

**EAST COUNTY AREA PLAN
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PREFACE

▪ PASSAGE OF THE MEASURE D INITIATIVE

In November 2000, the Alameda County electorate approved the Save Agriculture and Open Space Lands Initiative (Measure D; effective date, December 22, 2000). The Initiative amended portions of the County General Plan, including the *East County Area Plan* (ECAP). This document incorporates the revisions called for by the Initiative. Policies, programs, tables and figures that have been added, revised, or enacted by the Initiative are prefaced in this document by an asterisk (“*”).

Note: As a result of these deletions and additions, the policies, programs and tables in this document have been renumbered.

▪ GENERAL TERMS OF THE INITIATIVE

- The portions of the County General Plan revised or enacted under the Initiative may not be amended except by voter approval, with the exception that the Board of Supervisors can impose more stringent restrictions on development and land use.
- Existing and future County plans, zoning regulations, etc. must be consistent with the provisions of the ordinance. Portions of the ECAP and other planning documents that were not amended or enacted by the Initiative may still be modified without voter approval provided the modifications are consistent with the provisions of the Initiative.
- Non-substantive changes within a plan document may be made by the Board for purposes of plan consistency, reorganization, and clarification as long as the changes are consistent with the Initiative.

▪ MAJOR CHANGES TO ECAP POLICY

The Initiative has added, deleted, and revised more than 60 ECAP policies and programs in addition to changes to the Urban Growth Boundary (Figure 3), land use diagram, and many of the tables.

Major changes to ECAP policy are summarized below:

- Reference to the year 2010 “planning period” has been deleted.
- General plan amendments for land use actions which increase the density or permit more development above that permitted by the Plan as of February 1, 2000, or by the Initiative, whichever is less, will require voter approval.
- While the ordinance does not affect existing parcels, development, structures, and uses that were legal at the time it became effective, structures may not be enlarged or altered and uses expanded or changed inconsistent with the ordinance, except as authorized by State law.

- The Urban Growth Boundary (UGB) is redrawn to remove North Livermore from urban development, and the County is directed to withdraw from the joint planning Settlement Agreement with the City of Livermore and North Livermore landowners. North Livermore west of Dagnino Road is delineated as an Intensive Agriculture area with the potential for 20-acre enhanced agricultural parcels upon demonstration of available water (among other requirements).
- Lands designated for Urban Reserve are redesignated as Large Parcel Agriculture.
- The South Livermore Valley Area Plan is amended to place absolute limits on density and geographical extent.
- Land use policies for the Large Parcel Agriculture, Resource Management, and Rural Residential designations are more restrictive; these changes will affect land uses on parcels so designated. Table 5: Standards for Subdivision and Site Development Review for Agricultural Parcels (*formerly Table 9*), while not revised by the Initiative, is enacted as ordinance.
- The Initiative directs the County to meet State housing obligations for the East County area within the new County Urban Growth Boundary “to the maximum extent feasible.” If State-imposed housing obligations make it necessary to go beyond the UGB, the voters of the county may approve an extension of the boundary. The Board of Supervisors may approve housing outside the UGB for the purpose of meeting housing obligations if, subject to the requirements of the State housing law, criteria specified by the Initiative can be met.
- The County is prohibited from providing or authorizing expansion of public facilities or other infrastructure that would create more capacity than needed to meet the development allowed by the Initiative. The Initiative does not prohibit public facilities or other infrastructure that have no excessive growth-inducing effect on the East County area and have permit conditions to ensure that no service can be provided beyond that consistent with development allowed by the Initiative.
- New landfill capacity is limited to a maximum of 15 year’s worth of volume. Once capacity drops to this level, estimated to occur in 40 years time, new incremental capacity may need annual approval.
- No new quarry or open-pit mine may be approved outside the East County Urban Growth Boundary unless approved by the voters. Excavation not adjacent to an existing quarry site and on the same or adjoining parcel is regarded as a new quarry.

▪ **PROVISIONS OF THE INITIATIVE**

Section 1. Purposes

The purposes of this Initiative are to preserve and enhance agriculture and agricultural lands, and to protect the natural qualities, the wildlife habitats, the watersheds and the beautiful open space of Alameda County from excessive, badly located and harmful development. The measure establishes a County Urban Growth Boundary which will focus urban-type development in and near existing cities where it will be efficiently

served by public facilities, thereby avoiding high costs to taxpayers and users as well as to the environment. The ordinance is designed to remove the County government from urban development outside the Urban Growth Boundary.

Section 2. Findings

(This section has been omitted because it is not directly relevant to the East County Area Plan)

Section 3. Protection of Legal Rights

Notwithstanding their literal terms, the provisions of this ordinance do not apply to the extent, but only to the extent, that courts determine that if they were applied they would deprive any person of constitutional or statutory rights or privileges, or otherwise would be inconsistent with the United States or State constitutions or law. The purpose of this provision is to make certain that this ordinance does not violate any person's constitutional or legal rights.

To the extent that a provision or provisions of this ordinance do not apply because of this section, then only the minimum development required by law which is most consistent with the provisions and purposes of this ordinance shall be permitted.

Section 4. Agricultural, Resource management, Water Management and Rural Residential Areas

In areas outside the County Urban Growth Boundary designated Large Parcel Agriculture, Resource Management or Water Management Lands by the East County Area Plan on February 1, 2000, or by this ordinance, the number of parcels that may be created, the residential units permitted on each parcel, the size of the development envelope, the maximum floor areas and floor area ratios, and the uses permitted by the Plan on February 1, 2000, or by this ordinance, whichever is less, may not be increased. Rural Density Residential designations may not be changed to a designation which permits more development.

(See Policies 96 and 97)

Section 5. Redesignation of Urban Reserve

Areas outside the County Urban Growth Boundary designated Urban Reserve in the East County Area Plan on February 1, 2000, are redesignated large Parcel Agriculture, subject to the minimum parcel size, density, maximum development envelopes, building intensity, permissible uses and other restrictions that apply to areas under that designation. The Urban Reserve Land use designation is deleted from the text, Table 6 (*formerly Table 10*) and from the Land Use Diagram of the Plan.

(See revised Land Use Diagram)

Section 6. South Livermore Valley Area Plan

This ordinance shall not supersede or change the provisions of the South Livermore Valley Area Plan in the area to which the plan applied on February 1, 2000. The area to which the Plan applies may be expanded, pursuant to Program 124, not to exceed 1 mile beyond the February 1, 2000, boundary, for

purposes of attaining the goal in Policy 339 of 5,000 acres of cultivated agriculture. The maximum density bonus of 4 additional homesites per 100 acres in the Plan may not be increased.

(See Policy 339, and revised Programs 123 and 124)

Section 7. County Housing Obligations

Nothing in this ordinance shall be applied to preclude County compliance with housing obligations under State law. To the maximum extent feasible, the County shall meet State housing obligations for the East County Area within the County Urban Growth Boundary. In providing required housing, the County shall protect environmental values, enhance the quality of life of affected persons, and comply with policies and programs of this ordinance to the maximum extent feasible.

If State-imposed housing obligations make it necessary to go beyond the Urban Growth Boundary, the voters of the County may approve an extension of the Boundary. The Board of Supervisors may approve housing beyond an Urban Growth Boundary only if:

(1) it is indisputable that there is no land within the Urban Growth Boundary to meet a State housing requirement either through new development, more intensive development, or redevelopment; (2) no more land is used outside the Urban Growth Boundary than is required by the affordable housing necessary to meet a State obligation; (3) the area is adjacent to the Urban Growth Boundary, or to an existing urban or intensive residential area; (4) the percentage goals for low- and very low-income housing in Policy 36 will be met in any housing approved; (5) there will be adequate public facilities and services for the housing; and (6) the development shall not be on prime agricultural lands, or lands designated, at least conditionally, for intensive agriculture, unless no other land is available under this policy.

In no case shall required housing be built on or which protrudes over hilltops or ridgelines, on slopes of more than 20 % critical wildlife habitat, or within 100 feet of a riparian corridor.

(See Policy 26)

Section 8. East County Area Plan Amendments

The Alameda County East County Area Plan is amended as follows below. Material deleted from the plan is struck out; material added is underlined (except some subsection headings are underlined in the existing plan). Unchanged policies, programs and provisions of the plan are omitted from this ordinance.

(See revised policies, etc. in body of the plan document)

Section 9. Deletions from the East County Area Plan

Existing policies 10, 11, 11A, 11B, 15, 21, 23, 23A, 23B, 24, 25, 25A, 27, 28, 29, 30, 81A, 85, 99, 144, 148, 202, 226, 245A and 282A, programs 1, 1A, 9A, 9B, 36, 137 and the description of Urban Reserve are hereby deleted from the East county Area Plan.

(These policies and programs have been deleted from the document)

Section 10. Definitions

The following definitions are added to Table 1 of the East County Area Plan:

(See Table 1 for the text of the definitions added to the East County Area Plan by the Initiative)

Section 11. Tables in East County Area Plan

- (a) The County shall bring the projection estimates in Tables 3, 4 *(formerly Table 5)*, and A-1 *(Table A-1 has been deleted)*, and the readership assistance summary in Table 10 *(formerly Table 14)* into accordance with the East County Area Plan as amended by this ordinance.
- (b) In Table 1, the definitions of Community Centers, Major New Urban Developments and Urban Reserve are deleted.
- (c) In Table 1, the definitions for Agricultural Enhancing Commercial Uses, Compact Development, Development, Initiative, Intensive Agriculture, Moderate-, Low-, and Very Low-Income Households, and Secondary Units are enacted.
- (d) Tables 6, 7 and 8 are deleted.
- (e) The standards in Table 5 *(formerly Table 9)* are enacted.
- (f) In Table 6 *(formerly Table 10)*, a maximum floor area of 12,000 square feet is added for residential and residential accessory buildings in Rural Density, Large Parcel Agriculture and Resource Management, and Water Management Lands; the floor area ratio (FAR) in Large Parcel Agriculture and Resource Management is changed by adding a minimum of not less than 20,000 square feet. For Rural Density the Allowable Gross Density is changed from less than 1 unit/acre to 5 acre minimum parcel size, and Typical Uses from 1-100 acre to 5 acre or less.

(See Tables 1, 3, 4, 5, and 6 for the required revisions. Former Tables 6, 7, and 8 have been deleted from the document)

Section 12. Withdrawal from North Livermore Joint Planning Agreement

In view of the provisions of this ordinance, the County hereby withdraws from the joint planning Settlement Agreement of July 18, 1995, between the County, the City of Livermore, Shea Homes Limited Partnership and Jennifer Lin. Responsible county officials shall give appropriate notice of this withdrawal to the other parties to the agreement.

Section 13. Castro Valley and Palomares Canyonlands

(This section has been omitted because it is irrelevant to the East County Area Plan)

Section 14. General Plan Open Space Element Amendment

(This section has been omitted because it is irrelevant to the East County Area Plan)

Section 15. Castro Valley Plan

(This section has been omitted because it is irrelevant to the East County Area Plan)

Section 16. General Plan for the Central Metropolitan-Eden-and Washington Planning Units

(This section has been omitted because it is irrelevant to the East County Area Plan)

Section 17. General Plan Park and Recreation Element

(This section has been omitted because it is irrelevant to the East County Area Plan)

Section 18. Agriculture Advisory Panel

The County shall periodically convene an advisory panel of experts to make recommendations to enhance the economic viability of agriculture and ranching, and to minimize environmental impacts. The panel shall recommend new County policies and ways to strengthen the implementation of existing policies. Citizen input shall be solicited.

