



State of California - Department of Fish and Wildlife
2022 ENVIRONMENTAL DOCUMENT FILING FEE
CASH RECEIPT
 DFW 753.5a (REV. 01/01/22) Previously DFG 753.5a

AC RECEIPT #: 3298944

RECEIPT NUMBER:
 01-07/28/2022-259
 STATE CLEARINGHOUSE NUMBER (If applicable)

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

LEAD AGENCY CITY OF LIVERMORE PLANNING DIVISION	LEAD AGENCY EMAIL	DATE 07/28/2022
COUNTY/STATE AGENCY OF FILING ALAMEDA	DOCUMENT NUMBER 22 - 259	

PROJECT TITLE
 VESTING TENTATIVE TRACT MAP (VTTM) 8613 - SUBDIVISION (SUB) 21-006, SITE PLAN DESIGN REVIEW (SPDR) 21-005; AND CONSISTENCY DETERMINATION (CD) 22-001 FOR THE SHEA PORTOLA PROJECT.

PROJECT APPLICANT NAME JAKE POTTER	PROJECT APPLICANT EMAIL	PHONE NUMBER (925) 960-4450
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:

- Environmental Impact Report (EIR) \$3,539.25 \$ _____ 0.00
- Mitigated/Negative Declaration (MND)(ND) \$2,548.00 \$ _____ 0.00
- Certified Regulatory Program (CRP) document - payment due directly to CDFW \$1,203.25 \$ _____ 0.00
- Exempt from fee
 - Notice of Exemption (attach)
 - CDFW No Effect Determination (attach)
- Fee previously paid (attach previously issued cash receipt copy)
- Water Right Application or Petition Fee (State Water Resources Control Board only) \$850.00 \$ _____ 0.00
- County documentary handling fee \$ _____ 50.00
- Other \$ _____

PAYMENT METHOD:

- Cash Credit Check Other **TOTAL RECEIVED** \$ _____ 50.00

SIGNATURE  AGENCY OF FILING PRINTED NAME AND TITLE
 A.CAMACHO, DEPUTY CLERK

*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

JUL 28 2022

FILE NO: 22-259 MELISSA WILK, County Clerk
By al 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.)
\$ 2,548.00 - STATE FILING FEE
\$ 50.00 - COUNTY CLERK HANDLING FEE

B - ENVIRONMENTAL IMPACT REPORT (EIR)
\$ 3,539.25 - 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, 2022

MAKE CHECKS PAYABLE TO: ALAMEDA COUNTY CLERK

Section 15183 and Public Resources Code Sec. 21083.3

California Public Resources Code section 21083.3 and CEQA Guidelines Section 15183 exempt projects consistent with a Community Plan, General Plan, or Zoning where: 1) the project is consistent with a Community Plan, General Plan, or Zoning Action for which a Lead Agency has certified an EIR; and 2) project-specific impacts are not peculiar to the project site.

1. Findings: An Isabel Neighborhood Specific Plan (Specific Plan) zoning district was established as part of the overall Specific Plan project, as approved by City Council in November 2020. Therefore, the Specific Plan can be considered a "Zoning Action" for purposes of California Public Resources Code section 21083.3 and CEQA Guidelines Section 15183. The City Council certified the Specific Plan's Supplemental EIR (SCH #2016042039) in November 2020 with Specific Plan adoption.

As described in the Planning Commission staff report, dated July 12, 2022, the Project is consistent with the uses, densities, development standards, and design requirements of the Specific Plan. The project is located within the Specific Plan's Transition and Village Zoning districts. The project is consistent with the allowed residential uses of the Transition and Village zoning districts and is within the minimum and maximum densities of 15 to 25 and 25 to 40 dwelling units per acre, respectively. All required development standards with respect to setbacks, height, open space, and parking have been met, upon making the findings precedent to granting the requested density bonus setback incentive, and all design requirements have been fulfilled. The project provides more open space than required through the provision of parklets, a pool deck, and rooftop terraces, exceeds street frontage setbacks with well landscaped frontages, and is within the minimum and maximum required parking. The Portola Avenue frontage will be improved with a Class IV bike lane, bus stop, and traffic signal, as required by the Specific Plan's circulation program.

The project proposes high-quality contemporary architecture with articulated facades, plane changes, deep window reveals, and multiple material types, as required by the Specific Plan and citywide Design Standards and Guidelines. As called for in the plan, the project provides 60 affordable units to residents with moderate, median, low, and very low incomes. The project also implements Specific Plan policies for a walkable neighborhood that provides housing variety by proposing for-sale and for-rent unit types with a range of floor plans and connecting the site to the existing pedestrian circulation network through multiple connection points. The proposed landscape plan conforms to Specific Plan and Design Standards and Guidelines standards by vastly exceeding the required number of trees per acre and providing large shade trees along walks and the public right-of-way. Specific Plan sustainability requirements are also satisfied given that the project proposes rooftop solar arrays, recycled water use for irrigation, California native landscape species, and electric vehicle charging stations. For these reasons, the Project is consistent with a Zoning Action for which a Lead Agency has certified an EIR.

2. Findings: There are no specific significant environmental effects which are peculiar to the Project or Project Site, as stipulated in CEQA Guidelines subsection 15183(b)(1) through (b)(4), and as described below:
 - a. Impacts Peculiar to the Project. The Project is consistent with the uses and intensities contemplated in the Specific Plan. Since Specific Plan adoption, no substantial changes have occurred to the project site nor its surroundings. The site remains undeveloped, routinely disked, and surrounding parcels are still office and residential in nature. The

buffer and promoting traffic calming. For these reasons, there is no substantial new information that was not known at the time of EIR adoption.

- e. Uniform Mitigations and Development Standards. The Project is subject to complying with all applicable mitigation measures adopted pursuant to the Mitigation Monitoring and Reporting Program (MMRP) for the Specific Plan's 2020 Supplemental EIR in addition to the uniformly applied development standards of the Specific Plan and Livermore Development Code. The combination of applicable mitigation measures and uniform standards would reduce all potentially significant impacts to a less than significant level. The applicant, or their successors in interest, is required to implement applicable mitigation measures applicable through conditions of approval.

Signature: _____

Name & Title: Jake Potter, Associate Planner

Project Approval Date: July 25, 2022

NOTE TO APPLICANTS:

The environmental determination finding of Statutorily Exempt is subject to appeal within 30 days from project approval. The environmental determination finding of Categorically Exempt is subject to appeal within 35 days from project approval. To utilize these appeal periods, this document must be filed with the Alameda County Clerk at the address listed above. A \$50 filing fee is required.