

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 # _____

Project Title: SMP38/SMP 39/SMP 40 Project

Lead Agency: City of Livermore, Community Development Department Contact Person: Ashley Vera
Street Address: 1052 S. Livermore Avenue Phone: (925) 960-4479
City: Livermore Zip: 94550 County: Alameda

Project Location: County: Alameda City/Nearest Community: City of Livermore

Cross Streets: West Jack London and El Charro Road; Isabel Avenue and Stanley Boulevard Zip code: 94550

Lat/Long/: 37 ° 41 ' 20.0 " N 121 ° 49 ' 28.9 " W Total Acres: 217.04

Assessor's Parcel No: 904-1-7-21; 904-1-2-12; 904-1-7-32; 904-3-1-4; 904-10-2-2, -3, -5, -7, and -8 Section: 11 Twp: 3S Range: 1E Base: MDBM

Within 2 miles: State Hwy#: I-580 Waterways: Arroyo Mocho, Arroyo Las Positas, Cottonwood Creek

Airports: Livermore Municipal Airport Railways: SPRR Schools: Mohr Elementary, Rancho Las Positas Elementary, Stratford Middle, Fairlands Elementary, Kolb Elementary, Emerald High, Emma C Smith Elementary, Marylin Avenue Elementary

Document Type:

- | | | | |
|--|--|---|---|
| CEQA: <input checked="" type="checkbox"/> NOP | <input type="checkbox"/> Draft EIR | NEPA: <input type="checkbox"/> NOI | Other: <input type="checkbox"/> Joint Document |
| <input type="checkbox"/> Early Cons | <input type="checkbox"/> Supplement/Subsequent EIR | <input type="checkbox"/> EA | <input type="checkbox"/> Final Document |
| <input type="checkbox"/> Neg Dec | (Prior SCH No.) _____ | <input type="checkbox"/> Draft EIS | <input type="checkbox"/> Other: _____ |
| <input type="checkbox"/> Mit Neg Dec | <input type="checkbox"/> Other: _____ | <input type="checkbox"/> FONSI | |

Local Action Type:

- | | | | |
|--|---|--|--|
| <input type="checkbox"/> General Plan Update | <input type="checkbox"/> Specific Plan | <input type="checkbox"/> Rezone | <input checked="" type="checkbox"/> Annexation |
| <input checked="" type="checkbox"/> General Plan Amendment | <input type="checkbox"/> Master Plan | <input checked="" type="checkbox"/> Prezone | <input type="checkbox"/> Redevelopment |
| <input type="checkbox"/> General Plan Element | <input type="checkbox"/> Planned Unit Development | <input type="checkbox"/> Use Permit | <input type="checkbox"/> Coastal Permit |
| <input type="checkbox"/> Community Plan | <input checked="" type="checkbox"/> Site Plan | <input checked="" type="checkbox"/> Land Division
(Subdivision, etc.) | <input checked="" type="checkbox"/> Other: <u>Zoning Map Amendment, Development Agreement, Pre-Annexation Agreement, and Design Review</u> |

Development Type:

- | | |
|--|---|
| <input type="checkbox"/> Residential: <i>Units</i> _____ <i>Acres</i> _____ | <input type="checkbox"/> Water Facilities: <i>Type</i> _____ <i>MGD</i> _____ |
| <input type="checkbox"/> Office: <i>Sq.ft.</i> _____ <i>Acres</i> _____ <i>Employees</i> _____ | <input type="checkbox"/> Transportation: <i>Type</i> _____ |
| <input type="checkbox"/> Commercial: <i>Sq.ft.</i> _____ <i>Acres</i> _____ <i>Employees</i> _____ | <input type="checkbox"/> Mining: <i>Mineral</i> _____ |
| <input checked="" type="checkbox"/> Industrial: <i>Sq.ft.</i> <u>1,514,308</u> <i>Acres</i> <u>92.4</u> <i>Employees</i> _____ | <input type="checkbox"/> Power: <i>Type</i> _____ <i>MW</i> _____ |
| <input type="checkbox"/> Educational _____ | <input type="checkbox"/> Waste Treatment: <i>Type</i> _____ <i>MGD</i> _____ |
| <input type="checkbox"/> Recreational _____ | <input type="checkbox"/> Hazardous Waste: <i>Type</i> _____ |
| <input type="checkbox"/> Other: _____ | |

