



City of Livermore  
Community Development Department  
1052 S. Livermore Avenue  
Livermore, California 94550

## Notice of Preparation of a Draft EIR

**Date:** November 21, 2023  
**To:** Public Agencies and Interested Parties  
**Subject:** Notice of Preparation of a Draft Environmental Impact Report  
**Project Title:** East of Greenville Project

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The City of Livermore, as lead agency under the California Environmental Quality Act (CEQA), will prepare an Environmental Impact Report (EIR) for the East of Greenville project (the “project”). In accordance with CEQA Guidelines Section 15082, the City has issued this Notice of Preparation (NOP) to provide responsible agencies, trustee agencies, and other interested parties with information describing the proposed project and its potential environmental effects.

The purpose of this notice is to:

- 1) serve as the Notice of Preparation of an Environmental Impact Report for the Office of Planning and Research (OPR), Responsible Agencies, public agencies involved in funding or approving the project, and Trustee Agencies responsible for natural resources affected by the project, pursuant to CEQA Guidelines Section 15082; and
- 2) advise and solicit comments and suggestions regarding the preparation of the EIR, environmental issues to be addressed in the EIR, and related issues, from interested parties, including interested or affected members of the public.

### Project Background

During preparation of the Land Use Alternatives Analysis for the City of Livermore General Plan Update, the project area was selected for exploration to create a community identity as a leader in science and technology, balance housing with employment generating land uses, and ensure adequate commercial and industrial land capacity for future economic growth. The three land use alternatives for the East of Greenville project contemplate a variety of land uses to achieve these objectives. All the alternatives consist of generally the same land use types to varying proportions and locations. The project that will be analyzed in the EIR is defined as Alternative B because it is the most intense land use pattern and therefore has the most potential for impact, which is useful for evaluating and understanding the effects of development in the project area.

### Project Location

The project area is located east of Livermore city limits in unincorporated Alameda County, California. The project area encompasses approximately 1,140 acres directly adjacent to city limits. The western

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boundary of the project area follows Greenville Road, with the exception of several parcels west of Greenville Road between Marathon Drive and National Drive. The northern boundary of the project area is located just south of Interstate 580 (I-580). The eastern and southern boundaries of the project area roughly follow the South Bay Aqueduct. Regional access to the project area is available via I-580, which is located adjacent to the project area's northern boundary. Direct access to the project area is provided by Greenville Road, which borders the project area to the west, and Patterson Pass Road and Lupin Way, which bisect the project area. Figure 1 attached to this notice shows the regional context of the project area, and Figure 2 shows the project site in its vicinity context.

**Project Description**

During preparation of the Land Use Alternatives Analysis for the City of Livermore General Plan Update, the project area was identified as a potential area for creating a community identity in science and technology, balancing housing with employment generating land uses, and ensuring adequate commercial and industrial land capacity for future job and economic growth.

Over the past General Plan cycle (2004-2025) most land designated commercial and industrial has been absorbed. There are limits on the ability to attract new companies to Livermore or for existing businesses to expand. With the updated General Plan and potential land use changes contemplated over the next planning cycle (2045) land designated commercial and industrial could be reduced and converted to other land use types such as residential. The project would help to achieve the City's economic goal by expanding the City's land use authority capacity and providing opportunities for existing and new companies to locate grow.

There are two Urban Growth Boundaries (UGBs) in Livermore. The South Livermore Urban Growth Boundary Initiative, passed by local voters in March 2000, established the UGB around the southern edge of the City. In December 2002, the City Council passed the North Livermore Urban Growth Boundary Initiative, which completed the UGB around the northern edge of the City. The UGBs cover approximately 16,593 acres of land. The UGB is defined as the area for which urban development is contained and not intended to go past. The intent of this boundary is to preserve the open space and agricultural land outside of it. The proposed project would expand the UGB by approximately 1,140 acres, thereby increasing the overall City UGB acreage to approximately 17,733 acres.

