

***ENVIRONMENTAL DECLARATION**

(CALIFORNIA FISH AND GAME CODE SECTION 711.4)

LEAD AGENCY NAME AND ADDRESS

City of Livermore
 Planning Division
 1052 South Livermore Avenue
 Livermore, CA 94550

FOR COUNTY CLERK USE ONLY

FILED
 ALAMEDA COUNTY

JAN 28 2025

FILE NO: 25-026 MELISSA WILK, County Clerk
 By [Signature] Deputy

CLASSIFICATION OF ENVIRONMENTAL DOCUMENT:

(PLEASE MARK ONLY ONE CLASSIFICATION)

1. NOTICE OF EXEMPTION / STATEMENT OF EXEMPTION

A - STATUTORILY OR CATEGORICALLY EXEMPT

\$ 50.00 - COUNTY CLERK HANDLING FEE

2. NOTICE OF DETERMINATION (NOD)

A - NEGATIVE DECLARATION (OR MITIGATED NEG. DEC.)

\$ 2,968.75 - STATE FILING FEE

\$ 50.00 - COUNTY CLERK HANDLING FEE

B - ENVIRONMENTAL IMPACT REPORT (EIR)

\$ 4,123.50 - STATE FILING FEE

\$ 50.00 - COUNTY CLERK HANDLING FEE

3. OTHER: _____

***** A COPY OF THIS FORM MUST BE COMPLETED AND SUBMITTED WITH EACH COPY OF AN ENVIRONMENTAL DECLARATION BEING FILED WITH THE ALAMEDA COUNTY CLERK.*****

BY MAIL FILINGS:

PLEASE INCLUDE FIVE (5) COPIES OF ALL NECESSARY DOCUMENTS AND TWO (2) SELF-ADDRESSED ENVELOPES.

IN PERSON FILINGS:

PLEASE INCLUDE FIVE (5) COPIES OF ALL NECESSARY DOCUMENTS AND ONE (1) SELF-ADDRESSED ENVELOPE.

ALL APPLICABLE FEES MUST BE PAID AT THE TIME OF FILING.

FEES ARE EFFECTIVE JANUARY 1, 2025

MAKE CHECKS PAYABLE TO: ALAMEDA COUNTY CLERK

Notice of Exemption

To: County Clerk
County of: Alameda
1221 Oak Street, Suite 555
Oakland, CA 94612

From: (Public Agency): City of Livermore
1052 S. Livermore Avenue
Livermore, CA 94550

Project Title: Cornerstone Townhomes and Apartment Project

Project Applicant: The Pacific Companies, 430 E. State Street, Suite 100, Eagle, ID 83616

Project Location - Specific:

The generally undeveloped, 13-acre project site, identified by Assessor's Parcel Numbers 905-0015-008, -026, -027, -028, and -029, is located northwest of the intersection of Collier Canyon Road and Constitution Road in the City of Livermore, California, within the Isabel Neighborhood Specific Plan (INSP) area. The project site is designated INSP by the City's General Plan; Residential Village, Residential Center, and Open Space by the INSP; and zoned INSP.

Project Location - City: Livermore Project Location - County: Alameda

Description of Nature, Purpose and Beneficiaries of Project:

The Cornerstone Townhomes and Apartment Project (proposed project) would include the subdivision of the project site into 13 non-residential parcels (Parcels A through M) and a total of 22 lots for residential uses. A total of 253 dwelling units and 2.42 acres of private open space area would be provided as part of the project. Lots 1 through 21 would be developed with 21 three-story residential buildings comprised of six affordable and 137 market-rate townhomes. Lot 22 would be developed with a five-story apartment complex with 110 residential units, 108 of which would be affordable and two of which would be market-rate manager units. The apartment complex would include a first-level podium parking garage with up to 104 vehicle stalls for residents, and storage for 48 bicycles for residents and six bicycles for guests. A 2.53-acre public park/open space area would be developed on Parcel M. Parcel L would serve as a 1.61-acre conservation easement and would include a 0.61-acre linear park/trail and a new pedestrian and bicycle path. The necessary entitlements include a Vesting Tentative Map, Site Plan and Design Review, Conditional Use Permit, and Consistency Determination. In addition, as allowed under State Density Bonus Law, the project applicant is requesting waivers and concessions to the City of Livermore development standards from the City of Livermore.