(See Program 36)

Section 19. Inconsistent County Plans, Ordinances and Action

- (a) To prevent otherwise unavoidable inconsistency within the General Plan, once this ordinance is submitted to the County Counsel for a title and summary, any subsequent amendments of the General Plan, except as approved by the voters of Alameda County after the date this ordinance is approved, are superseded and nullified to the extent inconsistent with this ordinance.
- (b) Except to the extent provided by State law, any provision of any existing or subsequently adopted area or specific plan which is not part of the General Plan, and of any zoning regulation, or any other ordinance, resolution or policy of the County of Alameda which is not part of the General Plan is ineffective to the extent that provision is inconsistent with this ordinance.
- (c) Except as required by State law, no subdivision map, development agreement, development plan, use permit, variance or any other discretionary administrative or quasi-administrative action which is inconsistent with this ordinance may be granted, approved, or taken.

Section 20. Compliance and Enforcement

The Board of Supervisors and other officials and employees of Alameda County shall carry out and enforce the provisions of this ordinance and generally the provision of the East County Plan diligently and

effectually. They are mandated to use the most effective means available to prevent, abate and remedy violations.

Section 21. Effective Date

This ordinance shall become operative as provided by statute, except that if all the General Plan amendments permitted by law in the year in which the ordinance is approved by the voters have been made, the ordinance shall amend the Plan on January 1 of the following year.

Section 22. Application

- (a) This ordinance does not affect existing parcels, development, structures, and uses that are legal at the time it becomes effective. However, structures may not be enlarged or altered and uses expanded or changed inconsistent with this ordinance, except as authorized by State law.
- (b) Except to the extent there is a legal right to development, the restrictions and requirements imposed by this ordinance shall apply to development or proposed development which has not received all necessary discretionary County and other approvals and permits prior to the effective date of the ordinance.

Section 23. Amendments

The provisions of this ordinance may be changed only by vote of the people of Alameda County, except the Board of Supervisors may impose further restrictions on development and use of land. The Board may also make technical or nonsubstantive modifications to the terms of this ordinance, to the extent the terms are incorporated into the East County Area Plan, the Castro Valley Plan, the General Plan for the Central Metropolitan-Eden-and Washington Planning Units, or the Open Space Element of the General Plan for purposes of reorganization, clarification or formal consistency within a Plan. Any modifications must be consistent with the purposes and substantive content of this ordinance.

Section 24. Severability

(This section has been omitted because it is irrelevant to the East County Area Pl



I. INTRODUCTION

▪ LEGISLATIVE AUTHORITY

State planning law requires each city and county to prepare and adopt a comprehensive, long-term general plan for its physical development (*Government Code §65300 et.seq.*) The plan must include a statement of development policies and a diagram or diagrams and text setting forth objectives, principles, standards, and plan proposals (*Government Code §65302*). At a minimum, the plan must address seven topical areas: land use, circulation, housing, conservation, open space, noise, and safety (*Government Code §65302*). At local discretion, the plan may also address other issues that relate to the physical development of the jurisdiction (*Government Code §65303*).

State law provides local government broad discretion in how it organizes its plan. The plan can be organized as a single document or as a group of documents organized by subject matter or geographic areas (*Government Code §65301*). Regardless of the scope or structure of the general plan, the plan must be internally consistent (*Government Code §65300.5*). This means that there must be no policy conflicts within any element of the plan, between elements, between area plans and the jurisdiction-wide plan, or between text and diagrams in the plan.

Although the general plan is based on physical, environmental, economic, and political conditions in the jurisdiction at a fixed point in time, the plan is not a static document. As conditions in the planning area change, the general plan should be amended or revised to reflect these changes. With the exception of the housing element, which must be revised every five years, state law does not specify how often the general plan should be reviewed and revised.

According to *Government Code §65358(a)*, the general plan may only be amended "in the public interest." Each general plan amendment must be consistent with the rest of the general plan and appropriate changes must be made to maintain consistency. *Government Code §65358(b)* limits the number of times the mandatory elements of the general plan can be amended to four per year. However, there is no limit on the number of changes to the plan that can be included in each amendment. For each amendment and comprehensive revision, the County must follow the notice and hearing procedures outlined in *Government Code §65350 et. seq.*

The adopted general plan is to serve as a guide to day-to-day decision-making by the adopting jurisdiction. By virtue of state law and case law, all zoning, subdivision, and public works decisions must be consistent with the general plan.

▪ PURPOSE AND SCOPE

The purpose of the *East County Area Plan* is to present a clear statement of the County's intent concerning future development and resource conservation within East County. The policies introduced by the Initiative are intended to stay in effect indefinitely, or until modified by Alameda County voters.

The goals and policies in the *East County Area Plan* are intended to inform decision-makers, the general public, public agencies and those doing business in the County of the County's position on land use-related issues and to provide guidance for day-to-day decision-making. The programs that follow the policies

identify a set of specific actions the County will undertake to achieve the goals and policies of the plan. In addition to issues that directly address physical development, the plan also addresses social, environmental and economic issues related to land use considerations.

The plan identifies the need for public facilities and services, and provides the basis for County zoning and subdivision approvals, as well as other regulatory actions. The plan also serves as an important source of detailed information regarding existing conditions and trends in the East County.

▪ JURISDICTIONAL RESPONSIBILITIES

Alameda County has land use jurisdiction over the unincorporated portion of the East County, those areas outside the boundaries of an incorporated city (*see Figure 1*). Each of the four cities within the East County has land use jurisdiction within its own boundaries and has prepared its own general plan. The cities' planning efforts involve three different boundaries:

- 1) The current city limits encompass the incorporated area where land use is controlled by the city.
- 2) The city's sphere of influence includes both incorporated and unincorporated areas and has been determined by the Alameda County Local Agency Formation Commission (LAFCO) to be the city's "probable ultimate physical boundaries and service area".
- 3) The city's planning area boundary encompasses the area covered by the city's general plan. The planning area includes both incorporated and unincorporated areas which, in the city's judgement, "bears relation to its planning" as allowed by *Government Code Section 65301(a)*. The planning area may extend beyond the city's sphere of influence.
- 4) Although the unincorporated areas within a city's sphere of influence and planning area may be of special interest to the city, the County retains control of land use in these areas unless or until they are annexed to the city. Figure 1 shows city limits and spheres of influence in the East County planning area.

▪ DESCRIPTION OF THE PLANNING AREA

The East County (formerly called the Livermore-Amador Valley Planning Unit) encompasses 418 square miles of eastern Alameda County and includes the cities of Dublin, Livermore, Pleasanton, and a portion of Hayward as well as surrounding unincorporated areas. The planning area extends from the Pleasanton/Dublin ridgeline on the west to the San Joaquin County line on the east and from the Contra Costa County line on the north to the Santa Clara County line on the south. The East County is part of the Tri-Valley subregion which includes incorporated and unincorporated areas of Contra Costa County including Danville, San Ramon, Blackhawk/Alamo and Dougherty and Tassajara Valleys. Figure 2 shows the planning area's boundaries and its location in the region. In a regional context, the East County -- situated between the denser urban areas surrounding the San Francisco Bay and the rapidly urbanizing Central Valley east of Altamont Pass in San Joaquin County -- is experiencing significant growth pressure. With a population of approximately 133,000 in 1990, projected to exceed 250,000 by the year 2010 (an

increase of nearly 90 percent), growth and its effect on quality-of-life have become the central issues in East County.

▪ **HISTORY OF THE PLANNING PROCESS**

The *East County Area Plan* replaces the *Livermore-Amador Valley Planning Unit General Plan*, adopted by the Alameda County Board of Supervisors on November 3, 1977. *The East County Area Plan* incorporates the *South Livermore Valley Area Plan* (adopted by the Alameda County Board of Supervisors on February 3, 1993) in its entirety (see South Livermore Policies at the end of this plan). The preparation of this plan and accompanying environmental documents continue and elaborate upon earlier steps in the County's General Plan on-going review program. On December 12, 1989, the Board of Supervisors adopted revisions to the *Livermore-Amador Valley Planning Unit General Plan* and *Alameda County Open Space Element*. In response to litigation, the Board, on February 6, 1990, referred the matter to the County Planning Commission for further environmental review, reconsideration, and recommendation. On October 30, 1990, the Board of Supervisors vacated its approval of the December 12, 1989, plan and certification of the EIR; the Board took this action in anticipation that the ongoing reconsideration of the plan would result in amendments that would supersede those revisions contained in the December 1989 plan.

Between February 1991 and July 1991, five public hearings were held to stimulate discussion and solicit community input on several broad issues raised in a series of five issue papers prepared by County Planning Department staff. These issue papers identified major trends and pressures in the planning area, examined changing conditions, and summarized policy directions and planning techniques available to address the identified issues. Two work sessions with the Alameda County Planning Commission were held on October 7, 1991, and December 2, 1991, to discuss the proposed General Plan structure, format, and preliminary policy direction formulated after the issue paper hearings. Information generated at these hearings and workshops were used in developing the *East County Area Plan*.

The Draft *East County Area Plan* was published in February 1993, and the Draft Environmental Impact Report (DEIR) was circulated for public review in June 1993. Extensive public testimony on both the draft plan and DEIR was received by the Planning Commission during a series of public hearings held between July 1993 and January 1994. On January 3, 1994, the Planning Commission recommended certification of the EIR and adoption of the *East County Area Plan* and conforming amendments to other elements of the General Plan to maintain consistency. The Board of Supervisors then held a series of public hearings between February and May 1994, and certified the EIR and adopted the plan and conforming amendments on May 5, 1994.

Draft plan policies evolved through the different stages of environmental analysis and public review, culminating in the plan adopted by the Board of Supervisors on May 5, 1994. The planning process included public comment at each stage of policy development and refinement.

Minor policy amendments occurred in 1996 and 1998. In November 2000 the Plan was significantly modified by passage of the Measure D Initiative (see Major Changes to ECAP Policy in the Preface).

See the Chronology at the end of this chapter for more details about the planning process.

▪ **STRUCTURE OF THIS DOCUMENT**

The *East County Area Plan* consists of two volumes: Volume 1: *Goals, Policies and Programs*, and Volume 2: *Background Reports - Setting, Trends and Issues*. Appendices at the end of the *Background Reports* contain detailed technical data. **Bold typeface** is used in Volume 1 to help the reader locate key words and phrases used in the goals, policies and programs. A list of information sources can be found at the end of each section in the *Background Reports*.

The *Background Reports (Volume 2)* are a compilation of reports that describe existing conditions as of 1992 (unless otherwise specified) and trends based on changes occurring over the past few years and on growth projections. The *Background Reports* then identify planning issues arising from these trends. Data and analysis contained in the *Background Reports* provide supporting documentation for the policies and programs in the plan adopted in 1994.

The *Goals, Policies and Programs (Volume 1)* as adopted in 1994 originally expressed the County's intent with respect to the policy implications arising from the *Background Reports*. However, subsequently, a number of these goals, policies and programs have been modified by the provisions of the Measure D Initiative passed by the voters of Alameda County in November 2000. A goal is a general statement of a condition the County wants to achieve. Policies are focused statements of how the County will achieve the stated goals. Policies set standards that guide decision-makers and present a clear commitment to action. Programs are discrete actions intended to implement the policies.

The land use diagram contained within this plan is a graphic expression of the plan's goals and policies. The diagram, which is parcel specific, specifically outlines the County Urban Growth Boundary (see Figure 3) as defined under the Initiative, as well as illustrating general locations of land use designations. The *State of California General Plan Guidelines* (November 1990) state that the general plan diagram "...should be detailed enough so that the users of the plan...can reach the same general conclusion on the appropriate use of any parcel of land ..." while at the same time allowing "... a degree of flexibility in decision-making as times change."

▪ **RELATIONSHIP TO OTHER ELEMENTS OF THE GENERAL PLAN**

The *East County Area Plan* is the first of three area plans covering the unincorporated county. Subsequent phases in the Alameda County General Plan review and update process will include preparation of two other area plans, the *Castro Valley Area Plan* and the *Eden Area Plan*, as well as five updated and consolidated countywide functional elements: 1) Regional Element; 2) Housing Element; 3) Energy Element; 4) Natural Resources, Recreation and Open Space Element; and 5) Safety and Noise Element. Area plans address area specific issues (i.e., land use, open space, circulation, noise, seismic hazards, public facilities and services) that affect both unincorporated and incorporated areas, but have legal regulatory effect only within currently unincorporated areas. Functional elements address broader issues on a countywide basis and provide a comprehensive and consistent policy framework for the more specific area plans.

