

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 # 2023010091

Project Title: SMP 38/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:** NOP Draft EIR **NEPA:** NOI **Other:** Joint Document
 Early Cons Supplement/Subsequent EIR EA Final Document
 Neg Dec (Prior SCH No.) Draft EIS Other: _____
 Mit Neg Dec Other: _____ FONSI

Local Action Type:

- General Plan Update Specific Plan Rezone Annexation
 General Plan Amendment Master Plan Prezone Redevelopment
 General Plan Element Planned Unit Development Use Permit Coastal Permit
 Community Plan Site Plan Land Division Other: Zoning Map Amendment, Development Agreement, Pre-Annexation Agreement, and Design Review

Development Type:

- Residential: Units _____ Acres _____ Water Facilities: Type _____ MGD _____
 Office: Sq.ft. _____ Acres _____ Employees _____ Transportation: Type _____
 Commercial: Sq.ft. _____ Acres _____ Employees _____ Mining: Mineral _____
 Industrial: Sq.ft. 1,514,775 Acres 92.4 Employees _____ Power: Type _____ MW _____
 Educational _____ Waste Treatment: Type _____ MGD _____
 Recreational _____ Hazardous Waste: Type _____
 Other: _____

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

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

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 # <u>4</u>	<input checked="" type="checkbox"/> Public Utilities Commission
<input type="checkbox"/> Caltrans Division of Aeronautics	<input checked="" type="checkbox"/> Regional WQCB # <u>2</u>
<input type="checkbox"/> Caltrans Planning	<input type="checkbox"/> Resources Agency
<input type="checkbox"/> Central Valley Flood Protection Board	<input type="checkbox"/> Resources Recycling & Recovery,
<input type="checkbox"/> Coachella Valley Mountains Conservancy	<input type="checkbox"/> Department of
<input type="checkbox"/> Coastal Commission	<input type="checkbox"/> S.F. Bay Conservation & Development
<input type="checkbox"/> Colorado River Board	<input type="checkbox"/> San Gabriel & Lower Los Angeles Rivers &
<input type="checkbox"/> Conservation, Department of	<input type="checkbox"/> Mountains Conservancy
<input type="checkbox"/> Corrections, Department of	<input type="checkbox"/> San Joaquin River Conservancy
<input type="checkbox"/> Delta Protection Commission	<input type="checkbox"/> Santa Monica Mountains Conservancy
<input type="checkbox"/> Education, Department of	<input type="checkbox"/> State Lands Commission
<input type="checkbox"/> Energy Commission	<input type="checkbox"/> SWRCB: Clean Water Grants
<input checked="" type="checkbox"/> Fish & Wildlife Region # <u>3</u>	<input checked="" type="checkbox"/> SWRCB: Water Quality
<input type="checkbox"/> Food & Agriculture, Department of	<input type="checkbox"/> SWRCB: Water Rights
<input type="checkbox"/> Forestry & Fire Protection, Department of	<input type="checkbox"/> Tahoe Regional Planning Agency
<input type="checkbox"/> General Services, Department of	<input checked="" type="checkbox"/> Toxic Substances Control, Department of
<input type="checkbox"/> Health Services, Department of	<input type="checkbox"/> Water Resources, Department of
<input type="checkbox"/> Housing & Community Development	<input type="checkbox"/> Other: _____
<input checked="" type="checkbox"/> Native American Heritage Commission	<input type="checkbox"/> Other: _____

Local Public Review Period

Starting Date 8/30/2023 Ending Date 10/13/2023

Lead Agency: City of Livermore, Community
Development Department Applicant: Overton Moore Properties

Consulting Firm: Raney Planning & Management, Inc. Address: 19700 S Vermont, Suite 101

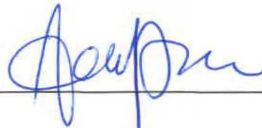
Address: 1501 Sports Drive, Suite A City/State/Zip: Torrance, CA 90502

City/State/Zip: Sacramento, CA 95834 Phone: (310) 354-2460

Contact: Angela DaRosa, Division Manager

Phone: (916) 372-6100

Signature of Lead Agency Representative: _____



Date: 8/29/23

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.

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 759,275 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.