The project is for a potential City Council-authorized ballot measure to adjust the North Livermore Urban Growth Boundary (Ballot Measure) east of its current location along Greenville Road to align with the portion of the South Bay Aqueduct east of Greenville Road and south of Interstate 580 (I-580). The project would modify the existing land use designations of the project area which may allow for industrial technology campuses, district serving commercial, community parks, public facilities, a research and educational campus, and agriculture uses. Before the adjusted land use designations can be implemented, the voters must approve the Ballot Measure, and the project areas, or portions thereof, must be annexed into the City. A majority of the land north of Patterson Pass Road would be designated for industrial uses with a small portion of the land just north of Patterson Pass Road designated for general commercial. The Patterson Reservoir and associated water treatment infrastructure would be designated as public uses. Areas south of Patterson Pass Road would include a mix of public, general commercial, research campus and educational facility, parks and recreation, and agricultural land uses. The proposed land uses for the project area are shown in Figure 3.

## **EIR Scope**

The City has determined that an EIR is the appropriate level of CEQA review. Pursuant to CEQA Guidelines Section 15063(a), because the City has determined that an EIR is needed, an initial study will not be prepared. The EIR will address the potential physical environmental effects of the proposed project for each of the environmental topics outlined in Appendix G of the CEQA Guidelines. The following environmental issues are anticipated to be analyzed in the EIR:

- Aesthetics;
- Agriculture and Forestry Resources
- Air Quality;
- Biological Resources;
- Cultural Resources;
- Energy
- Geology and Soils;
- Greenhouse Gas Emissions;
- Hazards and Hazardous Materials;
- Hydrology and Water Quality;
- Land Use and Planning;
- Mineral Resources;
- Noise;
- Population and Housing;
- Public Services and Recreation;
- Transportation;
- Tribal Cultural Resources;
- Utilities and Service Systems; and
- Wildfires

The EIR will assess the effects of the project on the environment, identify potentially significant impacts, identify feasible mitigation measures to reduce or eliminate potentially significant environmental impacts, and discuss potentially feasible alternatives to the project that may accomplish basic objectives while reducing or eliminating potentially significant project-related impacts. The EIR will also address the cumulative impacts resulting from other past, present, and reasonably foreseeable future projects.

## **EIR Public Scoping Meeting**

The City of Livermore will conduct a public scoping session when it meets on December 5, 2023, starting at 7:00 pm at the regular Planning Commission meeting. This meeting will be held in person at the Civic Center Meeting Hall (at 1016 South Livermore Avenue). For meeting agenda and updates, visit <https://www.livermoreca.gov/departments/city-clerk/advisory-bodies/planning-commission>.

## **Opportunity for Public Review and Comment**

This Notice is also posted on the City's website at:  
<https://www.livermoreca.gov/departments/community-development/planning/environmental-documents>

The City of Livermore would like to receive your input on the scope of the information and analysis to be included in the EIR. Due to time limits established by CEQA, your response should be sent at the

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earliest possible date, but no later than 30 days after publication of this notice. Please submit your comments by 5:00 p.m. **on December 20, 2023** by mail or e-mail to:

Ashley Vera, Senior Planner  
Community Development Department  
City of Livermore  
1052 S. Livermore Avenue  
Livermore, California 94550  
Phone: (925) 960-4479  
Email: [ASVera@livermoreca.gov](mailto:ASVera@livermoreca.gov)