East County Area Plan Chronology	
Notice of Preparation circulated	March 15, 1990
Scoping Session	March 28, 1990
Planning Commission Public Hearing on General Plan Issue Paper No. 1 - <i>Overview of Livermore/Amador Valley Planning Unit</i>	February 19, 1991
Planning Commission Public Hearing on General Plan Issue Paper No. 2 - <i>Agriculture in Livermore/Amador Valley Planning Unit</i>	March 28, 1991
Planning Commission Public Hearing on General Plan Issue Paper No. 3 - <i>Growth Constraints</i>	April 25, 1991
Planning Commission Public Hearing on General Plan Issue Paper No. 4 - <i>Balanced Communities</i>	May 23, 1991
Planning Commission Public Hearing on General Plan Issue Paper No. 5 - <i>Growth Management Issues in Livermore/Amador Valley Planning Unit</i>	July 24, 1991
Livermore/Amador Valley Planning Unit renamed "East County Planning Area"	October, 1991
Planning Commission Work Session on General Plan Format/Structure	October 7, 1991
Planning Commission Work Session on Policy Options Report	December 2, 1991
Meeting between Planning Directors of Dublin, Livermore, Pleasanton and Alameda County to discuss the Draft <i>East County Area Plan</i> review process and policy direction	February 27, 1992
Follow-up Meeting between Planning Directors of Dublin, Livermore, Pleasanton and Alameda County to discuss strategies for City/County cooperation and review of preliminary Plan goals and policies	April 30, 1992
Revised Notice of Preparation circulated	June 29, 1992
Draft <i>East County Area Plan</i> published	February, 1993
Planning Commission Work Session	March 1, 1993
Draft Environmental Impact Report circulated	June, 1993
Planning Commission Field Trip	July 6, 1993
Planning Commission Public Hearing on the Draft <i>East County Area Plan</i> and DEIR	July 8, 1993
DEIR Public Review Period closed	August 4, 1993
Planning Commission Public Hearing	August 19, 1993
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Planning Commission Work Session/Field Trip	September 13, 1993
Planning Commission Public Hearing	October 28, 1993
Planning Commission Work Session	November 15, 1993
Responses to Comments on the DEIR published	November, 1993
Planning Commission Public Hearing	December 6, 1993
Planning Commission Work Session (afternoon) and Public Hearing (evening)	January 3, 1994
Planning Commission adoption of Resolution 94-1 recommending certification of the EIR and amendment of the Alameda County General Plan to maintain consistency between the functional elements of the plan and the <i>East County Area Plan</i> , and Resolution 94-1A recommending amendment of the Alameda County General Plan to adopt the <i>East County Area Plan</i>	January 3, 1994
Board of Supervisors Public Hearing #1	February 3, 1994
Board of Supervisors Public Hearing #2	March 3, 1994
Board of Supervisors Public Hearing #3	April 7, 1994
Board of Supervisors Public Hearing #4; Board of Supervisors' adoption of Resolution R-94-271 certifying the EIR, making CEQA findings, and adopting a mitigation monitoring program; Resolution R-94-272 adopting conforming amendments to the General Plan, and Resolution R-94-273 amending the Alameda County General Plan by adopting the <i>East County Area Plan</i> to replace the 1977 <i>Livermore-Amador Valley Planning Unit General Plan</i>	May 5, 1994
Board of Supervisors amends Policies 78, 90, 91, 92, 98, and 100; Programs 23, 31, 32, 33, 34, 41, 42, 43, 46, and 48; and Table 5 (formerly Policies 81A, 94, 95, 96, 100, 101A; Programs 30, 33, 34, 35, 36, 40, 42, 43, 45, 46A; and Table 9) to add references to new "A-160" and "A-320" Zoning Districts.	September 12, 1996
Board of Supervisors amends ECAP Program 48 (formerly Program 46A) regarding secondary units.	July 2, 1998
The Measure D Initiative is passed by the voters of Alameda County; it requires the revision of ECAP in accordance with its provisions.	November 7, 2000 (December 22, 2000, effective date)
Board of Supervisors adopts the revised version of ECAP.	May 2002

II. GOALS, POLICIES AND PROGRAMS

Subregional Planning

Urban/Open Space Delineation

Goal: To clearly delineate areas suitable for urban development and open space areas for long-term protection of natural resources, agriculture, and public safety.

Policies

*Policy 1: The County shall identify and maintain a **County Urban Growth Boundary** that divides areas inside the Boundary, next to existing cities, generally suitable for urban development from areas outside suitable for long-term protection of natural resources, agriculture, public health and safety, and buffers between communities. The County Urban Growth Boundary shall be the Urban Growth Boundary of the City of Pleasanton starting at its eastern junction with U.S. I-580 clockwise to U.S. I-580, west to the boundary of the East County Area Plan, north to the proposed western Urban Growth Boundary for the City of Dublin on the November 7, 2000 election ballot, to the Alameda-Contra Costa County line, east to the eastern boundary of the East Dublin Specific Plan on February 1, 2000, south to U.S. I-580, east to the city limits of the City of Livermore, the northern Livermore city limits, except where the northern city limits are below U.S. I-580 the Boundary shall be I-580, to the eastern city limits of Livermore, to the proposed southern Urban Growth Boundary for Livermore on the March 7, 2000 election ballot to U.S. I-580, and west to the City of Pleasanton Urban Growth Boundary.

*Policy 2: The County shall identify urban designations on the **Land Use Diagram** (inclusive of incorporated and unincorporated areas of East County) sufficient to accommodate projected growth. Urban designations in unincorporated areas shall be contained within the County Urban Growth Boundary and shall not be expanded to accommodate lower than planned densities.

Interjurisdictional Coordination

Goal: To foster cooperative planning and implementation in East County.

Policies

Coordination

Policy 3: The County shall work with cities and other agencies in planning land use and infrastructure to achieve the goals of the *East County Area Plan* using a **cooperative approach** that recognizes those environmental, social, and economic characteristics of the subregion (*see Figure 2*) that extend beyond jurisdictional boundaries.

Land Use

Policy 4: The County shall actively consult with East County cities during formulation of County land use plans and projects that have potential **subregional impacts**, and shall encourage cities to reciprocate.

Policy 5: The County shall continue to participate in the **Tri-Valley Council** in an effort to share information and coordinate land use and transportation planning.

Policy 6: The County shall work with cities to present a unified position representing East County interests in whatever form of **regional government** that may be created by the California Legislature.

Fiscal Equity

Policy 7: The County shall work with cities toward reducing the fiscal motives that currently drive land use and planning decisions throughout the subregion. To this end, the County shall work with cities in an effort to equalize the **costs and benefits** of development to encourage a regionally beneficial land use pattern and minimize competition among local jurisdictions.

Policy 8: The County shall work with cities toward the equitable distribution of property **tax revenues** and development fees based on the cost and location of services provided.

Policy 9: The County shall actively seek new **revenue sources** to achieve the goals of the *East County Area Plan* but shall not encourage the allocation of a disproportionate share of the County's financial resources to the East County planning area.

Implementation Programs:

Coordination

Program 1: The County shall work with cities and special districts to achieve consistency of local **general plans** and service plans with the *East County Area Plan*, especially in terms of holding capacity limits, infrastructure requirements, jobs/housing balance, affordable housing targets and open space acquisition programs.

Program 2: The County shall promote consistency among local general plans in cooperation with cities and shall participate in efforts to create a common land use and environmental database, transportation model, performance standards for new development, and recommendations for a regional infill strategy that includes incentives for redesignating surplus commercial and industrial lands to meet housing needs.

Fiscal Equity

Program 3: The County shall review and revise its **tax sharing policies** in order to encourage cooperative planning which achieves the goals of the *East County Area Plan*. When a city applies to the Alameda County Local Agency Formation Commission (LAFCO) to annex unincorporated land, the County will evaluate the conformance of the city-proposed land uses and infrastructure plans with the *East County Area Plan* and may adjust the city/county tax share accordingly.

Program 4: The County shall work with cities to develop fee programs to fund **subregional facilities** (such as public hospitals, jails, and government offices), affordable housing (for low- and very low-income households), and open space to serve East County residents.

Urban and Rural Development

Location: Incorporated and Unincorporated

Goal: To achieve a balanced subregion featuring compact communities, a diverse economic base, affordable housing, and a full complement of public facilities and amenities.

Policies

Phasing

*Policy 10: The County shall require that development be **phased** according to the availability of infrastructure and public services allowed by the Initiative, and in conformance with policies which encourage compact development.

Policy 11: The County shall support **phased development** in East Dublin to provide for the efficient planning of infrastructure and prevent urban sprawl in the Dublin Hills. The County shall encourage the City of Dublin to include the 600 acre Santa Rita property in the first phase of development.

Policy 12: The County shall work with cities and service districts to plan adequate **infrastructure capacity** to accommodate development consistent with the *East County Area Plan*. The level of development in the *East County Area Plan* shall depend on the adequacy of transportation and infrastructure improvements and the extent to which these improvements can be funded.

Policy 13: The County shall not provide nor authorize public facilities or other infrastructure in excess of that needed for permissible development consistent with the Initiative. This policy shall not bar 1) new, expanded or replacement infrastructure necessary to create adequate service for the East County, 2) maintenance, repair or improvements of public facilities which do not increase capacity, and 3) infrastructure such as pipelines, canals, and power transmission lines which have no excessive growth-inducing effect on the East County area and have permit conditions to ensure that no service can be provided beyond that consistent with development allowed by the Initiative. "Infrastructure" shall include public facilities, community facilities, and all structures and development necessary to the provision of public services and utilities.

Jobs/Housing

Policy 14: The County shall promote an approximate balance between **jobs and housing** within East County and shall further promote a range of housing types reflecting the income distribution of the local employment base.

Policy 15: The County shall evaluate all proposed major projects for their effect on the East County jobs/housing ratio and the provision of housing affordable to East County workers as well as the potential impacts on adjacent counties, especially in terms of in-commuting. To the extent feasible,

the County shall impose measures on projects in the unincorporated County to reduce potential impacts arising from inadequate provision of housing, and shall encourage the cities to do the same.

Urban Growth Boundary

Policy 16: The County shall approve **urban development** (*see definition in Table 1*) only if it is located within the Urban Growth Boundary.

Policy 17: The County shall support the eventual city **annexation** or incorporation of all existing and proposed urban development within the Urban Growth Boundary consistent with the *East County Area Plan*.

Infill Development

Policy 18: The County shall encourage East County cities to promote **infill development** including the conversion of excess industrial and commercial land to residential uses.

Policy 19: The County shall encourage cities in **west Alameda County** to promote infill development (both residential and employment-generating) and the conversion of excess industrial and commercial land to residential uses.

Policy 20: The County shall encourage infill in unincorporated urban areas in **Castro Valley and the Eden area** in west Alameda County.

Rural Residential Development

Policy 21: The County shall recognize **existing rural residential development** outside the Urban Growth Boundary including Sunol, Tesla Road, South Livermore, Midway, Mines Road, Little Valley Road, Welch Creek Road, and other existing rural residential areas.

Policy 22: The County shall work with the City of Dublin to exclude development from steep hillsides (shown as Rural Residential in the Eastern Dublin Specific Plan) and from Doolan Canyon and establish programs to acquire these areas as part of a contiguous **open space** system.

Development Fees

Policy 23: The County shall recognize that compact development results in more efficient use of land and infrastructure, less conversion of open space and more affordable housing, than low-density sprawl. To encourage compact development, the County shall provide **economic incentives** to developers who provide higher densities and affordable housing.

