Sunset Crossing/Catalina Crossing Environmental Impact Report Public Scoping Meeting

November 13, 2013, 7:00 p.m.

Livermore Council Chambers, 3575 Pacific Avenue

MINUTES

Attendees:

Scott Lee, Senior Planner
Amara Morrison, Assistant City Attorney
Fanny Ludwig, Senior Clerk
Consultant Trevor Macenski, First Carbon Solutions
Susan Frost, Principal Planner
Pam Lung, Senior Civil Engineer
Solutions

Senior Planner (SP) Scott Lee provided a brief background of the project, the review process, and the intent of the meeting.

Trevor Macenski, consultant representing First Carbon Solutions, gave a PowerPoint presentation of the project, and the CEQA environmental review process.

Public Comments:

David Siudzinski, 1442 Ardmore Place, asked the consultant if they had experienced similar project that had failed an EIR. Consultant Macenski explained the intent of this meeting to the public and stated he is working on a similar project in Walnut Creek. He hasn't worked on any project that failed an EIR.

Mr. Siudzinski noted that the noticing was 1,000 feet. He stated that the impact is going to go a little bit beyond 1,000 feet and knowing how Livermore residents feel about growth. He stated the notification should be extended; there would be a lot more people tonight.

John Stein, 1334 Kathy Court, has the following questions:

1. The General Plan and zoning change will allow significantly more units than the projects themselves. He asked if the EIR will comment on what the maximum impact is as often a developer comes up with a project, but the project is never built. Sunset Development is not a residential developer; they proposed marketing this project. The final project may not be this project. Could the EIR state the maximum density allowed and the number of units allowed under the General Plan, and zoning, and evaluate those impacts?

- 2. This represents a significant City policy change. In the past, the City has not allowed a private developer to convert protected open space into commercial uses. Will the EIR evaluate the cumulative impacts of converting some or all of the City's protected open space into commercial uses?
- 3. Eliminating these two commercial uses will essentially create a service desert in the south part of the City. Will the EIR evaluate the greenhouse gas and traffic impact of all the residents who are now served by these projects having to go elsewhere, either within the City or outside locations?
- 4. Aesthetics. The City's General Plan says that urban green spaces are important to maintain the character of the community. Can the EIR comment on the loss of this?
- 5. He has seen wildlife such as Red-tailed hawks, Barn Owls, a number of birds, and small mammals on the open space. Will that be evaluated?
- 6. This area gives a feeling of openness because there are no sound walls. Will there be sound-walls and can the EIR comment on the aesthetics of those, or will it be a landscaped setback?
- 7. Noise. The financial center backs up on a commercial use with a loading dock and on the other side a fire station. Will the EIR comment on the potential impacts of those?

Dave Hopkins, 1920 Mars Road, stated he is a Livermore resident and he also has a business in one of the offices in the location. He asked if the EIR will take a look at water supply. He has lived in Livermore for 30 years and he has noticed over the years the impact of the water supply as homes are built further and surrounding them. He would like to make sure that parking is taken into account. Traffic – Concannon Boulevard is known as a thoroughfare and is very crowded in the mornings and evenings by people who are commuting to get to Isabel and Highway 84. He would like the EIR to look at the traffic impact of people who will be moving into this area when it is developed. He also addressed the 1,000 feet notification area as he thinks it is not enough. There are homeowners beyond the 1,000 feet who will be interested too. Two of his neighbors didn't even know anything about this project – the notification needs to be expanded and more information sent out to neighborhoods beyond the apartments.

Buzz Valente, 1513 Darwin Avenue, stated he was not notified in this meeting. He wanted to know if the EIR addresses density. He is concerned that the density is too high; Sunset Crossing doesn't fit with the neighborhood. He is on a 7,000 square foot lot, and the square footage of this project is substantially lower and will have a 2,000 square foot home. He is also concerned about the open space and the use of that. He thinks that the plans shown tonight are not the same as those presented in previous meetings held at Sunset School.

Wayne Vandera, 1321 Flanders Way, stated he has two concerns: 1) Traffic - the next stop light going eastbound past Holmes on Concannon. He thinks it needs another stop light there to take care of the traffic. 2) Safety –which is his main concern for the townhomes. The front of nineteen of those townhomes will be right on a major thoroughfare and he finds it very disturbing especially for families with small children.

Joan Johnson, 886 South K Street, stated they have a small software company in the complex and it sounds like they will be gone. She drives down Holmes and she envisions the townhomes right next to the street. There is no sound wall there; there will be a solid wall of townhouses, which is probably worst. She also noticed there is a lot of hard surface and what they have now is nice trees and plants, which is good for our health. She is concerned on things Livermore citizens voted for about slow growth and not putting in big massive buildings like this.