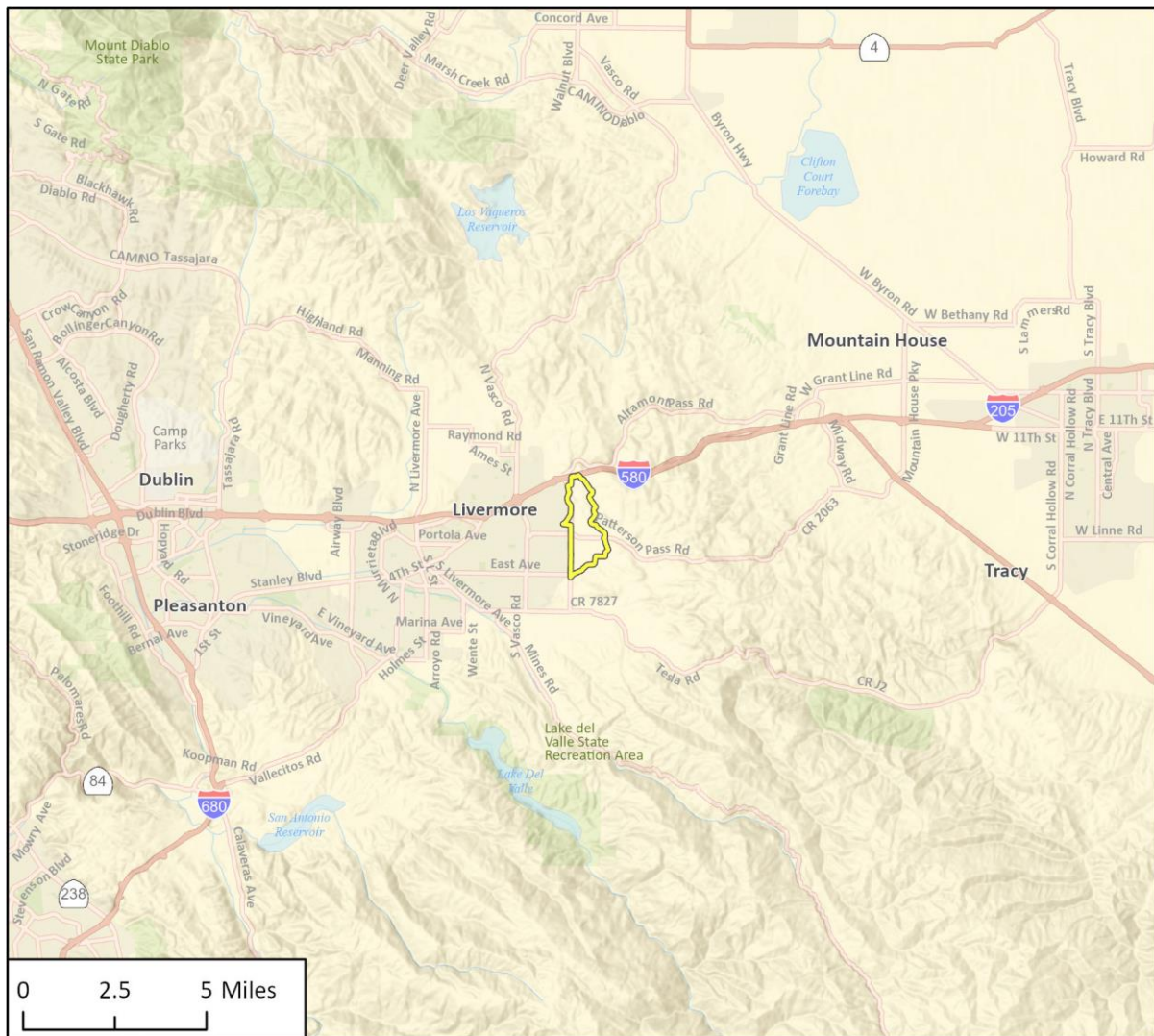
Please include the name, phone number, and address of a contact person in your response.