Name of Public Agency Approving Project: City of Livermore

Name of Person or Agency Carrying Out Project: The Pacific Companies, info@tpacific.com

Exempt Status: (check one):

- Ministerial (Sec. 21080(b)(1); 15268);
- Declared Emergency (Sec. 21080(b)(3); 15269(a));
- Emergency Project (Sec. 21080(b)(4); 15269(b)(c));
- Categorical Exemption. State code number: Section 15182

CERTIFICATE OF POSTING. Pub. Res. 21152: I certify that a copy of this document was posted at the Recorder's Office, Oakland, CA, for the period prescribed by law.

Executed at Oakland, CA COUNTY CLERK

Date 3-7-2025 By [Signature] Deputy

Reasons why project is exempt:

Government Code Section 65457 and CEQA Guidelines Section 15182 provide an exemption from CEQA for residential projects undertaken pursuant to and in conformity with that specific plan. As demonstrated throughout the Modified Initial Study/15182 Checklist prepared by the City, the proposed project qualifies for exemption under CEQA Guidelines Section 15182. For example, the proposed project would be consistent with the site's INSP designation of Residential Village, Residential Center, and Open Space and would comply with applicable performance measures. With respect to Section 15182(b)(1) and Section 15182(c)(1), the proposed project would be a residential project involving land subdivision and the project site is located within a "transit priority area," pursuant to CEQA Section 21099(a)(7). Lastly, none of the conditions identified in CEQA Guidelines Section 15162 would be triggered by the proposed project.

Lead Agency

Contact Person: Steve Riley, Planning Manager, City of Livermore Community Development Department
Area Code/Telephone/Extension: (925) 960-4467

If filed by applicant:

1. Attach certified document of exemption finding.
2. Has a Notice of Exemption been filed by the public agency approving the project? Yes No

Signature: [Signature] Date: 1/29/25 Title: Assistant Planner
 Signed by Lead Agency Signed by Applicant

Authority cited: Sections 21083 and 21110, Public Resources Code.
Reference: Sections 21108, 21152, and 21152.1, Public Resources Code

Date Received for filing at OPR: _____

FILED
ALAMEDA COUNTY

JAN 28 2025

MELISSA WILK, County Clerk
By [Signature] Deputy



Print **StartOver** **Save**

AC RECEIPT #: 3729218

RECEIPT NUMBER:
01-01/28/2025-026
 STATE CLEARINGHOUSE NUMBER (If applicable)

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

LEAD AGENCY CITY OF LIVERMORE PLANNING DIVISION	LEAD AGENCY EMAIL	DATE 01/28/2025
COUNTY/STATE AGENCY OF FILING ALAMEDA	DOCUMENT NUMBER 25 - 026	

PROJECT TITLE
CORNERSTONE TOWNHOMES AND APARTMENT PROJECT

PROJECT APPLICANT NAME STEVE RILEY	PROJECT APPLICANT EMAIL	PHONE NUMBER (925) 960-4467
PROJECT APPLICANT ADDRESS 1052 SOUTH LIVERMORE AVENUE	CITY LIVERMORE	STATE CA
		ZIP CODE 94550

PROJECT APPLICANT (Check appropriate box)

- Local Public Agency
 School District
 Other Special District
 State Agency
 Private Entity

CHECK APPLICABLE FEES:

- | | | | |
|---|------------|----|-------------------|
| <input type="checkbox"/> Environmental Impact Report (EIR) | \$4,123.50 | \$ | <u>0.00</u> |
| <input type="checkbox"/> Mitigated/Negative Declaration (MND)(ND) | \$2,968.75 | \$ | <u>0.00</u> |
| <input type="checkbox"/> Certified Regulatory Program (CRP) document - payment due directly to CDFW | \$1,401.25 | \$ | <u>0.00</u> |
|
 | | | |
| <input checked="" type="checkbox"/> Exempt from fee | | | |
| <input checked="" type="checkbox"/> Notice of Exemption (attach) | | | |
| <input type="checkbox"/> CDFW No Effect Determination (attach) | | | |
| <input type="checkbox"/> Fee previously paid (attach previously issued cash receipt copy) | | | |
| <hr/> | | | |
| <input type="checkbox"/> Water Right Application or Petition Fee (State Water Resources Control Board only) | \$850.00 | \$ | <u>0.00</u> |
| <input checked="" type="checkbox"/> County documentary handling fee | | \$ | <u>50.00</u> |
| <input type="checkbox"/> Other | | \$ | <u> </u> |

PAYMENT METHOD:

- Cash
 Credit
 Check
 Other
 TOTAL RECEIVED
 \$ 50.00

SIGNATURE X <i>CBACA</i>	AGENCY OF FILING PRINTED NAME AND TITLE CBACA, DEPUTY CLERK
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