Project Issues That May Have A Significant Or Potentially Significant Impact:

- | | | | |
|--|--|--|---|
| <input type="checkbox"/> Aesthetic/Visual | <input type="checkbox"/> Fiscal | <input checked="" type="checkbox"/> Public Services/Facilities | <input checked="" type="checkbox"/> Traffic/Circulation |
| <input checked="" type="checkbox"/> Agricultural Land/Forest | <input checked="" type="checkbox"/> Flood Plain/Flooding | <input type="checkbox"/> Recreation/Parks | <input checked="" type="checkbox"/> Vegetation |
| <input checked="" type="checkbox"/> Air Quality | <input type="checkbox"/> Forest Land/Fire Hazard | <input type="checkbox"/> Schools/Universities | <input checked="" type="checkbox"/> Water Quality |
| <input checked="" type="checkbox"/> Archeological/Historical | <input type="checkbox"/> Geologic/Seismic | <input type="checkbox"/> Septic Systems | <input checked="" type="checkbox"/> Water Supply/Groundwater |
| <input checked="" type="checkbox"/> Biological Resources | <input checked="" type="checkbox"/> Greenhouse Gas Emissions | <input checked="" type="checkbox"/> Sewer Capacity | <input checked="" type="checkbox"/> Wetland/Riparian |
| <input type="checkbox"/> Coastal Zone | <input type="checkbox"/> Minerals | <input type="checkbox"/> Soil Erosion/Compaction/Grading | <input type="checkbox"/> Growth Inducement |
| <input checked="" type="checkbox"/> Drainage/Absorption | <input checked="" type="checkbox"/> Noise | <input checked="" type="checkbox"/> Solid Waste | <input checked="" type="checkbox"/> Land Use |
| <input type="checkbox"/> Economic/Jobs | <input type="checkbox"/> Population/Housing Balance | <input type="checkbox"/> Toxic/Hazardous | <input checked="" type="checkbox"/> Cumulative Effects |
| | | | <input checked="" type="checkbox"/> Other: <u>Tribal Cultural Resources</u> |

Present Land Use/Zoning/General Plan Designation: See attached.

Project Description: See attached.

Reviewing Agencies Checklist

Lead Agencies may recommend State Clearinghouse distribution by marking agencies below with and "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 checked="" 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 checked="" type="checkbox"/> Public Utilities Commission
<input type="checkbox"/> Caltrans Division of Aeronautics	<input checked="" type="checkbox"/> Regional WQCB # 2
<input type="checkbox"/> Caltrans Planning	<input type="checkbox"/> Resources Agency
<input type="checkbox"/> Central Valley Flood Protection Board	<input type="checkbox"/> Resources Recycling & Recovery, Department of
<input type="checkbox"/> Coachella Valley Mountains Conservancy	<input type="checkbox"/> S.F. Bay Conservation & Development
<input type="checkbox"/> Coastal Commission	<input type="checkbox"/> San Gabriel & Lower Los Angeles Rivers & Mountains 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 Mountains 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 checked="" type="checkbox"/> SWRCB: Water Quality
<input type="checkbox"/> Energy Commission	<input type="checkbox"/> SWRCB: Water Rights
<input checked="" type="checkbox"/> Fish & Wildlife Region # 3	<input type="checkbox"/> Tahoe Regional Planning Agency
<input type="checkbox"/> Food & Agriculture, Department of	<input checked="" type="checkbox"/> Toxic Substances Control, Department of
<input type="checkbox"/> Forestry & Fire Protection, Department of	<input type="checkbox"/> Water Resources, Department of
<input type="checkbox"/> General Services, Department of	Other: _____
<input type="checkbox"/> Health Services, Department of	Other: _____
<input type="checkbox"/> Housing & Community Development	
<input checked="" type="checkbox"/> Native American Heritage Commission	