Karalee Brune, 2143 Westbrook Lane, stated she's been in this residence since 1975. She concurred with the concerns voiced by previous speakers. She is also concerned on the effect this will have on her property value. She is concerned on accidents-after-accidents at Holmes. The stoplight there had been knocked over several times until the City finally took it down. She gets on at Evans Street onto Concannon and then to Isabel and she suspects that will disappear as the egress and access to the new area will be impacting that. She is also concerned with crimes/burglaries. She is wondering if her neighborhood will be more at risk with crimes with the new people coming in.

Evonne Hopkins, 1920 Mars Road, stated she has an office in 1528 Catalina Court. She asked if the EIR will take into consideration the impact on the rest of the City and the intangibles for the community such as, will it look at the services for small businesses like doctors, etc. and the impact on five schools within a mile of that area. Will the EIR look at quality of life issues throughout the community and not just on those properties?

John Morillas, 1470 Darwin Avenue, asked if the EIR will be looking at how many students Sunset Elementary, Mendenhall, Smith Elementary, and Granada High School will expect when these buildings go in. Will the City be coordinating these figures with the School District to see if these schools can handle the new influxes of students?

Mr. Stein spoke again. He stated in addition to the no project alternative, can he suggests other alternatives such as maintaining the open space and allowing only residential on the commercial office zone portion, or intensifying the uses by allowing two story buildings or perhaps an upscale restaurant on the site in addition to the office projects. For the financial center, an upscale adult-only complex with ownership condos. Is that part of the comment scope setting?

Jan Brovont, 2714 Tahoe Drive, stated she currently works in Sunset Office Plaza. She has a list of concerns. Sunset School is about a third to a half over what it's supposed to be maxed out and it is going to cost any new children living in this new complex to have to cross Concannon or Holmes. She has been a Livermore resident for over 50 years and has seen a lot of accidents on Concannon and Holmes. She would like the City to

check the accident reports for that area. It has come to her attention that when Sunset was first being developed, there was a clause in the original contract that Sunset would keep a permanent open space (seems like the berm area). She wants to know how that stands. Fire Department – the fire trucks at the Fire Department does not have a ladder that will reach high enough to take care of these condos. Who is going to pay the additional money for that? PG&E – will it have effects on PG&E's electrical grid? Water and sewage – they were already mentioned by other speakers. She hates to think of all the gorgeous trees that will probably be removed. There are going to be over 100 small businesses that are going to be scrambling; some have already left. She understands that medical offices will have more hoops to jump through.

Terri Miller, 1522 Darwin Avenue, stated PG&E has a history of going out in this area especially since the homes have been built down on Arroyo. Just in the past two weeks, their electric has gone out for two to three hours and it's been known to go out for three to four days. There's no rush on PG&E's side to fix this for them. Traffic – when two or three cars are coming out onto Concannon and Holmes, it's not that bad. But if 50 or 60 cars are coming out of there during commute time, like they will be, it's going to be a mess. They will be lined up all the way down Catalina Road and the same with Concannon. It's not a place for houses. There are too many green areas and critters running around there and if they start destroying all that, it bothers her personal environment.

Ms. Brovont spoke again. She asked if this fits into the South Side Plan. SP Lee replied this area is outside of that Specific Plan. Anything outside the Specific Plans are governed by the General Plan.

SP Lee explained the City's growth rate policies in response to a question raised by a citizen.

Mr. Valente spoke again. He asked if it is within the EIR's realm as the environmental impact study comes through that the City could say something to the effect that Sunset Crossing doesn't seem to work because of all the environmental impacts, yet, Catalina Crossing can work as a high density usage. Consultant Macenski replied yes. The EIR will evaluate the impacts directly from both aspects in components of the project, and will look at both of them combined as well.

Mr. Valente stated the easiest solution would be to move all the people from Catalina to the Sunset Crossing area, and demolish that and put the high density there. There are apartments all around it.

Dave Jansen, 1665 Cairo Street, asked what qualifies as a heritage tree. Does that change the plot, half of the fence line, plot plan, etc. There are a lot of mature trees there. One of the plots that is designed for one of the houses has a number of mature trees.

No one else came forward.

SP Lee explained the next process for this project. He also addressed the notification area question. He stated notices were sent to property owners within 1,000 feet of the sites, which is the maximum area used in the past for a project of any size. The notice was also published in the local newspaper and posted on the City's website. Staff will look at other options to notify people of this project such as Facebook and other social media. The public suggested Livermore Patch and Nextdoor.com.

There were additional comments made by the public that were not on microphone and were therefore, inaudible.

Consultant Macenski explained the EIR timeline in response to a question raised by a citizen.

Consultant Macenski stated that the EIR will be available on CD for the public.

In response to a question raised by the public, SP Lee reiterated that the consultant works for the City of Livermore, but the applicant deposits the money with the City to pay for the consultant. The applicant is paying for several fees for this project, including for the consultant.

SP Lee thanked the public for attending the meeting.

Adjourned: 8:10 p.m.