Policy 24: The County shall encourage the Tri-Valley Transportation Council to reduce **subregional transportation fees** for qualifying high density housing projects constructed adjacent to transit stations.

Policy 25: The County shall require new developments in unincorporated areas to pay their fair share of the **costs** for providing East County infrastructure, public facilities and services, open space, affordable housing, and child care.

Implementation Programs:

Phasing

Program 5: The County shall encourage East County cities to modify their **general plans**, when they are being updated, to achieve consistency with *East County Area Plan* policies regarding affordable housing, and open space protection and acquisition.

*Program 6: The County shall work with cities to develop a **Master Plan** for public facilities, services, and amenities for East County, similar to Pleasanton's Municipal Facilities Master Plan. The Master Plan shall address the potential for shared use of public facilities, such as joint use of neighborhood parks and school playgrounds.

Jobs/Housing Balance

Program 7: The County shall work with cities to develop an **incentive system** to provide a range of housing unit types which reflects the income distribution of the local employment base. The incentive system could include density bonuses, use of low income housing fees, inclusionary zoning programs, fee waivers, low-income set asides within large projects, and joint development with non-profit housing corporations.

Development Fees

Program 8: The County shall develop, where possible, a **sliding scale fee schedule** for affordable housing, open space, and subregional facility fees required of developers. In order to encourage compact residential development, discourage low density sprawl, and encourage the production of affordable housing, the fee schedule shall be based on a sliding scale in which fees would generally decrease as the density of development and amount of affordable housing increases.

Residential Uses

****Goal: To provide an adequate supply of housing in a range of densities to meet State requirements, to accommodate projected housing growth consistent with this Plan and to respond to the needs of all income groups.***

Policies

County Housing Obligations

*Policy 26: Nothing in the Initiative shall be applied to preclude County compliance with housing obligations under State law. To the maximum extent feasible, the County shall meet State housing obligations for the East County Area within the County Urban Growth Boundary. In providing

required housing, the County shall protect environmental values, enhance the quality of life of affected persons, and comply with policies and programs of the Initiative to the maximum extent feasible.

If State-imposed housing obligations make it necessary to go beyond the Urban Growth Boundary, the voters of the County may approve an extension of the Boundary. The Board of Supervisors may approve housing beyond an Urban Growth Boundary only if:

1. it is indisputable that there is no land within the Urban Growth Boundary to meet a State housing requirement either through new development, more intensive development, or redevelopment;
2. no more land is used outside the Urban Growth Boundary than is required by the affordable housing necessary to meet a State obligation;
3. the area is adjacent to the Urban Growth Boundary, or to an existing urban or intensive residential area;
4. the percentage goals for low- and very low-income housing in Policy 36 will be met in any housing approved;
5. there will be adequate public facilities and services for the housing; and
6. the development shall not be on prime agricultural lands, or lands designated, at least conditionally, for intensive agriculture, unless no other land is available under this policy.

In no case shall required housing be built on or which protrudes over hilltops or ridgelines, on slopes of more than 20 % critical wildlife habitat, or within 100 feet of a riparian corridor.

Density

Policy 27: The County shall promote a diversity of housing **types and densities** within residential areas, including a mix of high-, medium-, and low-densities.

Policy 28: The County shall encourage cities to increase maximum allowable densities and to require residential projects within **high density residential** designations to achieve an average density at or above the mid-point of the applicable density range in city general plans.

Policy 29: The County shall facilitate the development of high density housing near proposed **BART stations**. Such development may be considered for exemption or reduction of subregional transportation fees.

Type of Unit

Policy 30: The County shall encourage high density **multiple family** housing near transit and in community centers but shall also ensure that some multiple family housing is dispersed throughout new residential areas.

*Policy 31: The County shall require a phasing plan for residential projects that determines when affordable housing **units** (including very-low, low-, and moderate-income units) will be built in each residential project. The phasing plan shall ensure that the majority of multiple family and affordable housing units are not postponed until the final phases of development. Affordable units shall be reasonably dispersed throughout the project. The County shall work with cities to require the same policies within incorporated areas.

Policy 32: The County shall work with **housing developers** to provide small, moderately priced single family homes with expansion potential for sale to first time home buyers.

Owner and Rental Units

Policy 33: The County shall promote development of sufficient **rental housing** to meet the projected needs of the population. To this end, the County shall encourage the production of rental units which meet the needs of very-low and low-income households throughout East County.

Policy 34: The County shall work with **non-profit housing** developers to provide very low- and low-income rental units and low- and moderate-income for-sale units and shall encourage joint ventures between for-profit and non-profit housing developers within East County.

Income Level

Policy 35: The County shall attempt to meet unincorporated East County **regional housing share objectives** for all income categories within East County to minimize the need for low- and moderate-income households to seek housing in San Joaquin and Northern Contra Costa Counties. The County shall encourage cities to meet their respective incorporated city regional housing share objectives within East County.

*Policy 36: The County shall work with cities to attain the Association of Bay Area Governments **regional housing share** goal (established in the County Housing Element for East County) of 21 percent moderate-income, 15 percent low-income, and 21 percent very low-income housing units throughout East County.

*Policy 37: The County shall require each residential and non-residential project to contribute to meeting the housing needs of **very low-, low- and moderate-income** households (*see definition in Table 1*). All residential developments of 20 or more units, whether for rental or sale, must include and maintain affordable housing units. Developers may choose the percentage of affordable housing units depending on the degree of affordability provided; either 10 percent very low income, 15 percent low income, or 20 percent moderate income, or a fraction of each of these adding to 1. Affordability must be permanently ensured through deed restrictions.

Policy 38: The County shall require that **major residential projects** (*see definition in Table 1*) contribute towards the goal of 21 percent very-low, 15 percent low- and 21 percent moderate-income housing units. Contributions towards achieving these goals should be made through financial support together with subsidies from other sources (e.g., federal tax credits). Low and moderate-income units may be built in the project or elsewhere in East County.

Policy 39: The County shall work with the **Tri-Valley Affordable Housing Committee** to pool County and city resources to facilitate the development of low- and moderate-income housing within the Tri-Valley.

General

Policy 40: The County shall require all new residential development to meet County standards for adequate road access, sewer and water facilities, fire protection, building envelope location, visual compatibility, and **public services**.

Policy 41: The County shall allow creation of new urban residential **building sites** only in areas located inside the Urban Growth Boundary which have public water and sewer service.

Implementation Programs:

Program 9: The County shall work with cities to adjust their general plan land use designations as necessary to achieve a jobs/housing balance and density and affordable housing goals.

*Program 10: The County shall adopt an ordinance establishing a low- and very low-income **housing fee** to be applied to all new unincorporated market rate housing and non-residential development that do not directly provide their fair share of housing under Policy 37. For residential development, the fee shall aim generally at covering the cost of providing a fair share of low and very low income housing not otherwise provided proportionate to the size of the development. Non-residential development fees should be related to the affordable housing needs that can reasonably be attributed to the development. Payment of the in-lieu fee shall be made prior to the issuance of an occupancy certificate.

Program 11: The County shall adopt an ordinance establishing a low- and very low-income **housing trust fund** to accrue housing fee revenues and to disperse them for low- and very low-income housing development.

Industrial/Commercial/Office Uses and Economic Development

Goal: To promote economic development and to provide an adequate supply of industrial/commercial/office acreage to achieve an appropriate balance of jobs and housing.

Policies

Industrial/Commercial/Office Uses

*Policy 42: The County shall work with cities to designate an adequate, but not excessive, supply of land for industrial, commercial, and office development to meet East County needs consistent with the Initiative.

Policy 43: The County shall require new unincorporated industrial, commercial, and office developments to pay their fair share of the **costs** for providing East County infrastructure, public facilities and services, open space, affordable housing, and child care.

Economic Development

Policy 44: The County shall encourage a diversity of job producing industries that reflect the skills of the **local labor force** to locate in the East County area.

Policy 45: The County shall provide incentives, such as fee reductions, streamlined permit processing, and infrastructure placement, to **existing industries** to remain in the East County planning area.

Policy 46: The County shall seek development of **back office space** to accommodate service industry employment opportunities for low-skill workers.

Policy 47: The County shall recognize the **Livermore Laboratories** as a job-producing resource of countywide and regional significance.

Implementation Programs:

Industrial/Commercial/Office Uses

Program 12: The County shall work with cities to adjust their general plan land use designations as necessary to achieve a jobs/housing balance.

Program 13: The County shall work with cities to develop a program for industrial, commercial, and office developments within incorporated and unincorporated areas to address the availability, affordability, and quality of **child care**.

Economic Development

Program 14: The County shall work with the Alameda County Economic Development Advisory Board to coordinate **industry recruitment** for the East County planning area.

Program 15: The County shall work with the Alameda County Economic Development Advisory Board to identify existing industries considering relocation outside the County and provide **incentives**, such as fee reductions, streamlined permit processing, and infrastructure placement for existing plant expansion.

Program 16: The County shall work with the Alameda County Economic Development Advisory Board to promote investment in telecommunications and other **technical infrastructure** that will be required to attract service businesses to East County.

Program 17: The County shall work with the Alameda County Economic Development Advisory Board to develop **job training programs** (e.g., computers, electronic technology), to improve the skills of the local labor force, and social programs (e.g., child care and job placement).

Community Facilities

Goal: *To provide a full range of community facilities to maintain and improve service levels and the quality of life for existing and future residents.*

Policies

Policy 48: The County shall promote the development of a full range of accessible **neighborhood facilities** including elementary schools, parks, and other amenities.

Policy 49: The County shall require new developments to pay their fair share of the costs of providing **community facilities**.

*Policy 50: The County shall promote the location of community facilities near major transportation corridors and within existing city downtown areas.

Implementation Programs:

Program 18: The County shall work with cities to develop a subregional facility fee for all new East County developments within incorporated and unincorporated areas to pay their fair share of the costs for necessary future community facilities such as public hospitals, libraries, jails, and cultural facilities.

Sensitive Lands and Regionally Significant Open Space

General Open Space

Goal: To protect regionally significant open space and agricultural land from development

Policies

General Open Space

Policy 51: The County shall work with East County cities to preserve a **continuous open space system** outside the Urban Growth Boundary with priority given to the permanent protection of the Resource Management area between Dublin and North Livermore and the area north of the Urban Growth Boundary in North Livermore, as established through Program 19.

Policy 52: The County shall preserve **open space areas** for the protection of public health and safety, provision of recreational opportunities, production of natural resources (e.g., agriculture, windpower, and mineral extraction), protection of sensitive viewsheds (*see definition in Table 1*), preservation of biological resources, and the physical separation between neighboring communities (*see Figure 4*).

Policy 53: The County shall preserve a continuous band of open space consisting of a variety of plant communities and wildlife habitats to provide comprehensive, rather than piecemeal, habitat conservation for all of East County. This **open space** should, as much as possible, be outside of the Urban Growth Boundary and contiguous to large open space areas of Contra Costa, Santa Clara, and San Joaquin Counties.

Policy 54: The County shall approve only open space, park, recreational, agricultural, limited infrastructure, public facilities (e.g., limited infrastructure, hospitals, research facilities, landfill sites, jails, etc.) and other similar and compatible uses outside the Urban Growth Boundary.

Policy 55: The County shall use zoning and explore the use of other **mechanisms** such as purchase or dedication of easements through density transfer or density bonuses and fee purchase to preserve open space outside the Urban Growth Boundary.

*Policy 56: The County shall require all new developments to dedicate or acquire land for open space and/or pay equivalent in-lieu fees which shall be committed to open space land acquisition and management and shall encourage the cities to impose similar open space requirements on development in incorporated areas.

Policy 57: The County shall encourage the Alameda County Open Space Land Trust (*see program 21*) to acquire fee title or easements on **strategic parcels** that would permanently secure the Urban Growth Boundary and complete the continuous open space system surrounding Eastern Dublin,

North Livermore, South Livermore, and the existing cities of Pleasanton, Dublin and Livermore.

