



NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION

In accordance with the California Environmental Quality Act (CEQA), the City of Livermore is the lead agency and has prepared a draft Initial Study/Mitigated Negative Declaration for the below-mentioned project. The purpose of this Notice of Intent (NOI) is to solicit comments on the environmental analysis contained in the draft Initial Study/Mitigated Negative Declaration.

Project Description

The draft Initial Study/Mitigated Negative Declaration has been prepared for the development of an approximately 4,740-square-foot drive-through fast-food restaurant on vacant land located west of North Livermore Avenue at Arroyo Plaza. Site Improvements would include: parking, landscaping, stormwater quality basins and related improvements; construction of segment of Arroyo Las Positas Class I Trail; installation of buried pier wall parallel to Arroyo Las Positas to ensure bank stability; and the addition of a left-turn lane at North Livermore Avenue/Arroyo Plaza intersection. The approximate 1.5-acre restaurant site is part of 23-acre area to be annexed into the City of Livermore. Applications include: General Plan Amendment to change the land use designation for the restaurant site from Open Space (OSP) to Business and Commercial Park (BCP); pre-zoning the restaurant site Highway Service Commercial (CHS) and pre-zoning the remaining 21.5 acres, which would remain undeveloped, to Open Space -Floodplain (OS-F); Tentative Parcel Map to create the developable site; Conditional Use Permit and Site Plan Design Review to authorize the drive-through use, subject to conditions, and the site lay-out, internal circulation, and building design; and a Development Agreement to secure the entitlements prior to annexation and secure off-site amenities.

- Location: 1754 North Livermore Avenue, south of I-580 at the Arroyo Plaza intersection in unincorporated Alameda County and within the City of Livermore Urban Growth Boundary
- Site Area: Approximately 23-acre annexation site, including an approximately 1.5-acre restaurant site
- Applicant: Meridian
- Application Numbers: General Plan Amendment (GPA) 16-004, Annexation and Pre-Zoning (APZ) 16-003, Site Plan Design Review (SPDR) 16-022; Conditional Use Permit (CUP) 16-002; Subdivision (SUB) 17-005, and Development Agreement (DA) 16-001
- Zoning: Alameda County: Agriculture (A);
City of Livermore: none
- General Plan: Open Space (OSP) and Business Commercial Park (BCP)
- Historic Status: None
- CEQA: An Initial Study and Mitigated Negative Declaration under the provisions of the California Environmental Quality Act (CEQA) will be considered.
- Project Planner: Andy Ross

There is a 30-day review period for the Initial Study/Mitigated Negative Declaration referenced above, beginning on Monday, June 1, 2020, and ending on Wednesday, July 1, 2020.

Please submit written comments to: City of Livermore, Attn: Andy Ross, Associate Planner, 1052 South Livermore Avenue Livermore, CA 94550 or via e-mail at aaross@cityoflivermore.net.

Copies of the Initial Study/Mitigated Negative Declaration are available for review online at:

<http://www.cityoflivermore.net/citygov/cdd/planning/environ.htm>.

Dated: May 27, 2020

Published: June 1, 2020