APPENDIX A

NOP AND COMMENT LETTERS

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Notice of Preparation of a Draft EIR

Date: March 3, 2025

To: Office of Planning and Research, Responsible and Trustee Agencies, Other Public Agencies, and Other Interested Parties

Subject: Notice of Preparation of Draft Environmental Impact Report for the Pacific and Livermore Townhomes Project

Project Title: Pacific and Livermore Townhomes Project

The City of Livermore (City), as lead agency under the California Environmental Quality Act (CEQA), will prepare an Environmental Impact Report (EIR) for the Pacific and Livermore Townhomes Project (the "project"). In accordance with *State 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 *State 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 Location

The project site is located at 2930 Pacific Avenue in the City of Livermore in Alameda County, California (Assessor's Parcel Numbers [APNs] 98A-412-106-3, -106-5, -106-6, and -106-8). Figure 1 shows the regional and local context of the project site. The project site is located in central Livermore, in an area primarily consisting of residential, commercial, and institutional uses. The project site is bound by single-family residential uses to the north, Dolores Street to the east, Pacific Avenue to the south, and South Livermore Avenue to the west. Figure 2 shows an aerial photograph of the project site and land uses in the vicinity. Regional vehicular access to the project site is provided by Interstate 580 (I-580), on- and off-ramps, which are located approximately 2 miles north of the project site along North Livermore Avenue, and State Route 84 (SR-84), also locally named Isabel Avenue in Livermore, which is accessed approximately 2.6 miles to the west of the project site from East Stanley Boulevard.

Project Description

The proposed project would result in the redevelopment of the 6.54-acre project site, which is currently developed with two commercial buildings associated with the former Nob Hill shopping center. The proposed project would result in demolition of two existing commercial buildings and construction of 15 residential buildings totaling 115 units, a pool area and associated pool equipment

and clubhouse buildings, guest parking, and an interior park. The proposed project would also include 26,052 square feet of open space, 55,201 square feet of landscaping, and supporting pedestrian, parking, and frontage improvements. The project site plan is shown in Figure 3, attached. Associated entitlements to facilitate development of the proposed project include a Subdivision and Site Plan Design Review. To facilitate the development of the subject property, the proposed project will also require dedications and/or acquisitions for public street rights-of-way and utility easements, as well as the construction of public facilities and infrastructure in accordance with the standards, specifications, and policies of the City of Livermore.

EIR Scope

The City has determined that an EIR is the appropriate level of CEQA review. The EIR will evaluate the potential environmental impacts of the proposed project, after having first established the environmental setting, or baseline, for the environmental analysis. The significance of potential impacts, cumulative impacts, and appropriate mitigation measures associated with the proposed project would be thoroughly discussed in the EIR.

An Initial Study has been prepared to provide substantial evidence to support the preparation of an EIR that focuses on areas that could be adversely affected by the proposed project. The Initial Study prepared for this EIR evaluates the environmental issue topics required by CEQA. The individual environmental topics to be evaluated in the Initial Study include the following:

- 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
- Recreation
- Transportation and Traffic
- Tribal Cultural Resources
- Utilities and Service Systems
- Wildfire

Based on preliminary results of the Initial Study, the following potentially significant environmental issue topics will be analyzed in more detail in the EIR:

- Air Quality
- Biological Resources
- Cultural Resources
- Energy
- Greenhouse Gas Emissions
- Hazards and Hazardous Materials
- Land Use Planning
- Noise
- Transportation

Document Availability and Public Review Timeline:

Due to the time limits mandated by State law, your response to the NOP must be sent no later than 30 days after publication of this notice. The review period for the NOP will be from March 3, 2025, to April 3, 2025. Copies of the NOP can be reviewed at the City of Livermore Community Development Department or on the City of Livermore website at:

https://www.livermoreca.gov/departments/community-development/planning/environmental-documents

Public Scoping Meeting:

The CEQA process encourages comments and questions from the public throughout the planning process. Pursuant to Section 15083 of the *State CEQA Guidelines*, a Public Scoping Meeting will be held to solicit public comments on the scope and content of the EIR**.** A public scoping meeting for this project will be held in person at the address below at 7:00 PM on March 18, 2025.

