



## **NOTICE OF AVAILABILITY**

### **Draft Supplemental Environmental Impact Report**

### **City of Livermore Isabel Neighborhood Specific Plan**

Date: June 23, 2020

**Notice is hereby given that the City of Livermore has prepared a Draft Supplemental Environmental Impact Report (Draft SEIR) (SCH #2016042039) for the Draft Isabel Neighborhood Specific Plan, now available for review. Public comment on this document is invited for a 45-day period extending from June 23, 2020 to August 7, 2020. Additional information and public meeting dates are provided below.**

#### **Project Location**

The Planning Area for the Isabel Neighborhood Specific Plan covers approximately 1,138 acres, or a little less than about two square miles. The Planning Area is located in northwest Livermore about 2.5 miles from the Downtown, and is bisected by Interstate 580, in an area developed primarily with industrial and commercial uses, as well as residential uses, Las Positas College, and several large undeveloped sites.

#### **Project Description**

The project analyzed in this Draft SEIR is the Isabel Neighborhood Specific Plan (proposed Project), which is a Specific Plan that will guide development of the area around the proposed Valley Link Station at Isabel Avenue in Livermore. The proposed Project is both a policy document and an implementation tool for the General Plan. It contains strategies, regulations, goals, and policies to guide future development within the Isabel Neighborhood, or Planning Area. The Specific Plan details the proposed land uses and their development standards, transportation, infrastructure improvements, environmental resources, design standards and guidelines, a financing strategy, and implementation tools. The proposed Project includes changes to the 2018 Isabel Neighborhood Specific Plan policies and land uses, existing General Plan policies and land uses, the Livermore Development Code, and the Zoning map. If adopted, the policies and regulations set forth in this Plan would replace the existing zoning and General Plan designations that currently apply to the Planning Area.

The 2018 Isabel Neighborhood Specific Plan (INSP) and the accompanying EIR (SCH #2016042039) were respectively adopted and certified by Livermore City Council on May 14, 2018. In 2018, the plan was centered around the Bay Area Rapid Transit (BART) extension to Livermore which included a transit station at Isabel Avenue. Implementation of the land uses in the INSP was made contingent by the City Council in its adopting resolution upon extension of BART to Livermore. Subsequent to City adoption of the 2018 INSP, the BART Board of Directors voted not to advance the BART to Livermore extension. Therefore, the approving actions were rescinded by the City Council and the 2018 INSP did not go into effect.

Efforts on rail transit in the region are now centered on Valley Link, which is being studied by the San Joaquin Valley Regional Rail Authority, established in 2018 through the enactment of Assembly Bill 758 by the State of California, to plan and deliver cost-effective and responsive transit connectivity between the BART system in the Tri-Valley and the Altamont Corridor Express. The proposed Valley Link rail system follows the same alignment in the Planning Area as BART with a station in the same location as the previously-proposed BART Station.

The City published a detailed Initial Study and Notice of Preparation (NOP) for this SEIR on November 20, 2019 and mailed the NOP to the State Clearinghouse for distribution to state agencies with possible interest in the project. The NOP publication initiated a 30-day public review period. During this time the City accepted written comments on the scope and content of the SEIR from the public and agencies. The City also held a public scoping meeting on December 17, 2019 to gather input. The City advertised the scoping meeting in the NOP, on the City's website and social media outlets, and via the email distribution list established for this project.

### **Environmental Topics Evaluated**

The Initial Study prepared and distributed in November 2019 found that no new or more severe than already evaluated impacts would occur as a result of project changes for Land Use, Population, and Housing; Aesthetics; Biological Resources; Hazards and Hazardous Materials; Hydrology and Water Quality; Utilities and Service Systems; Public Services and Recreation; Geology and Soils; Cultural and Tribal Resources; and Agricultural Resources. The Initial Study determined that the significance of impacts related to Air Quality; Energy, Greenhouse Gases, and Climate Change; Noise; and Traffic and Transportation could potentially be affected, largely due to changes in the type of rail extension to the area. These resource topic areas are analyzed as part of this SEIR. The SEIR also evaluates potential cumulative and growth-inducing effects of the proposed Project.

It should be noted that this SEIR analyzes changes to the INSP. The Valley Link rail system is undergoing its own environmental review by the agency planning that system. More information on the Valley Link rail project is available at <https://www.valleylinkrail.com>.

## **Public Review and Written Comments**

This Draft SEIR will be available for public comment from June 23, 2020 to August 7, 2020. Comments on this Draft SEIR can be submitted in writing or via email to:

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All comments received or postmarked by August 7, 2020 will be accepted.

A public hearing to receive comments on the Draft SEIR is scheduled for the Planning Commission meeting on July 7, 2020, at 7:00 p.m. In accordance with Executive Orders N-33-20 and N-29-20, this meeting will be conducted through videoconferencing without a physical location from which members of the public may observe and offer public comment. You may access the hearings through Zoom or a phone call. Due to changes related to COVID-19, please visit the City's website and view the agenda prior to the meeting to confirm meeting location and public comments option.

Visit <http://www.cityoflivermore.net/citygov/clerk/comms/pc/default.htm>, call (925) 960-4450, or email [planning@cityoflivermore.net](mailto:planning@cityoflivermore.net) after 3:00 p.m. on Thursday, July 2, 2020 for a Zoom link and call-in information.

Public comments may be submitted through email or Zoom. Public comments submitted through email should be sent to [planning@cityoflivermore.net](mailto:planning@cityoflivermore.net) no later than 12:00 pm on the day of the meeting to be provided to the Planning Commission the night of the meeting. Public comments submitted through Zoom should use the Question & Answer function through Zoom.

## **Document Availability**

The Draft SEIR is now available for public review online at the following web link: [www.cityoflivermore.net/insp](http://www.cityoflivermore.net/insp). Due to the COVID-19 pandemic, printed copies are not available at the City of Livermore City Hall or Civic Center Library at this time.