Policy 58: The County shall encourage the Alameda County Open Space Land Trust (*see definition in Table 1*) to acquire **open space easements** accompanied by agreements to carry out appropriate management practices, whenever feasible, in lieu of fee acquisition in order to maintain open space land on property tax roles.

Policy 59: The County shall encourage the Alameda County Open Space Land Trust to acquire open space land in **fee title**, through purchase or dedication, when it is necessary to provide public access or to ensure suitable land management practices.

Policy 60: The County shall encourage **active public use** of publicly-owned open space lands close to existing and planned communities in locations where such use does not conflict with the protection of biological resources.

Policy 61: The County shall ensure that **management objectives**, funding and maintenance responsibilities are clearly identified for all open space lands to be acquired in fee or through easements by the Alameda County Open Space Land Trust. The County shall work with the Land Trust to further ensure that adequate funds are available to carry out on-going open space management activities.

Policy 62: The County shall require that open space provided as part of a development project be designed to achieve **open space objectives** (e.g., recreation, viewshed, community separation, riparian protection, public safety).

Policy 63: The County shall require that open space within **developed areas** be designed and maintained to minimize fire hazards and ensure compatibility between development and any significant biological resources.

Specific Open Space Areas

Policy 64: The County shall designate the **Vargas Plateau and the Sheridan Road** areas for agricultural and other open space uses. The County shall participate with the cities of Fremont and Union City in their planning studies for the open space areas to the east of the cities' boundaries, and shall encourage Fremont and Union City to designate the areas as community separators between the cities and East County.

Policy 65: The County shall work cooperatively with the cities of Pleasanton and Hayward, the Castro Valley community, the East Bay Regional Park District (EBRPD), and landowners to retain **Pleasanton Ridglands** as permanent open space and reserve a regional trail corridor connecting Sunol with the West Dublin hills. Accordingly, the County shall oppose city sphere of influence expansions and annexations outside the Urban Growth Boundary in this area for purposes of urban development.

Policy 66: The County shall encourage the City of Dublin to designate **West Dublin** for agricultural or open space uses to serve as a community separator and to reserve a regional trail corridor

connecting the San Ramon westside hills with Pleasanton Ridge, consistent with the *East County Area Plan*.

Policy 67: The County shall recognize **West Dublin** as a valuable open space buffer separating the community of Castro Valley from the East County planning area. The County shall encourage the City of Dublin to retain this area as open space to be consistent with the County's designation of this area as "Large Parcel Agriculture."

Policy 68: The County shall encourage the City of Dublin to:

1. redesignate in the **Eastern Dublin** General Plan Amendment area all Rural Residential (RR) land designated by Dublin easterly of Fallon Road, as well as Doolan Canyon, as "Resource Management," consistent with the *East County Area Plan*. Allowable uses may include agriculture, grazing, recreational, and open space uses. This shall not apply to any lands with urban designations as adopted in the Eastern Dublin Specific Plan.
2. work with the Alameda County Open Space Land Trust to acquire parcels designated by Dublin as "**Rural Residential**" in Eastern Dublin, through purchase of fee title or easements with open space fees, by means of dedication and/or through density transfer or other funding mechanisms.
3. require that land use activities conducted within this area adhere to management guidelines developed for the protection of **biological resources**.

Policy 69: The County shall work with San Joaquin, Contra Costa, and Santa Clara Counties to ensure that land uses adjacent to Alameda County open space lands are **compatible** with open space uses. The County shall ensure that land uses within Alameda County adjacent to San Joaquin, Contra Costa, and Santa Clara Counties are compatible with adjacent open space lands in these other counties.

Policy 70: The County shall work with the East Bay Regional Park District (EBRPD), the Livermore Area Recreation and Park District (LARPD), and other relevant agencies to ensure that **open space trails** adjacent to San Joaquin, Contra Costa, and Santa Clara Counties connect with trail systems in these other counties.

Implementation Programs:

General Open Space

*Program 19: The County shall work with East County cities to develop a **comprehensive open space preservation program**, establish priorities, and identify feasible mechanisms for acquisition or dedication of land in open space areas within two years of the effective date of the Initiative. In addition to impact fees on new urban development, the program shall analyze other land acquisition techniques including dedication of easements in return for development rights and/or bonuses, transfer of development credits, and bonds or other fees/funds for land acquisition.

Program 20: The County shall adopt an **open space dedication and/or in-lieu fee** requirement applicable to all residential and industrial, commercial, and office developments within unincorporated areas to fund the purchase of land within the continuous open space system and provide an endowment for on-going management of open space lands. The County shall work with cities to develop and adopt an open space dedication and in-lieu fee requirement consistent with the County requirement.

Program 21: The County shall work with cities to establish a non-profit **Alameda County Open Space Land Trust** to acquire lands within the East County open space system to other public agencies and, where appropriate, convey title or easements to other public agencies. The Land Trust can use developer dedication, fee purchase, open space or access easements, and other mechanisms to acquire and permanently preserve a continuous open space system outside the Urban Growth Boundary. Parcels for which fee title has been acquired should be conveyed to the appropriate public agency to expand water management (*see definition in Table 6*) or regional park lands, when necessary to achieve the open space and resource management objectives of the *East County Area Plan*. In the event that a County Open Space Land Trust and a South Livermore Valley Agricultural Land Trust are both formed, administrative and other functions may be shared by the two trusts in order to reduce costs.

Program 22: The County shall develop **management guidelines** to implement specific resource management objectives for watershed and biological resource protection to apply to those lands designated as "Resource Management" (*see Figure 4*).

Program 23: The County shall work with the Livermore Area Recreation and Park District (LARPD), the East Bay Regional Park District (EBRPD), and the San Francisco Water Department to incorporate continuous open space areas outside the Urban Growth Boundary into the **Bay Area Greenbelt** system (*see definition in Table 1*).

Program 24: The County shall work with the East Bay Regional Park District, the Livermore Area Recreation and Park District, the San Francisco Water Department, California Department of Fish and Game, and cities to identify appropriate **public and private uses** that should be allowed within various portions of the open space system, including active and passive recreation, and grazing.

Specific Open Space Areas

Program 25: The County shall work with East County cities and Hayward to complete the continuous **open space system** in South Pleasanton, Pleasanton Ridge, and West Dublin using zoning, dedication, fee purchase, density transfer, and agriculture/open space easements.

Program 26: The County shall undertake a study of potential open space, recreational, and related uses in the **Pleasanton Ridge** area.

Program 27: The County shall develop workable mechanisms to finance and acquire lands for public use in the **Pleasanton Ridge** area.

Agriculture

Goal: *To maximize long-term productivity of East County's agricultural resources.*

Policies

Preservation of Productive Soils

Policy 71: The County shall conserve **prime soils** (Class I and Class II, as defined by the USDA Soil Conservation Service Land Capability Classification) and Farmland of Statewide Importance and Unique Farmland (as defined by the California Department of Conservation Farmland Mapping and Monitoring Program) outside the Urban Growth Boundary.

Policy 72: The County shall preserve the Mountain House area for **intensive agricultural use** (*see definition in Table 1*).

Incompatible Uses

Policy 73: The County shall require buffers between those areas designated for agricultural use and new non-agricultural uses within agricultural areas or abutting parcels. The size, configuration and design of buffers shall be determined based on the characteristics of the project site and the intensity of the adjacent agricultural uses, and if applicable, the anticipated timing of future urbanization of adjacent agricultural land where such agricultural land is included in a phased growth plan. The buffer shall be located on the parcel for which a permit is sought and shall provide for the protection of the maximum amount of arable, pasture, and grazing land feasible.

Policy 74: The County shall require that, where conflicts between a **new use** and existing use are anticipated, the burden of mitigating the conflicts be the responsibility of the new use.

Policy 75: The County shall enforce the provisions of the Alameda County **Right-to-Farm Ordinance** on all lands within and adjacent to agricultural areas.

Policy 76: The County shall work with San Joaquin, Contra Costa, and Santa Clara Counties to ensure that any development adjacent to Alameda County agricultural land mitigates **impacts on agricultural land** including air quality, water quality and incompatibilities with agricultural uses. In particular, measures to mitigate growth-inducing impacts of development on agricultural land in Alameda County shall be addressed through cooperative efforts among the counties. The County shall ensure that land uses within Alameda County adjacent to San Joaquin, Contra Costa, and Santa Clara Counties are compatible with adjacent agricultural uses in these other counties.

Agricultural Support Services

Policy 77: The County shall support the construction of **accessory farm structures** (e.g., barns, animal feed facilities, and silos) on agricultural parcels.

*Policy 78: In areas designated Large Parcel Agriculture, the County shall permit agricultural processing facilities (for example wineries, olive presses) and limited agricultural support service uses that primarily support Alameda County agriculture, are not detrimental to existing or potential agricultural uses, demonstrate an adequate and reliable water supply, and comply with the other policies and programs of the Initiative.

Policy 79: The County shall require any proposal for **agricultural support** service uses within areas designated "Large Parcel Agriculture" or "Resource Management" to meet at a minimum the following criteria:

- The project will not require the extension of public sewer or water.
- The project will not detract from agricultural production on-site or in the area.
- The project will not create a concentration of commercial uses in the area.
- The project is compatible with and will not adversely affect surrounding uses.

Policy 80: The County shall support the construction of **on-site housing** for farm employees who require full-time, on-site residency. Potential impacts on agricultural uses, and biological and geotechnical factors shall be taken into consideration in the siting of such housing.

Visitor-Serving Commercial Uses

Policy 81: The County shall give the highest priority in areas designated "**Large Parcel Agriculture**" to agricultural operations. Visitor-serving commercial facilities (such as wineries, inns, and food and beverage stores) shall be limited to facilities that promote agriculture and are subordinate and directly related to the area's agricultural production.

*Policy 82: In areas designated Large Parcel Agriculture, the County shall permit limited agriculture enhancing commercial uses that primarily support the area's agricultural production, are not detrimental to existing or potential agricultural use, demonstrate an adequate and reliable water supply, and comply with other policies and programs of the Initiative.

Policy 83: The County shall require any proposal for a **visitor-serving commercial** use in an agricultural area to meet all of the following criteria:

- The project will primarily promote agricultural products grown or processed in Alameda County;
- The project is compatible with existing agricultural production activities in the area;
- The project mitigates, to the satisfaction of the County, all potential conflicts with surrounding agricultural uses and other environmental impacts; and

- The project can demonstrate an adequate and reliable water source that does not significantly diminish the availability of water to serve existing or potential agricultural use.

Economic Incentives

Policy 84: The County shall provide incentives to landowners to stimulate agricultural investments and enhance the **economic viability** of agriculture.

Williamson Act Contracts

Policy 85: The County shall utilize provisions of the **Williamson Act** and other appropriate economic incentives to support agricultural uses.

*Policy 86: The County shall not approve cancellation of Williamson Act contracts within or outside the County Urban Growth Boundary except where findings can be made in accordance with state law, and the cancellation is consistent with the Initiative. In no case shall contracts outside the Urban Growth Boundary be canceled for purposes inconsistent with agricultural or public facility uses. Prior to canceling any contract inside the County Urban Growth Boundary, the Board of Supervisors shall specifically find that there is insufficient non-contract land available within the Boundary to satisfy state-mandated housing requirements. In making this finding, the County shall consider land that can be made available through reuse and rezoning of non-contract land.

Preservation of Agricultural Lands Outside the Urban Growth Boundary

Policy 87: The County shall encourage the establishment and permanent protection of existing and new cultivated agriculture through the use of homesite **clustering**, agricultural easements, density bonuses, or other means.

Policy 88: The County shall encourage the cities in East County to adopt policies and programs (such as mitigation fees for the conversion of agricultural lands within city boundaries and on lands to be annexed to a city) to fund the **Alameda County Open Space Land Trust** for protection of resources and the preservation of a continuous open space system outside the Urban Growth Boundary.