Local Public Review Period

Starting Date 1/6/2023 Ending Date 2/6/2023

Lead Agency: City of Livermore, Community Development Department Applicant: Overton Moore Properties
Consulting Firm: Raney Planning & Management, Inc. Address: 19700 S Vermont, Suite 101
Address: 1501 Sports Drive, Suite A City/State/Zip: Torrance, CA 90502
City/State/Zip: Sacramento, CA 95834 Phone: (310) 354-2460
Rod Stinson, Vice President/Air Quality
Contact: Specialist
Phone: (916) 372-6100

Signature of Lead Agency Representative: _____

Date: 1/6/23

Authority cited: Sections 21083 and 21087, Public Resources Code. Reference: Section 21161, Public Resources Code.

Present Land Use/Zoning/General Plan Designation: The project site consists of nine parcels within unincorporated Alameda County. The parcels are currently undeveloped, with the exception of several structures related to a former horse ranch located in the northwest corner of SMP 38, and a few structures located on the Additional Annexation Only Parcels. Table 1 provides a summary of the project site's zoning and General Plan designations.

Table 1 Project Site Summary					
Parcel Name	APN(s)	Existing General Plan Land Use Designation	Existing Zoning Designation	Proposed General Plan Land Use Designation	Proposed Zoning Designation
SMP 38	904-1-7-32, 904-1-2-12 and 904-1-7-21	City: Open Space Sand and Gravel/Limited Agriculture	Agriculture (A)	City: Open Space Sand and Gravel/Limited Agriculture	Agriculture (A)
		County: Industrial/Water Management		County: Industrial/Water Management	
SMP 39	904-3-1-4	City: Open Space Sand and Gravel	Agriculture (A)	City: Low Intensity Industrial	Planned Development-Industrial (PDI-22-001)
		County: Industrial			
SMP 40	904-10-2-2	City: Open Space Sand and Gravel	Agriculture (A)	City: Low Intensity Industrial	Planned Development-Industrial (PDI-22-001)
		County: Industrial			
Additional Annexation Only Parcels	904-10-2-3, -5, -7, and -8	City: Open Space Sand and Gravel	Agriculture (A)	City: Parks, Trailways and Recreation Areas	Open Space Flood Plain (OS-F)
		County: Industrial			

Project Description: On SMP 38, the proposed project includes a Sphere of Influence (SOI) Amendment to include SMP 38 within the City of Livermore SOI and remove it from City of Pleasanton's SOI. The City of Livermore General Plan land use designation for SMP 38 would remain Limited Agriculture and Open Space/Sand and Gravel and the Alameda County zoning designation would remain Agriculture. Development of SMP 38 is not proposed.

For SMP 39, the proposed project would include development of a total of up to six light industrial buildings, consisting of up to approximately 755,500 square feet (sf) of new building space, and associated internal roadways and other improvements; for SMP 40, the proposed project would include development of two industrial buildings containing up to 758,808 sf of new building space with related internal roadways and other improvements. A number of approvals would be required for development of SMP 39 and SMP 40, including a SOI Amendment for SMP 39, General Plan Amendment, Pre-zoning and Annexation, Zoning Map Amendment/Planned Development, Vesting Tentative Subdivision Maps, a Pre-Annexation Agreement, and Development Agreement. A Site Plan Design Review entitlement is required for SMP 39 and SMP 40, which would include a review of the site plan, building, and landscape design; however, the entitlement is only proposed for SMP 40 at this time. A Site Plan Design Review entitlement will be required at a later date for the future development of SMP 39. In addition, the proposed project would include annexation of four additional parcels (APNs 904-10-2-3, -5, -7, and -8) located east of SMP 40. Development is not proposed on the additional parcels as part of the proposed project.