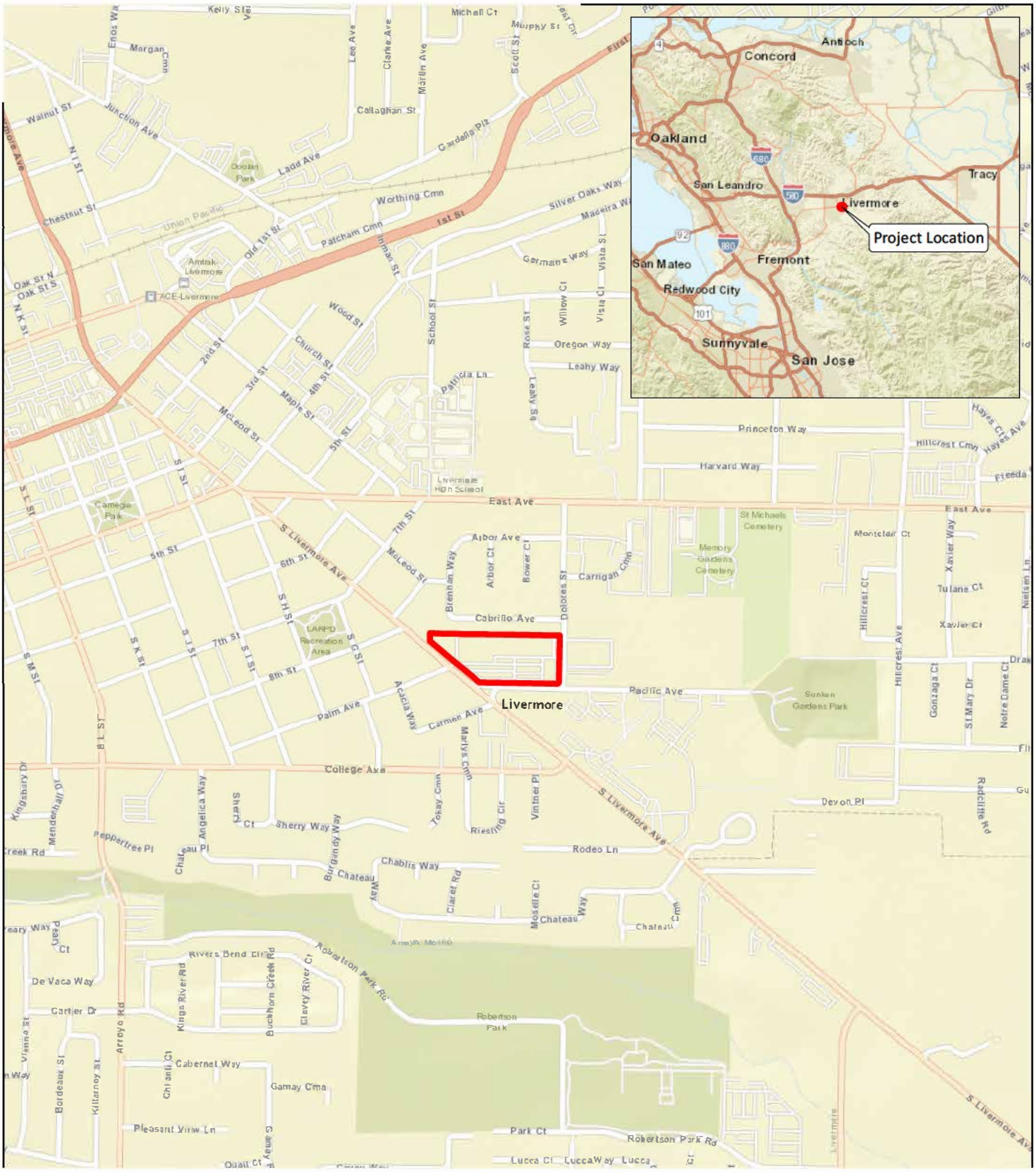
Civic Center Meeting Hall, City Council Chambers
1016 S. Livermore Avenue
Livermore, CA 94550

Submitting Comments:

Comments and suggestions as to the appropriate scope of analysis of the EIR are invited from all interested parties. Written comments or questions concerning the EIR for the proposed project should be directed to Associate Planner Jennifer Ackerman, at the following address by 5:00 p.m. on April 3, 2025. Please include the commenter's full name, address, phone number, and/or email so that we may contact you for clarification, if necessary.

