



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 #: 3254994

RECEIPT NUMBER:
01-05/10/2022-151
 STATE CLEARINGHOUSE NUMBER (If applicable)

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

LEAD AGENCY CITY OF LIVERMORE PLANNING DIVISION	LEAD AGENCY EMAIL	DATE 05/10/2022
COUNTY/STATE AGENCY OF FILING ALAMEDA	DOCUMENT NUMBER 22 - 151	

PROJECT TITLE
VESTING TENTATIVE TRACT MAP 8609 (SUB 21-005); SITE PLAN DESIGN REVIEW (SPDR) 21-003 FOR THE TRIAD CONDOMINIUMS PROJECT.

PROJECT APPLICANT NAME JAKE POTTER	PROJECT APPLICANT EMAIL	PHONE NUMBER (925) 960-4450
PROJECT APPLICANT ADDRESS 1052 SOUTH LIVERMORE	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 X CBaca	AGENCY OF FILING PRINTED NAME AND TITLE CBACA, DEPUTY CLERK
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NOTICE OF EXEMPTION

Executed at
Oakland, CA
Date 06/16/2022 By [Signature] COUNTY CLERK Deputy

TO: County Clerk
County of Alameda
1106 Madison St. – First Floor
Oakland, CA 94607

FROM: City of Livermore
1052 South Livermore
Livermore, CA 94550

SUBJECT: NOTICE OF EXEMPTION in compliance with the California Environmental Quality Act.

PROJECT

Title: Vesting Tentative Tract Map 8609 (SUB 21-005); Site Plan Design Review (SPDR) 21-003 for the Triad Condominiums Project.

Location: Northwest corner of North Canyons Parkway and Triad Place, formerly Comcast Drive (APN: 905-10-6)

Description: Hearing to consider a request for Site Plan Design Review and Vesting Tentative Tract Map to develop the northwest corner of North Canyons Parkway and Triad Place, which would implement the Isabel Neighborhood Specific Plan. The development consists of three-story condominium buildings with 112 total units, including 22 units affordable to individuals and families with median and moderate-income levels, and 12 accessible units. The development also includes an approximately 0.2-acre private park, an approximately 2,600 square foot private dog park, and related landscaping, parking, stormwater, and frontage improvements. The applicant has submitted for a density bonus under Government Code section 65915.

Applicant: Kerri Watt, DeNova Homes

City's Contact: Jake Potter, Associate Planner

Telephone: (925) 960-4450

Public Agency Approving Project: City of Livermore

FILED
ALAMEDA COUNTY

MAY 10 2022

EXEMPT STATUS:

MELISSA WILK, County Clerk
By [Signature] Deputy

- Categorical Exemption (Sec. 15332, 15304 (a)(b), and 15308)
- Declared Emergency (Sec. 15269(a); 21080(b)(3))
- Emergency Project (Sec. 15269(b)(c); 21080(b)(4))
- Ministerial (Sec. 15268; 21080(b)(1))
- Statutory Exemption (Sec. 15182 (c) and Government Code Sec. 65457; and Sec. 15183 and Public Resources Code section 21083.3)
- "Common Sense" Exemption (Sec. 15061(b)(3)) The possible environmental impacts of the project have been considered in making this determination, as explained below.

Reasons why project is exempt:

Section 15182 (c) and Government Code Sec. 65457

1. Findings: The Isabel Neighborhood Specific Plan and its Supplemental EIR were initially adopted and certified in 2020 (SCH #2016042039). The project is consistent with the allowed residential uses of the Specific Plan's Subarea 2c, Transition area. The project is also within the minimum and maximum densities of 15 to 25 dwelling units per acre contemplated by the Specific Plan and meets the Specific Plan's target density of 20 dwelling units per acre. 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 two onsite parks, exceeds street frontage setbacks with well landscaped frontages, and is within the minimum and maximum required parking. The North Canyons Parkway frontage will be improved with a Class IV bike lane and bus stop, as required by the Specific Plan's bicycle circulation diagram. The project proposes a high-quality contemporary design and provides for 22 affordable units, as called for in the plan. The project also implements Specific Plan policies that seek to provide multiple unit types, connection to existing pedestrian circulation network, and compatibility with surrounding properties. The project is conditioned to comply with the Mitigation, Monitoring, and Reporting Program (MMRP) adopted with the certified 2020 Supplemental EIR. In addition, the applicant prepared Phase I, geologic, noise, photometric, and traffic studies that found no significant impacts would occur beyond those identified in the EIR. For these reasons, the project wholly conforms with the Isabel Neighborhood Specific Plan, which was prepared after January 1, 1980.

2. No substantial project changes are proposed which would require major revisions to the previous Supplemental EIR. The project proposes 112 residential units, consistent with the allowed uses and densities contemplated in the Supplemental EIR. Substantial changes in circumstances have not occurred requiring major revisions to the previous Supplemental EIR, as the site remains vacant, is routinely disked, and still remains bounded on all sides by urban development. There is no new information of substantial importance that would result in new impacts not previously discussed, result in more severe impacts, or require modifications to the existing mitigation measures. The applicant-prepared Phase I, geologic, noise, photometric, and traffic studies found no significant impacts would occur beyond those identified in the EIR and did not yield any new information of substantial importance. For these reasons, no events described in CEQA Section 15162 have occurred and therefore no further environmental review is required.

Section 15183 and Public Resources Code Sec. 21083.3

1. 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 City Council staff report, dated May 9, 2022, the Project is consistent with the uses, densities, development standards, and design requirements of the Specific Plan. The Project is a residential use with a density of 22.7 dwelling units per acre. The use is consistent with that allowed in the Specific Plan's Subarea 2c, Transition area. The Project's density also meets the minimum and maximum densities of 15 to 25 dwelling units per acre and target density of 20 dwelling units per acre established in the Specific Plan's Subarea 2c, Transition area. The project also conforms to the Transition Area setback requirements, with the exception of the setback concession/ incentive granted pursuant to state Density Bonus Law, as allowed, and all height, open space, affordable housing, and parking requirements. The project is designed in a contemporary style, with numerous plane changes, unique fenestration, augmented building corners, double rows of trees, and pedestrian connections, as required by the Specific Plan and citywide Design Standards and Guidelines. Further, the Project provides a bike lane and bus stop along its frontage, as required. For these reasons, the Project is consistent with a Zoning Action for which a Lead Agency has certified an EIR.

2. 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 applicant prepared Phase I, geologic, noise, photometric, and traffic studies that found no significant impacts would occur beyond those identified in the EIR. For these reasons, no additional project-specific impacts have occurred that are peculiar to the project site.
3. The Project is consistent with the uses and intensities contemplated in the Specific Plan, therefore, all potential Project impacts have been previously anticipated and analyzed in the Specific Plan EIR. In addition, the project is conditioned to comply with the Mitigation, Monitoring, and Reporting Program (MMRP) adopted with the certified 2020 Supplemental EIR, which specifies measures that will reduce project-impacts to a less than significant level. 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 applicant also prepared Phase I, geologic, noise, photometric, and traffic studies that found no significant impacts would occur beyond those identified in the EIR. For these reasons, project-specific impacts have been addressed in the previous EIR and no new information was discovered that would increase the severity or significance of any Project impact.
4. Given that there are no project-specific impacts peculiar to the site, all project-specific impacts have been previously addressed, and no new information is available would increase impact severity or significance, no new mitigation is required beyond those measures previously identified in the Specific Plan EIR. Therefore, mitigating uniform development standards do not apply to this Project.

Signature: _____

Name & Title: Jake Potter, Associate Planner

Project Approval Date: May 9, 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.