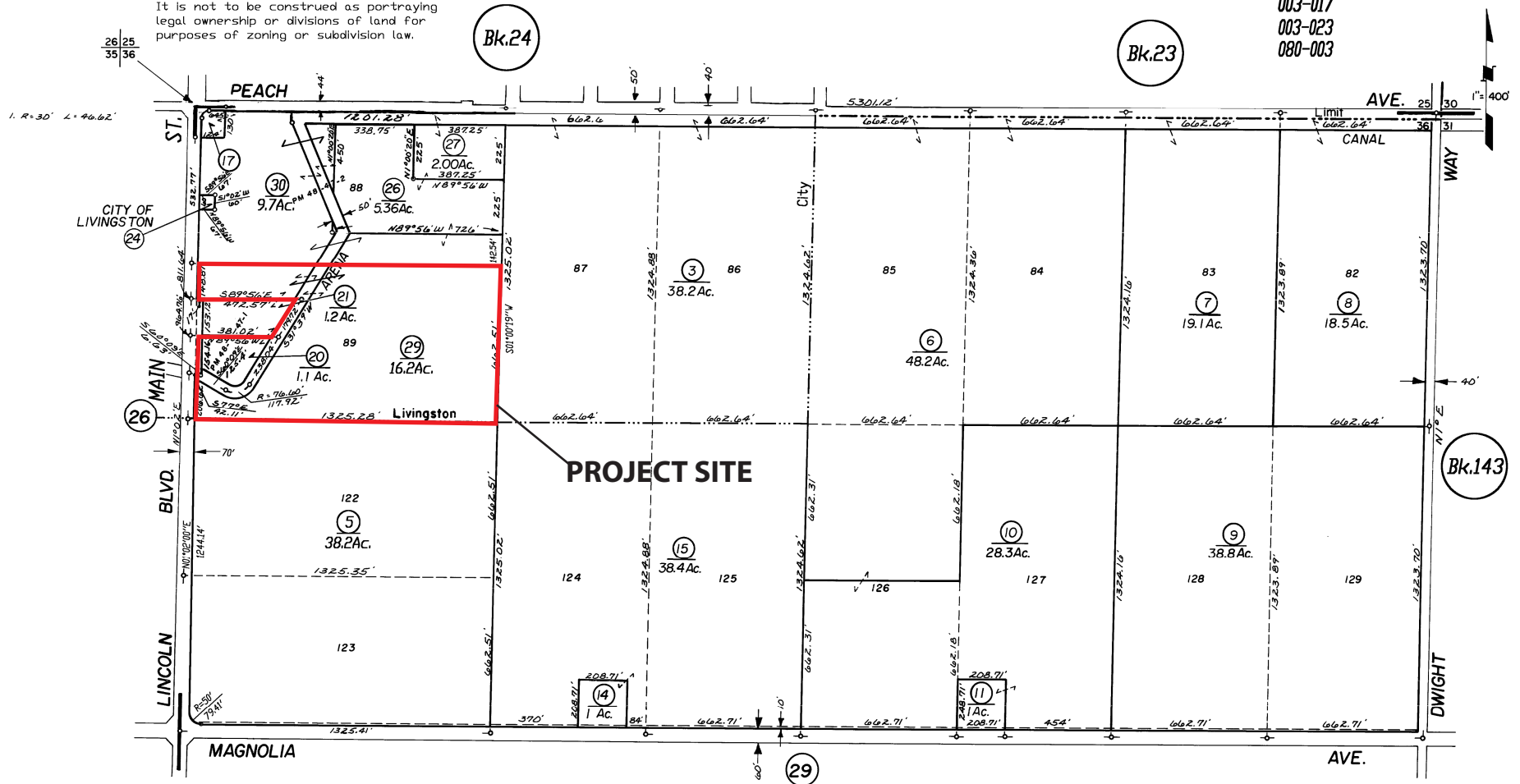
N. 1/2 SEC.36, T.6S.,R.11E., M.D.B.&M.

Tax Rate Area 003-001 47-28

003-017

003-023

080-003



REDRAWN 11/83
REVISED 4-30-14

Livingston Land & Col. Co. Sub. No.1, R.M.Vol.3, Pg.55

Assessor's Map Bk. 47 - Pg.28
County of Merced, Calif.
1983

NOTE — Assessor's Block Numbers Shown in Ellipses
Assessor's Parcel Numbers Shown in Circles



SOURCE: Google Maps



Figure 6
SITE PLAN