**Attachments**

- Figure 1 Regional Location
- Figure 2 Project Location
- Figure 3 Proposed Land Use Designations for the Project Area

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**Figure 1 Regional Location**



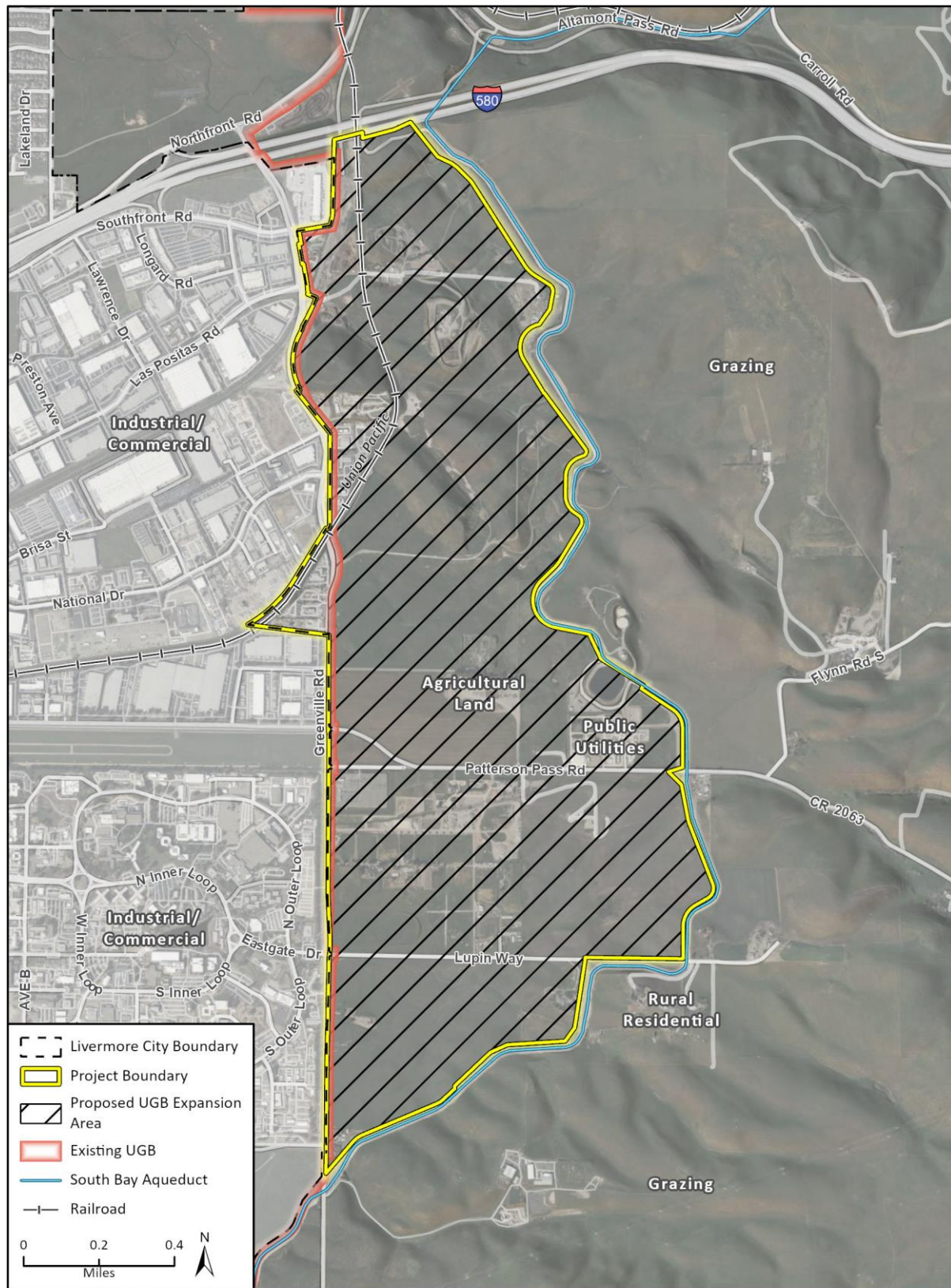
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23-14603 EPS  
 Fig 2-1 Regional Location