Jennifer Ackerman
Associate Planner
City of Livermore, Community Development Department
1052 S. Livermore Avenue
Livermore, California 94550
(925) 960-4473
jjackerman@LivermoreCA.gov

Attachments: Figures 1–3



LSA

LEGEND

Project Site

FIGURE 1

N

0 500 1000

FEET

SOURCE: Esri World Street Map (2025)

I:\C\CLV2201\GIS\MXD\ProjectLocation_and_RegionalVicinity.mxd (2/18/2025)

Pacific and Livermore Townhomes Project

Project Location and Regional Vicinity

LSA

FIGURE 2

Project Site Boundary

N

0 200 400

FEET

SOURCES: Google Earth; LSA, 2022

I:\CLV2201\G\Land_Uses.ai (2/18/2025)

Pacific and Livermore Townhomes Project

Aerial Photograph of the Project Site and Surrounding Land Uses

LSA

FIGURE 3

0 50 100
FEET

SOURCE: Swenson; CEA Inc
I:\CLV2201\G\Site_Plan.ai (2/18/2025)

Pacific and Livermore Townhomes Project
Proposed Conceptual Site Plan

ATTACHMENT A

COMMENT LETTERS

[redacted]

[redacted]

I realize I missed the Mar. 18th meeting, however I'd like this email to go forward to the next meeting and/or the City Council.
I am against 100% housing of any sort at the Pacific Ave. site. To eliminate all services to this site is appalling. The loss of Nob Hill was a huge impact on the neighborhood and those of us living outside the City limits. In addition, when you are trying to entice visitors to the South Livermore Wine Country, it only seems logical to have a market of some sorts to support visitors.

Please reconsider the present plans.
Cheryl Perry (a Livermore native)
[redacted]

Sent from AOL on Android

[redacted] 8:35:55 AM

Hi Florentina,

I just got this public commentemail. Forwarding to you for your records.

Thank you,

Jennifer

Jennifer Ackerman, MA
Associate Planner
Planning Division | Community Development Department
Office 925-960-4473
City of Livermore | www.LivermoreCA.gov

CITY OF LIVERMORE CALIFORNIA

From: [redacted]
Sent: Wednesday, April 2, 2025 7:32 PM
To: Jennifer Ackerman <jjackerman@livermoreca.gov>
Subject: Nob Hill center EIR

[redacted]

The Nob Hill shopping center EIR Scope of Analysis is just one of the tools we have for trying to make this development an asset to the community. In particular I have heard very broad support from local residents for some sort of market in this space, to replace the functionality of the shuttered Nob Hill market.

The area, with a high density of walkable high density housing, has become a food desert. Groceries for this predominately lower income area are unavailable without a car trip or hauling shopping bags over bus transit.

Within the EIR scope I hope the city will look at the additional vehicle miles traveled not only for the new development residents who might have had a market in the

development as originally zoned, but also for the nearby neighborhood residents who for years have had to travel for groceries when originally they had a walkable market. The EIR needs to recognize that the baseline for comparison is not the existing situation with a partially abandoned shopping center, but rather the neighborhood as originally configured, with a market at the center of a vibrant, populous apartment community.

If the EIR looks comparatively at the option of a market (or other commercial space) in the parcel that had originally been a gas station, it is worth comparing the level of remediation that would be required to turn that into residential space versus making it commercial. My understanding is that commercial space requires less remediation. This means that less material would need to be dug and transported, which means less material would be creating contaminated dust during transit.

My hope is that the developer can have a solution that includes a market, which is of comparable return on the developer's investment to a solution that is purely residential. To the degree that there is some difference, there is an opportunity for the City to offer incentives for the placement of a market.

Thanks,
Jeff Kaskey

April 3, 2025

VIA E-MAIL ONLY
Jennifer Ackerman
Associate Planner
City of Livermore, Community Development Department
1052 S. Livermore Avenue
Livermore, California 94550
jjackerman@LivermoreCA.gov

Re: Public Comment on EIR Scoping for Pacific and Livermore Townhomes Project

Dear Ms. Ackerman:

I am a native of Livermore. I have considerable personal experience with the existing shopping center at 2930 Pacific Avenue over the past half-century. I submit this public comment on the Environmental Impact Report (EIR) scope for the Pacific and Livermore Townhomes Project.

The EIR should evaluate the historical significance of the commercial use of this parcel in its "Cultural Resources" section. The existing shopping center arguably is a "historical resource" that is "important to Livermore's architectural, cultural, economic, historic, political, and social heritage." (Livermore Development Code, § 9.02.020.B.7.) It is "associated with events that have made a significant contribution to the broad patterns of Livermore's history and cultural heritage." Since it opened in 1959, for more than 65 years, this shopping center and site have been a major hub of Livermore cultural, economic, and social life.