Parcel Size Outside the Urban Growth Boundary

Policy 89: The County shall retain rangeland in large, contiguous blocks of sufficient size to enable commercially viable **grazing**.

Policy 90: The County shall determine the **minimum parcel size** of agricultural parcels through an evaluation of individual circumstances of the property and surrounding land, but, except as follows, the minimum parcel size shall not be smaller than that allowed under the County Zoning Ordinance (A-100, A-160, or A-320) in areas designated "Large Parcel Agriculture" or "Resource Management." Where conditions warrant, the County may require a larger parcel size through the land division process (*see Table 5*). Exceptions may apply within the South Livermore Valley, as

defined in "South Livermore Policies" at the end of this plan; in other areas that may be identified through Program 45; and where clustering of homesites is allowed.

Policy 91: The County shall continue to honor building site status on existing parcels of less than 100 acres in the "A-100" (Agriculture - 100-acre minimum parcel size) District, less than 160 acres in the "A-160" (Agriculture - 160-acre minimum parcel size) District, or less than 320 acres in the "A-320" (Agriculture - 320-acre minimum parcel size) District only if the parcel is consistent with Zoning Ordinance standards for legal building sites.

Policy 92: The County shall encourage the retention of existing **large parcels** of greater than 320 acres in remote areas designated "Large Parcel Agriculture" or "Resource Management," where the parcels are not well served by roads, infrastructure, and services.

Policy 93: The County shall seek to stimulate agricultural investment and enhance the economic viability of existing or potential rural agricultural uses.

Development of Agricultural Land within the Urban Growth Boundary

Policy 94: The County shall require the geographic **phasing** of urban development within the Urban Growth Boundary to minimize the impacts of incompatible uses on continuing agricultural operations.

Rural Development

*Policy 95: Outside the Urban Growth Boundary, the County may approve **divisions** of parcels only to the extent consistent with the Initiative, and, if applicable, the criteria set forward in Table 5 Standards for Subdivision and Site Development Review for Agricultural Parcels are met. In evaluating a subdivision application, the analysis shall assume that each parcel includes a building envelope which could be developed with a residence (even if a residence is not proposed as part of the application).

*Policy 96 : In areas outside the County Urban Growth Boundary designated Large Parcel Agriculture, Resource Management or Water Management Lands, the number of parcels that may be created, the residential units permitted on each parcel, the size of the development envelope, the maximum floor areas and floor area ratios, and the uses permitted by the Plan on February 1,2000, or by the Initiative, whichever is less, may not be increased. See Description of Land Use Designations and Table 6 for additional information.

*Policy 97: Rural Density Residential designations may not be changed to a designation which permits more development.

Policy 98: The County shall require **Site Development Review** for all proposed buildings, except accessory uses related to agricultural production (*see definition in Table 1*), in the "A-100" (Agriculture - 100-acre minimum parcel size), "A-160" (Agriculture - 160-acre minimum parcel size), or "A-320" (Agriculture - 320-acre minimum parcel size) Districts.

Policy 99: The County shall require all tentative maps in areas designated "Large Parcel Agriculture" or "Resource Management" to identify a **building envelope** of no more than two acres on each proposed parcel within which all residential development and residential accessory uses shall be located. On-site housing for farm employees who require full-time, on-site residency is considered an agricultural use and is not limited to the identified two-acre building envelope.

Policy 100: The County shall review applications for **golf courses** in the "A-100" (Agriculture - 100-acre minimum parcel size), "A-160" (Agriculture - 160-acre minimum parcel size), or "A-320" (Agriculture - 320-acre minimum parcel size) Districts with the same level of analysis as development projects, since golf courses require grading, infrastructure, and water supply similar to urban development.

Implementation Programs:

Incompatible Uses

Program 28: The County shall amend the Zoning Ordinance to eliminate uses incompatible with agriculture in the "A-100" (Agriculture - 100-acre minimum parcel size), "A-160" (Agriculture - 160-acre minimum parcel size), and "A-320" (Agriculture - 320-acre minimum parcel size) Districts.

Program 29: The County shall develop guidelines for establishing **buffers** between existing agricultural uses and potentially incompatible uses. Buffers may take the form of precluding incompatible uses within a certain distance of agricultural operations, erecting physical barriers to nuisances such as berms or foliage, or mitigation of impacts to non-agricultural uses (e.g., noise insulation). Buffers may consist of a topographic feature, a substantial tree stand, watercourse, or similar feature.

Program 30: The County shall adopt an ordinance requiring that a **real estate disclosure** notice be attached to deeds informing owners of potential nuisances generated by adjacent agricultural uses. Such notices will be required for all parcels designated as "Large Parcel Agriculture" and "Resource Management" (*see definition in Table 6*) and for parcels abutting any parcel in one of these designations, whenever the property is transferred to a new owner.

Agricultural Support Services

Program 31: The County shall establish development standards and procedures for **agricultural support services** allowed in the Large Parcel Agriculture designation.

Visitor-Serving Commercial Uses

Program 32: The County shall establish development standards and procedures for **visitor serving commercial uses** allowed in the Large Parcel Agriculture designation.

Program 33: The County shall develop **design guidelines** for visitor-serving commercial uses allowed in the Large Parcel Agriculture designation to maintain the rural character of the agricultural areas in which they would be located.

Single Family Clustering

*Program 34: Notwithstanding any other provision of the Initiative, the County may permit residential and other structures allowed on a parcel or adjoining parcels on land designated Large Parcel Agriculture, Resource Management or Water Management Lands on February 1, 2000, or by the Initiative, to be clustered on one or more of the parcels on adjacent development parcels not to exceed 2 acres each. No additional residential units may be built as a result of clustering, except a bonus of one residential unit for each 5 residential units clustered may be permitted.

For each residential unit clustered, an area equal to the minimum parcel size otherwise applicable to the parcel from which the unit was derived minus the area of the clustered parcel shall be protected permanently from further development, except for agricultural structures necessary for agricultural use, by dedication of a conservation easement on a single, continuous area to Alameda County or by other comparably effective means.

Except as provided in this program, all clustering shall comply with the provisions of the Initiative. Care shall be taken in permitting clustering not to impair existing or potential agricultural uses, water quality, or environmental or visual values. Consistent with those requirements, clustering shall be configured to maximize the amount of contiguous agricultural acreage.

Program 35: The County shall develop a database system for tracking cluster parcel projects to maintain an **inventory of the cluster parcels** that are created.

Agricultural Advisory Committee

*Program 36: The County shall periodically convene an advisory panel of experts to make recommendations to enhance the economic viability of agriculture and ranching, and to minimize environmental impacts. The panel shall recommend new County policies and ways to strengthen the implementation of existing policies. Citizen input shall be solicited.

Williamson Act Contracts

Program 37: The County shall review its **Williamson Act guidelines** and revise them as necessary to assure consistency with State law and with the General Plan.

Preservation of Land Outside the Urban Growth Boundary

Program 38: The County shall investigate the feasibility of the transfer of development rights as a mechanism to preserve agriculture and open space.

Program 39: The County shall support the efforts of the non-profit South Livermore Valley Agricultural Land Trust and the Alameda County Open Space **Land Trust** to purchase or receive and hold fee title or agricultural easements as governed by its by-laws. The County shall support continued private ownership and productive use of agricultural lands, and public acquisition of open space lands for public park purposes, outside the Urban Growth Boundary.

Parcel Size

*Program 40: The Zoning Ordinance shall have an "A-160" (Agriculture - 160-acre minimum parcel size) District and an "A-320" (Agriculture - 320-acre minimum parcel size) District. The "A-160" (Agriculture - 160-acre minimum parcel size) District shall cover the following area: the Wind Resource Area (see Figure 4 - Open Space Diagram), except lands easterly of the California Aqueduct, and lands to the south of Tesla Road that are within one mile of Tesla Road between the San Joaquin County boundary and the South Livermore Valley Plan. The "A-320" (Agriculture - 320-acre minimum parcel size) District shall cover lands located generally to the south of the following boundary: parallel to and one mile south of Tesla Road from the San Joaquin County boundary to the South Livermore Valley Plan Area; the southern boundary of the South Livermore Valley Plan Area; parallel to and one mile south of Vallecitos Road from the South Livermore Valley Plan Area to the intersection of the one mile line with the northern boundary of San Francisco Water Department lands surrounding San Antonio Reservoir; the northern boundary of the San Francisco Water Department lands to the north/south section line directly west of San Antonio Reservoir; a line following the north/south section line to its intersection with Calaveras Road; and the northern boundary of the East Bay Regional Park District property located between Calaveras Road and the western boundary of the East County planning area. The Zoning Ordinance shall include "grandfather clauses" to recognize the rights of property owners. Lands rezoned to "A-160" and "A-320" shall maintain the designations shown on the East County Area Plan Land Use Diagram. (See, generally, Figures 3 and 4.)

*Program 41: The Zoning Ordinance and Subdivision Ordinance shall specify that the **100 acre minimum parcel size** permitted for the "A-100" (Agriculture - 100-acre minimum parcel size) District, the 160 acre minimum parcel size permitted for the "A-160" (Agriculture - 160-acre minimum parcel size) District, and the 320 acre minimum parcel size permitted for the "A-320" (Agriculture - 320-acre minimum parcel size) District are minimums and that the actual size of agricultural parcels shall be determined through an evaluation of individual circumstances of the property and surrounding land and may be larger than 100 acres in the "A-100" District, 160 acres in the "A-160" District, or 320 acres in the "A-320" District (see Table 5). Exceptions to these minimum parcel sizes may apply under the South Livermore Valley Plan, in the North Livermore Intensive Agriculture Area, and where clustering of homesites is allowed under Program 34.

Program 42: The County shall develop new application **submittal requirements** for proposed uses and divisions of land in the "A-100" (Agriculture - 100-acre minimum parcel size), "A-160" (Agriculture - 160-acre minimum parcel size), and "A-320" (Agriculture - 320-acre minimum parcel size) Districts to enable detailed assessment of applications based on criteria developed in Table 5.

Program 43: The County shall amend the Zoning Ordinance and Subdivision Ordinance to include a set of required **findings** consistent with the Table 5 Standards for Subdivision and Site Development Review for Agricultural Parcels, in addition to those required under the Subdivision Map Act, to be made before approving a subdivision or conditional use permit in the "A-100" (Agriculture - 100-acre minimum parcel size), "A-160" (Agriculture - 160-acre minimum parcel size), and "A-320" (Agriculture - 320-acre minimum parcel size) Districts. The findings shall address, at a minimum, parcel configuration, building envelope, interference with agricultural uses on parcels in the vicinity, access, water availability, compatibility with the character of the surrounding area, interference with adopted plans for recreational open space, and environmental concerns.

Program 44: The County shall study possible amendments to the Zoning Ordinance to stimulate agricultural investments and ensure the economic viability of existing rural agricultural uses in the **Tesla Road** area.

Program 45: The County shall undertake a study to determine additional agricultural areas in the County where agricultural preservation and enhancement policies (such as those of the South Livermore Valley Area Plan) may be appropriate to allow for 20-acre parcels, in exchange for a long-term commitment to agriculture.

Rural Development

Program 46: The County shall apply the Table 5 Standards for Subdivision and Site Development Review for Agricultural Parcels in the **Site Development Review** process for residential development in the "A-100" (Agriculture - 100-acre minimum parcel size), "A-160" (Agriculture - 160-acre minimum parcel size), and "A-320" (Agriculture - 320-acre minimum parcel size) Districts; and in addition, shall develop criteria to assess visual impacts including building mass, construction materials, light and glare. These criteria shall be used in determining the suitability of residential siting on agricultural parcels.

Program 47: The County shall prepare design and siting standards for **residential uses** on lands designated "Large Parcel Agriculture" and "Resource Management."

