

## Notice of Availability of a Recirculated Partial Draft EIR And Notice of a Public Hearing

**Date:** July 30<sup>th</sup>, 2024

**To:** Public Agencies and Interested Parties

**Subject:** Notice of Availability of a Recirculated Partial Draft Environmental Impact Report (RP Draft EIR) and Notice of a Public Hearing

**Project Title:** Garaventa Hills Project

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The City of Livermore, as lead agency under the California Environmental Quality Act (CEQA), has prepared a Recirculated Partial Draft Environmental Impact Report (RP Draft EIR) for the: Garaventa Hills Project (proposed project) (SCH # 2011112045).

In accordance with CEQA Guidelines Sections 15086 and 15087, the City has issued this Notice of Availability (NOA) to provide responsible agencies, trustee agencies, and other interested parties with information describing the discussion added in the RP Draft EIR, which is focused to the potential funding sources available for the acquisition and preservation of the proposed project site as open space under the No Project, No Development Alternative. Public comment on this document is invited for a 45-day period extending from July 30, 2024, to September 13, 2024.

The City of Livermore Planning Commission will accept verbal comment on the RP Draft EIR at a public hearing on August 20, 2024 starting at 7:00 p.m. located at the Livermore-Pleasanton Elks Lodge (unless otherwise posted) 940 Larkspur Drive, Livermore, CA 94551.

Additional information is provided below.

### History of the Project

The City of Livermore circulated a Draft EIR for the proposed project in November 2012 for public review and comment. The City received public comments on the Draft EIR and prepared a Final EIR that was released to the public in June 2014. The applicant then revised the proposed project to be consistent with the Reduced Density Alternative analyzed in the Draft EIR, which was addressed in a Re-Issued Final EIR that was released in August 2018. The EIR was certified by the Livermore City Council on April 22, 2019. Certification of the EIR was rescinded by the City of Livermore following appellate court ruling that the EIR was inadequate because the EIR failed to include information regarding the potential availability of funding for open space acquisition and preservation of the project site in the no project alternative analysis.<sup>1</sup> The applicant has exercised their right to bring the proposed project back for review by the City, which requires revising the EIR to address the inadequacy identified by the court. In accordance with the CEQA Guidelines (14 CCR Section 15088.5) and the appellate court's direction, the RP Draft EIR is limited to the discussion of the potential funding sources available for the acquisition and preservation of the project site as open space under the No Project, No Development Alternative.

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<sup>1</sup> Save the Hill Group v. City of Livermore (2022) 76 Cal.App.5th 1092, review denied (July 13, 2022). Available at: <https://www.livermoreca.gov/home/showpublisheddocument/10739/638297013821830000>

## Project Location

The 31.7-acre project site is located north of Interstate-580 and east of Vasco Road and west of Laughlin Road in the City of Livermore and is an undeveloped parcel identified by Assessor's Parcel Number (APN) 0 99B-5300-10. See figure below.



## Project Description

The RP Draft EIR makes no modifications to the proposed project description from the previous EIR documents. A summary is provided below.

The project proposes 44 residential units on an internal looped circulation plan that circumscribes the prominent knolls and connects to the planned extension of Bear Creek Drive. A pedestrian-only bridge would connect over Altamont Creek to Hawk Street that would also serve as a secondary emergency vehicle access. The average lot size would be 9,337 square feet with a minimum of 8,712 square feet. Six units would be attached as pairs, and the remaining 38 would be detached single family homes.

Less than half of the site would be developed with roadways and lots. The knolls would remain undeveloped with informal public-access trails for hiking and vista views. The remaining area would include a stormwater detention basin at the southeast corner and natural areas surrounding development to buffer the nearby creek, wetlands, and other sensitive habitat.

## Environmental Topics Evaluated

The Recirculated Partial Draft EIR is limited to the discussion of the potential funding sources available for the acquisition and preservation of the project site as open space under the No Project, No Development Alternative.

## Public Review and Written Comments

The RP Draft EIR and previous EIR documents for this project are available for review on the City's website at: <https://www.livermoreca.gov/departments/community-development/planning/environmental-documents>. Printed copies are also available at the City of Livermore City Hall and Civic Center Library located at 1052 S. Livermore Avenue and 1188 S. Livermore Avenue, respectively.

The City of Livermore would like to receive your input on the Recirculated Partial Draft EIR. The RP Draft EIR focuses only on additional discussion of the potential funding sources available for the acquisition and preservation of the project site as open space under Alternative A: No Project, No Development. Only comments received on the RP Draft EIR that address the topic included in the RP Draft EIR will be responded to in a Recirculated Partial Final EIR (RP Final EIR), per CEQA Guidelines Section 15088.5(f)(2). Due to time limits, as established by CEQA, your response should be sent at the earliest possible date, but no later than 45 days after publication of this notice. Please submit your comments by 5:00 p.m. on September 13, 2024, by mail or e-mail to:

Steve Stewart, Special Projects Coordinator  
City of Livermore  
Planning Division  
1052 South Livermore Avenue  
Livermore, CA 94550

Phone: (925) 960-4468  
Email: SCStewart@livermoreca.gov

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

## Verbal Comments – Notice of a Public Hearing

The City of Livermore Planning Commission will accept verbal comment on the RP Draft EIR at a meeting on August 20, 2024 starting at 7:00 p.m. located at the Livermore-Pleasanton Elks Lodge (unless otherwise posted) 940 Larkspur Drive, Livermore, CA 94551. Meeting details will be available on the City's website <https://www.livermoreca.gov/departments/city-clerk/advisory-bodies/planning-commission> after 5:00 p.m. on Thursday, August 13, 2024. As noted above, only comments on the topic addressed in the RP Draft EIR (potential funding sources available for the acquisition and preservation of the project site as open space under Alternative A: No Project, No Development) will be considered in the RP Final EIR.