From 1959 to 1980, a Lucky supermarket was the anchor tenant at the westerly side of the shopping center. (My family shopped at that store. My sister once rode her horse there.) From April 1983 through late 2002, a Nob Hill Foods supermarket occupied that building (after a significant expansion to the west). (I was present on the grand opening day.) The anchor tenant on the easterly side from 1959 until the late 1970s or early 1980s was a Sprouse-Reitz variety / "junior department" store. In the 1980s and '90s, that building was a Bill's Drugs/Long's Drugs store. One of the Livermore Valley's largest collection of newspaper vending machines long existed along the easterly exterior wall of the Lucky/Nob Hill Foods building.

I do not believe that it likely is feasible to preserve any portion of the existing shopping center, which has served commercial needs in Livermore since 1959. However, if the entire existing shopping center were to be demolished, then some commercial use should be incorporated

into the proposed project as potential mitigation for the loss of this historical resource. Perhaps commercial uses could be designed into the project for a portion of the South Livermore Avenue frontage (perhaps at or near the Pacific Avenue intersection) and/or at the northwesterly corner of Pacific Avenue and Dolores Street.

This shopping center has gone by various names since 1959. It was known as the "Nojet" center when it opened in 1959. In the 1960s and '70s, it was known as the Vineyard Shopping Center. In the 1980s and '90s, it commonly was known as the "Nob Hill Foods" shopping center. Today it is called "Livermore Town Center. Regardless of its changing names, this shopping center has been a community gathering point for the past 65+ years. It is privately-owned, but it has been "public space." See, e.g., *Pruneyard Shopping Center v. Robins*, 447 U.S. 74 (1980). A 100% residential project would deprive the community of an important resource.

For several generations, this shopping center has been a center of Livermore community life, especially for the surrounding neighborhoods. See, for example, the advertisement below heralding the visit of Santa Claus by helicopter to this shopping center in December 1964.

See the 1966 Livermore Chamber of Commerce publication page devoted to the Vineyard Shopping Center, attached to this letter.

See also this circa 1969 film of the Vineyard Shopping Center that Randy Lamfers apparently prepared: https://www.facebook.com/randy.lamfers/videos/1922923083693/
The current Oak Door bar/restaurant is the modern functional equivalent of a saloon that stood at the South Livermore Avenue (then called "Lizzie" street)/College Avenue intersection nearby in the 1880s. See these items in the *Livermore Echo* newspaper in the late 1880s (courtesy of Barbara Bunshah's newspaper index):

11 Aug 1887 - 3:1 Dan Berry is building an addition to his saloon at the corner of Lizzie & College. It will be used for residence purposes
14 Nov 1889 - 3:2 The Calif. Transfer Co. last week moved Dan Berry's saloon building back about 20 feet from the corner of Lizzie St. and College Av.

It makes little sense in the 21st century to provide fewer commercial business options than existed in the 19th and 20th centuries in this neighborhood, when its population was smaller.

The Livermore Civic Center, the site of most municipal functions in Livermore, is directly across Pacific Avenue from the existing shopping center. Some commercial uses of the re-developed site make sense, if only to serve the needs of one of the Livermore Valley's largest employment centers (the Livermore Civic Center). Commercial establishments near major employment centers usually make sense from economic and social perspectives. City employees and persons with business before the city could use a coffee shop or restaurant near the Civic Center. Businesspersons from out-of-town sometimes often for meetings early and seek places nearby meeting locations to work and/or refresh. Citizens could organize at such a dining or drinking establishment before and/or after meetings at the Civic Center across the street.

The loss of this commercial center likely would have environmental impacts through the longer drives that residents of the south Livermore Valley and employees at the Livermore Civic Center would need to take in order to access dining, drinking, and other commercial functions, if the re-developed site were to be 100% residential. I share many of the concerns that Planning Commissioner Jacob Anderson raised during the March 18, 2025 public hearing.