 Project Boundary

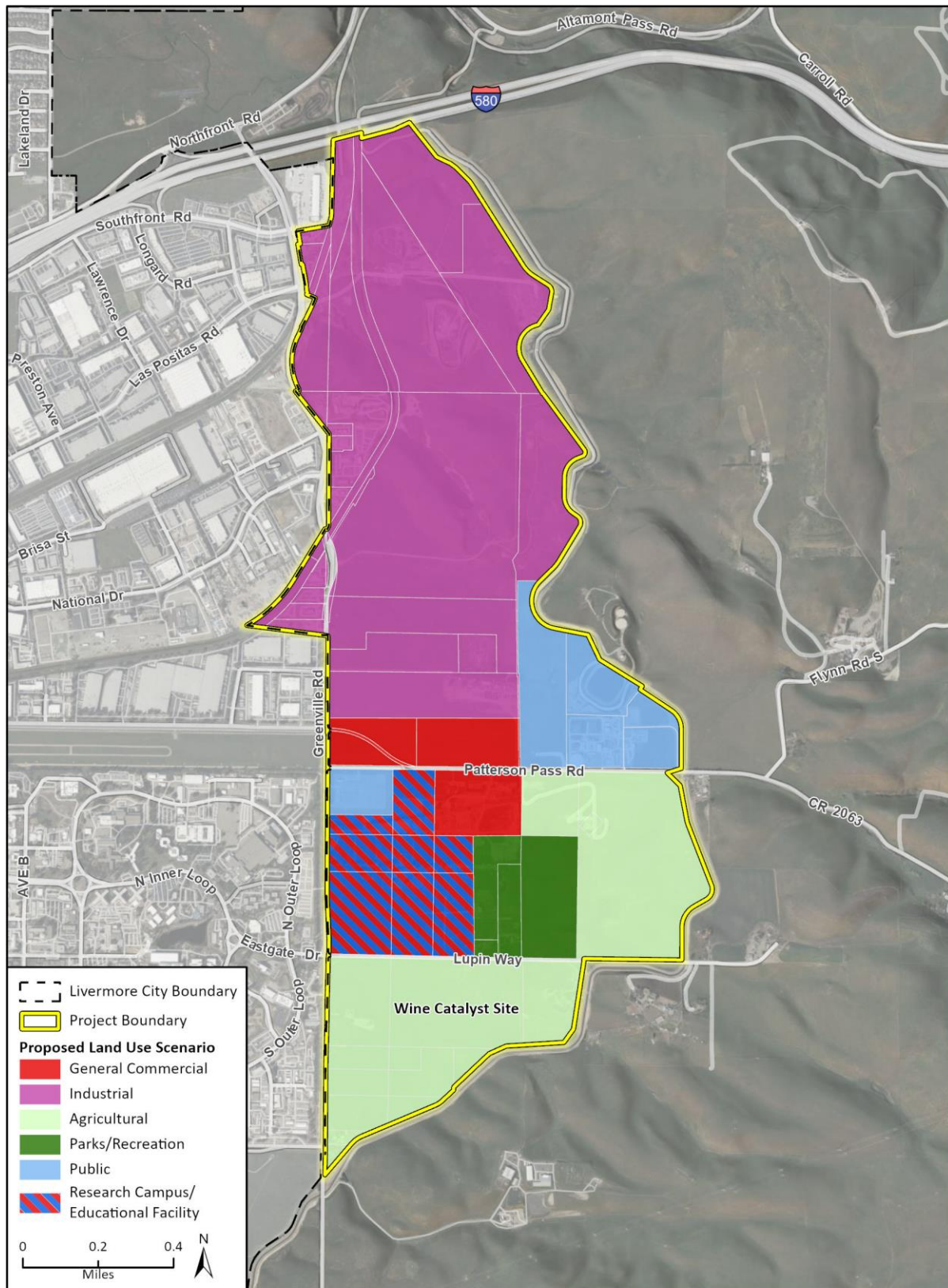


Figure 2 Project Location



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Figure 3 Proposed Land Use Designations for the Project Area



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