Program 48: The County shall amend the Zoning Ordinance and Alameda County Agricultural Preserves Objectives, Uniform Rules and Procedures to allow one secondary unit (*see definition in Table 1*) per agricultural parcel, having one, but no more than one, permanent dwelling unit on the parcel (with the exception of properly permitted farm worker housing) in the "A-100" (Agriculture - 100-acre minimum parcel size), "A-160" (Agriculture - 160-acre minimum parcel size), and "A-320" (Agriculture - 320-acre minimum parcel size) Districts, subject to policies and procedures as adopted by the County, consistent with the intent and policies of ECAP.

Watershed

Goal: To protect watershed land from the direct and indirect effects of development.

Policies

Policy 101: The County shall encourage public water management agencies to explore **recreational opportunities** on watershed lands, particularly reclaimed quarries, where recreational use would not conflict with watershed protection objectives.

Policy 102: The County shall encourage the San Francisco Water Department to provide limited public access on trail corridors through the **watershed lands** surrounding San Antonio and Calaveras Reservoirs, Sunol Watershed, and the Arroyo de la Laguna. The County shall work with the East Bay Regional Park District to incorporate these watershed corridors into the regional trail system, where recreational use would not conflict with watershed protection objectives.

Policy 103: The County shall designate an area outside of the San Francisco Water Department lands that extends to the limit of the watershed boundary as "**Resource Management**". Within this area, the County shall encourage land use activities to adhere to management guidelines developed for the protection of watershed lands and shall ensure that subdivisions of lands or quarry operations and reclamation plans within this designation are approved only where such subdivisions or quarry operations would not adversely affect the watershed protection objectives of the San Francisco Water Department.

Policy 104: The County shall preserve the area located between the **Sunol/Ohlone Wilderness** and San Francisco's San Antonio and Calaveras Reservoir watershed lands for uses compatible with watershed and recreational lands.

Implementation Programs:

Program 49: The County shall develop **management guidelines** for lands designated "Resource Management" for the purpose of protecting watershed lands from potential degradation resulting from incompatible uses.

Sensitive Viewsheds

Goal: To preserve unique visual resources and protect sensitive viewsheds.

Policies

Ridgelines

Policy 105: The County shall preserve the following major visually-sensitive **ridgelines** largely in open space use:

1. The ridgelines of Pleasanton, Main, and Sunol Ridges west of Pleasanton;
2. The ridgelines of Schafer, Shell, Skyline, Oak and Divide Ridges west of Dublin and the ridgelines above Doolan Canyon east of Dublin;
3. The ridgelines above Collier Canyon and Vasco Road and the ridgelines surrounding Brushy Peak north of Livermore;
4. The ridgelines above the vineyards south of Livermore;
5. The ridgelines above Happy Valley south of Pleasanton.

*Policy 106: Structures may not be located on ridgelines or hilltops or where they will project above a ridgeline or hilltop as viewed from public roads, trails, parks and other public viewpoints unless there is no other site on the parcel for the structure or on a contiguous parcel in common

ownership on or subsequent to the date this ordinance becomes effective. New parcels may not be created that have no building site other than a ridgeline or hilltop, or that would cause a structure to protrude above a ridgeline or hilltop, unless there is no other possible configuration.

Policy 107: The County shall permit no structure (e.g., housing unit, barn, or other building with four walls) that projects above a visually-sensitive **major ridgeline**.

Visual Protection

*Policy 108: To the extent possible, including by clustering if necessary, structures shall be located on that part of a parcel or on contiguous parcels in common ownership on or subsequent to the date this ordinance becomes effective, where the development is least visible to persons on public roads, trails, parks and other public viewpoints. This policy does not apply to agricultural structures to the extent it is necessary for agricultural purposes that they be located in more visible areas.

Community Separators

Policy 109: The County shall preserve **community separators** largely in open space in the following locations:

1. The Resource Management area of approximately 7,400 acres separating East Dublin and North Livermore;
2. The Chain of Lakes area which separates the cities of Pleasanton and Livermore;
3. The area on Pleasanton and Main Ridges above 670 feet which separates the communities of Pleasanton, Castro Valley, and Hayward;
4. The area west of Dublin which separates the communities of Dublin and Castro Valley; and
5. The Vargas Plateau and Sheridan Road areas which separate the communities of Fremont and Sunol.

Trees

Policy 110: The County shall require that developments are sited to avoid or, if avoidance is infeasible, to minimize disturbance of **large stands of mature, healthy trees** and individual healthy trees of notable size and age. Where healthy trees will be removed, the County shall require a tree replacement program which includes a range of tree sizes, including specimen-sized trees, to achieve immediate visual effect while optimizing the long-term success of the replanting effort.

Policy 111: The County shall not allow any structure (e.g., housing unit, barn, or other building with four walls) to exceed the height of the **tree canopy** in woodland areas.

Viewsheds

Policy 112: The County shall require development to maximize views of the following prominent **visual features**:

1. The major ridgelines listed in Policy 105;
2. Brushy Peak, Donlan Peak, and Mount Diablo; and
3. Cresta Blanca, near Arroyo Road South of Livermore.

Policy 113: The County shall review development proposed adjacent to or near public **parklands** to ensure that views from parks and trails are maintained.

Landscaping

Policy 114: The County shall require the use of **landscaping** in both rural and urban areas to enhance the scenic quality of the area and to screen undesirable views. Choice of plants should be based on compatibility with surrounding vegetation, drought-tolerance, and suitability to site conditions; and in rural areas, habitat value and fire retardance.

*Policy 115: In all cases appropriate building materials, landscaping and screening shall be required to minimize the visual impact of development. Development shall blend with and be subordinate to the environment and character of the area where located, so as to be as unobtrusive as possible and not detract from the natural, open space or visual qualities of the area. To the maximum extent practicable, all exterior lighting must be located, designed and shielded so as to confine direct rays to the parcel where the lighting is located.

Alteration of Landforms

*Policy 116: To the maximum extent possible, development shall be located and designed to conform with rather than change natural landforms. The alteration of natural topography, vegetation, and other characteristics by grading, excavating, filling or other development activity shall be minimized. To the extent feasible, access roads shall be consolidated and located where they are least visible from public view points.

Grading

Policy 117: The County shall require that where grading is necessary, the off-site visibility of **cut and fill slopes** and drainage improvements is minimized. Graded slopes shall be designed to simulate natural contours and support vegetation to blend with surrounding undisturbed slopes.

Policy 118: The County shall require that grading avoid areas containing large stands of mature, healthy **vegetation**, scenic natural formations, or natural watercourses.

Policy 119: The County shall require that access roads be sited and designed to **minimize grading**.

Utilities

Policy 120: The County shall require that **utility lines** be placed underground whenever feasible. When located above ground, utility lines and supporting structures shall be sited to minimize their visual impact.

Implementation Programs:

Ridgelines and Community Separators

Program 50: The County shall use zoning, site development review, dedication, purchase, **density transfer**, and easements to preserve the ridgelines and community separators listed in Policies 105 and 109.

Program 51: The County shall work with LARPD and EBRPD to acquire and maintain the **Brushy Peak** area as permanent public open space. The Brushy Peak open space area should be linked with the proposed Los Vaqueros Reservoir open space area in Contra Costa County.

Trees

Program 52: The County shall develop guidelines for **tree replacement** programs for new developments. The guidelines shall address, at a minimum, the conditions under which replacement will be required and the number, size, and type of trees to be used as replacement trees. Replacement trees shall be selected for appearance, drought-tolerance, habitat value, fire retardance, and suitability to site conditions.

Landscaping

Program 53: The County shall establish **landscape guidelines** for both urban and rural development. The guidelines shall include a list of extremely invasive non-native plants not suitable for use in landscaping.

Grading

Program 54: The County shall establish **grading guidelines** for the development of both structures and access roads.

Biological Resources

Goal: To preserve a variety of plant communities and wildlife habitat.

Policies

Policy 121: The County shall secure open space lands, through acquisition of easements or fee title, specifically for the preservation and protection of indigenous **vegetation and wildlife**.

Policy 122: The County shall encourage that **wetland mitigation** be consolidated in areas that are relatively large and adjacent to or otherwise connected to open space. To the extent possible, these

areas should be included in, adjacent to, or linked through open space corridors with lands designated as "Resource Management" that are managed specifically for the preservation and enhancement of biological resources.

Policy 123: Where site-specific impacts on biological resources resulting from a proposed land use outside the Urban Growth Boundary are identified, the County shall encourage that mitigation is complementary to the goals and objectives of the ECAP. To that end, the County shall recommend that mitigation efforts occur in areas designated as "**Resource Management**" or on lands adjacent to or otherwise contiguous with these lands in order to establish a continuous open space system in East County and to provide for long term protection of biological resources.

Policy 124: The County shall encourage the maintenance of **biological diversity** in East County by including a variety of plant communities and animal habitats in areas designated for open space.

Policy 125: The County shall encourage preservation of areas known to support **special status species**.

Policy 126: The County shall encourage no net loss of **riparian and seasonal wetlands**.

Policy 127: The County shall encourage the preservation of East County's oak woodland plant communities.

Policy 128: The County shall ensure that, where **quarries** will be reclaimed as open space, reclamation plans are designed to restore biological value to sites through appropriate revegetation, contouring of lakes to simulate natural bodies of water, and protection or in-kind replacement of significant trees.

Policy 129: The County shall protect existing **riparian woodland habitat** present along the Arroyo Mocho, Arroyo Del Valle, Arroyo Las Positas, Arroyo de la Laguna; and Alamo, Tassajara, and Alameda Creeks. Exceptions to these requirements shall apply for those portions of the Arroyo del Valle to be excavated for water transfer Lakes A and B under the Specific Plan for the Livermore-Amador Valley Quarry Area Reclamation, which shall instead be subject to riparian habitat restoration as specified by Policies 128 and 164; and for any approved quarry operations in Regionally Significant Construction Aggregate Resource Sector C (Arroyo Mocho) or any other streambeds, which shall also be subject to habitat restoration under Policies 128 and 164, and according to applicable State Public Resources Code requirements, to the extent that proposed reclamation specifies riparian habitat as the end use.

Policy 130: The County shall preserve an **open space corridor** connecting the Bird's Beak Preserve with lands designated "Resource Management." This open space corridor shall vary in width between 50 and 150 feet.

Policy 131: The County shall require that **roadways** be designed to minimize impacts to wildlife corridor and regional trails. Where appropriate, grade-separated crossings and/or other features shall be used to maintain the viability of the affected corridor.

Policy 132: The County shall designate a zone of approximately 200 yards around the perimeter of the defined **Bird's Beak Preserve** in North Livermore as a Special Management Area. Within this zone, all proposed land uses and project designs shall be evaluated regarding their potential to effect the viability of the Springtown valley sink scrub habitat, and mitigation shall be incorporated into the approval of detailed development plans within this 200 yard zone to avoid the impact. Mitigation may take the form of clustering development to avoid sensitive areas, management practices, land swap with the FCC Monitoring Station, or other appropriate measures.

Policy 133: The County shall require that the impacts of **wind turbine operations** on bird populations are minimized.

Implementation Programs:

Program 55: The County shall develop **management guidelines** for lands designated "Resource Management" for the purpose of maintaining and/or enhancing existing plant communities and wildlife habitats. The County shall identify organizations that may be suitable to manage the open space.

Program 56: The County shall develop specific biological **survey protocols** for special status plants and animals to be used in evaluating proposed activities within the Urban Growth Boundary, in consultation with federal and state resource agencies.

Program 57: The County shall establish **mitigation measures** for biological resources affected by activities and development within the Urban Growth Boundary. To this end, the County shall consult with federal and state resource agencies to establish mitigation measures for specific special status taxa identified within the Urban Growth Boundary (e.g., mitigation fees, relocation, recreation of habitat within open space).