The EIR also should evaluate whether traffic impacts would be reduced if the project were to be designed with fewer than the proposed 367 parking spaces. A transit line that connects Livermore to (East) Dublin/Pleasanton BART station (LAVTA Wheels Route No. 14) passes directly along the Dolores Street and Pacific Avenue frontages of the proposed project. Another major regional bus line to BART (LAVTA Wheels Route No. 30R) passes nearby on East Avenue. Theoretically the parking space per unit ratio should or could be lower than 2.0 for this project. Carport/garage space in some units instead could be living space or some townhouse buildings could be shorter by one story if parking requirements were to be lowered.

Respectfully submitted,

/s/ *Jason A. Bezis*
JASON A. BEZIS

Attachment: 1966 Livermore Chamber of Commerce publication: photos of “Vineyard Shopping Center”. Posted by Terry McCune in the “Livermore Past & Present” Facebook forum on May 3, 2023.

VINEYARD MERCHANTS ASSOCIATION
VINEYARD SHOPPING CENTER

Livermore's most modern and complete regional shopping center invites you to discover the fun and advantages of shopping at the Vineyard Center. It is located directly across from the new Livermore Library and future site of the Livermore Civic Center complex, and has a wide variety of quality stores to satisfy the most discriminating shopper. Everything has been designed for your convenience; free parking in the large paved lot gives you only a short walk to the store of your choice. There are 17 stores to choose from offering every kind of merchandise the modern homemaker could want for her family: Lucky Food Store, Price-less Drugs, Holly Do-Nuts & Lunches, Shoppe-N'-Knit Gifts and Yarns, Sizzler Steak House, Sprouse-Reitz 5¢-10¢, Simple-Simon Pizza, Hair Stylist Beauty Salon, Vineyard Barber Shop, Victoria Music Shop, Vineyard Laundromat, Rich's Cleaners, Vineyard Hardware, Carlin Shoes, Books Universal, Valley Portraits, and Union 76 Service Station. *2978 Pacific Avenue, 447-6555.*

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Public Comments pre-NOP hearing

-----Original Message-----
From: [redacted]
Sent: Tuesday, March 18, 2025 1:58 PM
To: Planning Web Email <planning@livermoreCA.gov>
Subject: Pacific and Livermore townhouse project

[redacted]

[redacted]

Questions about proposed townhouse project from homeowner Faye Bates, 887 S. Livermore ave.
1) Will Palm ave extend onto project site after completion of project. Concern with Palm ave being used excessively by residents and gusts
2) will any traffic signals or realignment of roadways be added! If so will this affect my property?
3) will adequate onsite parking be available to prevent unnecessary offsite parking by residents and guest. And how will this issue be addressed if this becomes an issue after completion of project! Thank you [redacted]

From: [redacted]
Sent: Tuesday, March 18, 2025 5:14 PM
To: Jennifer Ackerman <jjackerman@livermoreca.gov>
Subject: Public Comment Pacific and Livermore Townhomes Project

[redacted]

Greetings,

My name is Lon Overacker, homeowner [redacted] My house is on north border of Project.

Questions/concerns:

1. North Wall. WHO owns this cement wall? Where Exactly is the Propery line? I puchased in 1985 and was told the property owners at the time were responsible for the wall. IF this is the case, will the wall and gates be replaced/repaired at the Project Owners

expense? OR are Project owners simply going to install new wooden fence in front the existing wall?
COMMENT: Project owners should be financially responsible for replacing/repairing current wall and all gates. It's un undue burden on Cabrillo Avenue homeowners to bear this expense.

2. Approx how long will demolition take?
3. What are mitigations for dust and pollutants? (asbestos?)
4. Plans for rodent mitigation as a result of demolition?

Thank you!

Regards,
Lon and JoAnn Overacker

From: [redacted]
Sent: Tuesday, March 18, 2025 4:58 PM
To: Planning Web Email <planning@LivermoreCA.gov>
Subject: Public Comment on March 18, 2025 Planning Commission Meeting-Agenda Item 5.3 (Opposition to Pacific and Livermore Townhomes Project)

[redacted]

To the City of Livermore Planning Commission:

I am a Livermore native who has used this shopping center since the late 1970s. I knew it from its original Lucky/Sprouse-Reitz ("Vineyard Shopping Center") days through its renovation in the 1980s as the Nob Hill Foods/Bill's Drugs center to its "sunset" days after Nob Hill's departure in 2002. Nob Hill Foods wanted to expand here in 2002, but ground contamination undermined that plan's viability.

I've discussed the original 1950s project approval with the late Councilmember Dr. John Shirley, who served on the Planning Commission and Council in the late 1950s. This shopping center (then called the "Nojet Center") originally was supposed to front on East Avenue. Placing the shopping center along South Livermore Avenue made more sense to serve more of southern Livermore.

The current 1959 commercial buildings have outlived their utility. All can be demolished.

But this site should not be redeveloped as 100% residential. Some commercial uses still make sense today.

Essentially the proposed project is wrong because it would entirely "privatize" a community gathering place used by generations. It is among the few commercial parcels in southern Livermore.

The proposed project is "bad planning" because it would force its residents and thousands of other existing residents to drive to downtown Livermore and elsewhere to shop and dine.

This site is adjacent to the Livermore Civic Center, one of the city's largest employment centers. Commercial establishments near major employment centers usually make sense from economic and social perspectives. City employees and persons with business before the city could use a coffee shop or restaurant near the Civic Center. Businesspersons from out-of-town sometimes often for meetings early and seek places nearby meeting locations to work and/or refresh. Citizens could organize at such a dining or drinking establishment before and/or after meetings at the Civic Center across the street.

Why can't a restaurant/coffee shop space or two be included along South Livermore Avenue, the "gateway to Wine Country," or at the corner of Pacific Ave. and Dolores St.?

A space for a small grocery store or mini-market also might make sense, given the historic use of the parcel and the number of "rooftops" nearby.

I don't want to lose Patisserie by Simone. What will the City's "economic development" department do to assist the existing small businesses in the shopping center to find new locations?

The proposed project provides for two parking spaces per unit. It has one Wheels route passing it (#14) and another is a short walk away (#30R). This project is not authentic "smart growth" or "transit-oriented development." One existing westbound #14 bus stop is along the parcel. This project could provide transit-encouraging features, such as lower parking space per unit ratio and/or a bus stop pullout, but apparently does not.

Sincerely,

Jason Bezis

[redacted]

Hi Jennifer,

As some more context of the highly negative impact of the proposed town homes, the pictured light pole is approximately 30 feet tall and set back just over 50 feet from 2903 Cabrillo Avenue. I cannot fathom a building located there, let alone one with only a 10 foot set back.

Brian Pullen
From: [redacted]
Sent: Tuesday, March 18, 2025 1:22 PM
To: City Clerk <cityclerk@cityoflivermore.net>; Jennifer Ackerman <jjackerman@cityoflivermore.net>; Planning Web Email <planning@livermoreca.gov>
Subject: Concerns Regarding the Pacific and Livermore Townhomes Project

[redacted]

Dear Livermore City Clerk, Planning, and Jennifer Ackerman,

I am writing to express my concerns regarding the proposed Pacific and Livermore Townhomes Project (Subdivision 23-004 and Site Plan Design Review 23-006), which is currently under consideration by the Livermore Planning Commission. I am a resident of Livermore, and have many friend's and neighbors whose properties border the site where the development is planned. We are all deeply concerned about the project's potential impact on the surrounding neighborhood.

Height and Setback Concerns:

The proposed townhomes appear to be multi-story structures with inadequate setbacks that could significantly obstruct existing views and negatively impact the privacy of adjacent properties. The height and density of the project are not in harmony with the surrounding neighborhood and will alter the character of the area.

Land Use and Property Value Impact:

The current site is a run-down shopping center, which presents an opportunity for a thoughtful redevelopment that enhances property values. A more balanced approach,

such as incorporating a mix of small retail spaces and single-story homes, would be far more beneficial for the community. This type of development would increase property values while maintaining the aesthetic and privacy of the surrounding neighborhoods.

Environmental and Traffic Concerns:

The increased density associated with this project raises concerns about additional traffic congestion and the environmental impact on the area. A more carefully planned project could reduce these impacts by incorporating green spaces, walkable areas, and a more thoughtful mix of residential and commercial use.

Consistency with General Plan and Zoning:

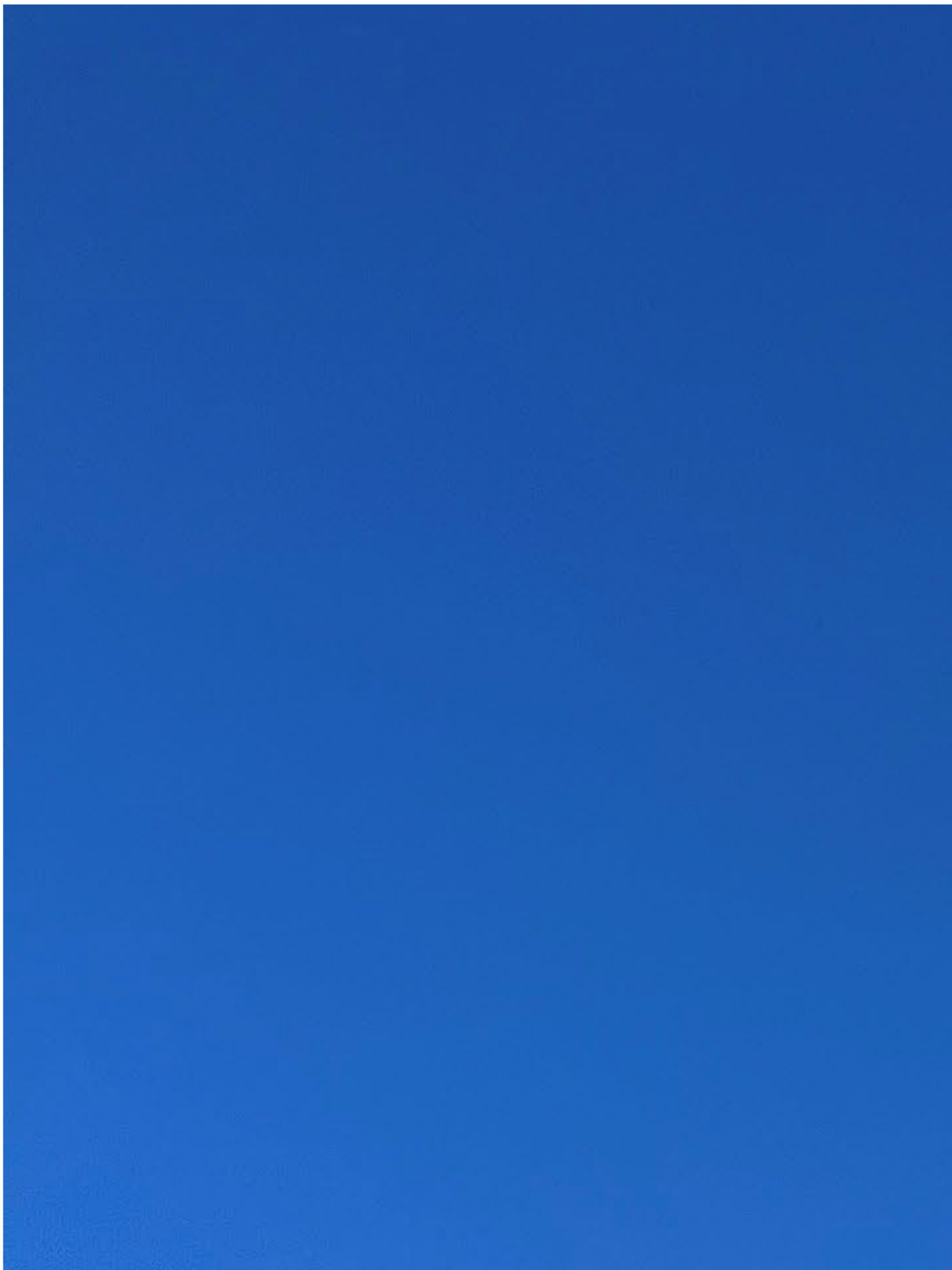
Although the site is designated for multi-use, the proposed project appears to prioritize maximizing the number of units rather than considering the long-term needs of the community. The project should adhere more closely to Livermore's General Plan goals, emphasizing balanced growth that maintains neighborhood integrity.

I respectfully urge the Planning Commission to reconsider the current proposal and explore alternatives that better align with the interests of Livermore residents.

Thank you for your time and consideration. I look forward to participating in the public hearing and providing additional feedback.

Best regards,

Wesley Lancaster



On Mar 18, 2025, at 6:30 AM, Jennifer Ackerman <jjackerman@cityoflivermore.net> wrote:

Good morning, Mr. Pullen

Thank you for your follow-up comment. The unit that is proposed to be closest to your backyard is going to be a 2-story unit (29' 8") and the rest of the units in that building will be 3 story.

There will be more opportunities for you to attend hearings as the project entitlements must still be heard by the Planning Commission and the City Council. Those dates are to be determined but are expected to be in the late summer/early fall. You will receive the public hearing notices for those. We strongly encourage you to attend and/or send in written comments to be part of the public record.

Please let me know if you have any questions or further comments.

Thank you,

Jennifer Ackerman

Jennifer Ackerman, MA
Associate Planner
Planning Division | Community Development Department
Office 925-960-4473
City of Livermore | www.LivermoreCA.gov

<image001.png>

From: [redacted]>
Sent: Monday, March 17, 2025 9:03 PM
To: Jennifer Ackerman <jjackerman@cityoflivermore.net>
Subject: Re: Pacific and Livermore Townhomes Project

[redacted]

Thanks Jennifer for getting back to me so quickly. As a licensed General Contractor who has worked with developers, I understand the process and that this is still a proposal. I am dismayed at the short notification with formal Planning Commission input scheduled on Tuesday - unfortunately, I will be out of the country. As proposed, the plan from Pacific is a non starter, inconsistent with South Eastern Livermore, that should be rejected outright, rather than go through a decade long amendment and approval process. Once again, thanks for your time.

Sincerely,

Brian Pullen

On Mar 17, 2025, at 6:43 PM, Jennifer Ackerman <jjackerman@cityoflivermore.net> wrote:

Good evening, Mr. Pullen

Thank you for your email. We will include this in the public record as a supplemental to the agenda materials for the March 18 Planning Commission meeting.

Thank you,

Jennifer Ackerman

Jennifer Ackerman, MA
Associate Planner
Planning Division | Community Development Department
Office 925-960-4473
City of Livermore | www.LivermoreCA.gov

<image001.png>

From: [redacted]
Sent: Monday, March 17, 2025 5:28 PM
To: Jennifer Ackerman <jjackerman@cityoflivermore.net>
Subject: Pacific and Livermore Townhomes Project

You [redacted]

Dear Ms. Ackerman,

I am writing in regards to the proposed Pacific and Livermore Townhomes Project by Swenson Development and Construction. As a longtime resident, I am concerned that the proposed plan is not consistent with the neighborhood, which is comprised of mainly single story homes and a few two story apartments. The development has mostly three story townhomes with elevations over 36 feet, some of which have only a 10 foot set back and little more distance to existing home structures along Cabrillo Avenue. I understand the need for housing in the Tri-Valley, however, this development proposal would be more

appropriate along the 580 corridor and not in a legacy Livermore neighborhood. Thanks for your time and consideration.

Sincerely,

Brian Pullen
[redacted]

<image002.jpg>
Backyard view from 2903 Cabrillo Avenue

[redacted]]

[redacted]

Hello,

I would like to speak in support of the Pacific and Livermore Townhomes Project (Item 5.3) on the agenda for the March 18, 2025 Livermore Planning Commission Meeting. Livermore and California are facing a housing shortage, and building dense infill homes will lower costs for local residents and help improve the environment. If I were to make one recommendation, it would be to include mixed-use elements in the development, as the area is already zoned for it. My preferences, from most to least preferred, would be: a mixed-use plan, the proposed residential-only plan, and then the status quo. However, I would rather see the proposed plan implemented rapidly instead of experiencing years-long delays to develop and implement any mixed-use alternative.

Thank you,
Nipun Gunawardena

[redacted]

Hi Jennifer,

Thank you for the phone call on Monday 3/3/25 with me to discuss the proposed Townhouse project. My property is [redacted].

There are two areas of concern to me, and I'm sure to other neighbors who's rear yards back up to the project.

!) The plans show a new 6 foot wood fence placed in front of the existing precast concrete fence. A wood fence does not offer much sound mitigation to the greatly increased auto traffic generated by

passing vehicles traveling to their garages, pulling into their garages and guest parking next to the driveway.
The existing precast fence has numerous openings which will allow sound transmission, and the existing 6 foot height is not adequate to reduce the greatly increased noise. There is a reason sound walls next to freeways are concrete and tall.

2) There was a dry cleaner leak/discharge years ago that resulted in a toxic chemical plume in the soil of the existing alleyway, backyards, and out to Cabrillo Avenue. There are several test well that are monitored by, I believe, the Bay Area Water Resources Board. Will the test wells be retained and continued to be monitored? Will a remediation of the contaminated soil plume be required? The plume does extend under my and other neighboring backyards. These concerns should be addressed as part of the environmental review.

Please keep me informed as to these issues being addressed.

Thank you,
Bill Noyes