Program 58: The County shall work with federal, state, and local agencies to establish feasible mitigation for avian collisions with **wind turbines**. The County shall take a lead role in coordinating wind farm operators and other agencies to develop feasible mitigations.

Hazard Zones

Goal: To minimize the risks to lives and property due to environmental hazards.

Policies

Policy 134: The County shall not approve new development in areas with potential **natural hazards** (flooding, geologic, wildland fire, or other environmental hazards) unless the County can determine that feasible measures will be implemented to reduce the potential risk to acceptable levels, based on site-specific analysis.

Policy 135: The County, prior to approving new development, shall evaluate the degree to which the development could result in loss of lives or property, both within the development and beyond its boundaries, in the event of a **natural disaster**.

(Note: See Policies 307 to 324 under Environmental Hazards)

Cultural Resources

Goal: To protect cultural resources from development.

Policies

Policy 136: The County shall identify and preserve significant archaeological and **historical resources**, including structures and sites which contribute to the heritage of East County.

Policy 137: The County shall require development to be designed to avoid **cultural resources** or, if avoidance is determined by the County to be infeasible, to include implement appropriate mitigation measures that offset the impacts.

Implementation Programs:

Program 59: The County shall require a background and records check of a project area if a project is located within an extreme or high archaeological sensitivity zone as determined by the County. If there is evidence of an archaeological site within a proposed project area, an archaeological survey by qualified professionals shall be required as a part of the environmental assessment process. If any **archaeological sites** are found during construction, all work in the immediate vicinity shall be suspended pending site investigation by a qualified archaeology professional. Proposed structures or roads on property that contains archaeological sites should be sited in consultation with a professional archaeologist to avoid damaging the archaeological sites. The County shall follow the California Environmental Quality Act (CEQA) Guidelines for cultural resource preservation procedures in reviewing development projects located near identified cultural resources. Appropriate measures for preserving an historic structure include renovation or moving it to another location. Proposals to remove historic structures shall be reviewed by qualified professionals.

Major Public Facilities

General Public Facilities

Goal: To provide for the development, operation, and expansion of major public facilities and to ensure the compatibility of adjacent land uses.

Policies

Policy 138: The County shall allow development and expansion of major public facilities (e.g., hospitals, research facilities, landfill sites, jails, etc.) in appropriate locations inside and outside the **Urban Growth Boundary** consistent with the policies and Land Use Diagram of the *East County Area Plan*.

Policy 139: The County shall ensure that new major public facilities are properly sited to avoid **land use conflicts** and potential health and safety risks.

Policy 140: The County shall encourage the design of **new or expanding public facilities** to serve as models for the community. Features that should be incorporated into public facility design include drought tolerant landscaping, energy conserving features, public art, child care, open space usable by workers and the public, and accessibility to all members of the community. The County shall investigate the potential for shared use of public facilities, such as joint use of neighborhood parks and school playgrounds.

Policy 141: The County shall ensure that all new uses approved near the **Veterans Administration (VA) Hospital** in South Livermore are compatible with hospital operations.

Policy 142: The County shall ensure that all new uses approved near the Federal Communications Commission (**FCC**) station in North Livermore are compatible with FCC operations and that development in the vicinity of the FCC station does not expose the public to potential health hazards associated with high-frequency radio frequency (RF) radiation. Measures to ensure compatibility and safety may include clustering of new development, re-siting of land uses, providing a buffer between new urban uses and the facility, and/or relocation or reconfiguration of FCC facilities.

Policy 143: The County shall ensure that all new uses approved near the **Santa Rita Jail** in Eastern Dublin are compatible with jail operations.

Policy 144: The County shall ensure that all new uses approved near the **Lawrence Livermore National Laboratories (LLNL)** in East Livermore are compatible with Laboratory operations.

Policy 145: The County shall protect the Altamont and Vasco Road **landfill sites** from encroachment by incompatible uses.

Policy 146: The County shall actively consult with other agencies to monitor expansion and renovation plans for major public facilities and provide comments related to **land use compatibility** and safety issues where appropriate.

Implementation Programs:

Program 60: The County shall consider existing and future operations and potential **land use impacts** in reviewing projects in the vicinity of the Veterans Administration Hospital, the FCC Station, Santa Rita Jail, and the Lawrence Livermore National Laboratories. The County shall consider the use of real estate disclosure notices as a means to inform adjacent home buyers of the potential impacts generated by these facilities and reduce the number of complaints received by these facilities.

Airports

Goal: To provide for the operation and expansion of the Livermore Municipal Airport and to ensure the compatibility of adjacent uses.

Policies

Policy 147: The County shall recognize the **Livermore Municipal Airport** as a regional resource and provide for its limited expansion.

Policy 148: The County shall work with cities to ensure that all new uses approved within the Livermore Airport Land Use Commission (**ALUC**) **referral area** are consistent with the ALUC Policy Plan.

Policy 149: The County shall protect **noise sensitive land uses** adjacent to the Livermore Airport through zoning, height restrictions, noise insulation, avigation easements, and other techniques.

Policy 150: The County shall recognize the **Byron (East Contra Costa County) Airport** as a regional resource, and shall work with Contra Costa County to ensure that land uses approved in Alameda County within the Byron Airport's referral area are compatible with the airport's operations.

Implementation Programs:

Program 61: The County shall work with the City of Livermore to pursue FAA funding for an update of the **Livermore Airport Master Plan** to identify future operational and facility requirements.

Program 62: The County shall support the **Airport Protection Area (APA)**, as adopted by the Alameda County Airport Land Use Commission, and shall abide by the land use restrictions established within the APA.

Program 63: The County shall delineate the boundaries of the **Byron Airport's** referral areas on Alameda County land use and zoning maps to identify areas that are subject to airport compatibility review.

Program 64: The County shall refer all discretionary permit applications (e.g., Conditional Use Permits, Site Development Review, etc.), in addition to general plan amendments and zoning changes, that are proposed within the Byron Airport referral area to the Contra Costa County Airport Land Use Commission for review and comment. (This action shall not constitute a referral as described under state ALUC law, Public Utilities Code section 21676.) In addition, all discretionary permit applications in the referral area shall be required to include an aeronautical study and noise study (if the study(ies) are appropriate for the type and scale of project being proposed) prepared by a qualified aviation consultant to determine if the proposed project would create a hazard to aviation or an adverse impact on airport operations. The County may consider height restrictions on structures, marking or lighting of structures, noise impact analyses, noise insulation in structures, aviation and/or noise easements, and other appropriate measures to minimize or eliminate potential adverse impacts of development on aviation or airport operations. The recommendations of both the Contra Costa County ALUC and the Federal Aviation Administration (FAA) will also be considered in formulating project conditions of approval in addition to the recommendations in the aviation consultant's report. If a proposed project, including any mitigation measures, is determined by the County, in consultation with Contra Costa County ALUC, the FAA, and other affected parties, to create a hazard to aviation or an adverse impact on airport operations, the County shall not approve the project.

Solid Waste and Hazardous Waste Facilities

**Goal: To provide sufficient long-term landfill capacity for County residents, without impeding achievement of the recycling goals in the County Charter, and to ensure the compatibility of solid waste facilities and adjacent uses.*

Policies

*Policy 151: The County shall provide for minimum state requirements for landfill capacity. Permits for new landfills or landfill expansions shall be limited to 15 years' capacity, except to the extent a longer period is necessary to meet State standards. "Capacity" for expansions shall be determined by disposal of waste from within Alameda County and San Francisco City and County in the landfill during the year prior to filing the permit application multiplied by the permit period or by the average annual disposal of waste from within Alameda County and San Francisco in the landfill over the 5 year period preceding the application multiplied by the permit period, in either case to be adjusted proportionately by the Recycling Board's estimated percentage increase or decrease of solid waste generation in the County during the permit period. "Capacity" for new landfills shall be determined from then existing or reasonably projected contracts to use the new facility for waste generated within Alameda County and San Francisco during the permit period, again adjusted by the Recycling Board's estimated changes in solid waste generation. The County shall approve no new facility or expansion which would impede achievement of landfill diversion goals according to the Recycling Board schedule. Nothing in this policy or the Initiative shall alter or affect the terms of the Altamont Landfill Expansion Settlement Agreement of December 5, 1999.

Policy 152: The County shall locate future **solid waste facilities** and/or expand existing solid waste facilities in appropriate locations consistent with the Solid Waste Facility Siting Criteria contained in the Alameda County Integrated Waste Management Plan. Facilities shall be located outside the Urban Growth Boundary in areas that allow for compliance with all of the state minimum standards for solid waste management, and where the separation of the facility from residences and other sensitive uses is sufficient to permit adequate control of possible impacts of the solid waste facility including, but not limited to, noise levels, odor and litter nuisances, traffic congestion, and disease carrying vectors.

Policy 153: The County shall not approve land uses adjacent to any designated solid waste facility if the use would restrict or preclude the establishment, maintenance or potential expansion of the facility due to its incompatibilities with the proposed use, or if development of the new use would result in exposure of residential or other sensitive uses to possible adverse **impacts** of the solid waste facility.

Policy 154: The County shall abide by the policies and Siting Criteria in the Alameda County Hazardous Waste Management Plan to ensure the responsible handling of **hazardous waste** in the County.

Implementation Programs:

Program 65: The County shall amend the *East County Area Plan* as necessary to identify all sites required for the establishment of new **solid waste disposal facilities** in accord with the Solid Waste Facility Siting Criteria contained in the Siting Element of the County's Integrated Waste Management Plan.

Program 66: The County shall amend the Zoning Ordinance to include **performance standards** to reduce or eliminate land use conflicts between solid waste facilities and existing and future adjacent land uses. Performance standards may include mandatory buffers, setbacks, and other screening techniques, and reclamation plans that promote visual compatibility with surrounding land.

Program 67: The County shall require adoption of **findings of compliance** with Policy 153 for all land uses proposed within one-half mile of sites designated as solid waste facilities.

Program 68: The County shall evaluate new development proposals for their ability to provide hazardous waste collection points or other collection measures, such as curbside pick-up service, where the number of households (as identified in the County Household Hazardous Waste Element) warrants this service. The County shall coordinate collection points with the Waste Management Authority.

Special Land Uses

Quarries and Regionally Significant Aggregate Resource Areas

Goal: To recognize the regional value of the County's construction aggregate resources and to ensure compatibility between quarry operations and surrounding land uses.

Policies

*Policy 155: Except to the extent required by State law, no new quarry or other open-pit mine may be approved by the County outside the Urban Growth Boundary, unless approved by the voters of Alameda County. Excavation not adjacent to an existing quarry site and on the same or an adjoining parcel shall be regarded as a new quarry.

A quarry that has received all necessary discretionary County and other approvals and permits prior to the effective date of the ordinance — but has not yet exercised those approvals and permits — is to be considered an “existing” rather than a “new” quarry.

*Policy 156: The quarry currently planned by the San Francisco Public Utility Commission in the Sunol area should not be established. If despite Policy 155 the quarry goes into operation, the County shall permit no related industrial or manufacturing uses, notwithstanding any other provision of the Initiative.

Policy 157: The County shall review proposals for development within or adjacent to state-designated **Regionally Significant Construction Aggregate** Resource Sectors. If the development is proposed on unincorporated land, the County shall consider the effects of such development on the future or continued extraction of the resource and shall approve such development only if conditions are applied to minimize the potential of the new use to preclude continued or future access to the resource. If the development is proposed within a city, the County shall encourage the city to do the same.

Policy 158: The County shall require that, where conflicts between a new use and existing quarry are anticipated, notifying future residents and **mitigating** the conflict shall be the responsibility of the new use.

Policy 159: The County shall impose conditions on approval of new **Surface Mining Permits and Reclamation Plans** to protect nearby uses from potential traffic, noise, dust, health and safety, visual and other impacts generated by sand and gravel quarries. Conversely, the County shall not approve land uses adjacent to any existing quarry or Regionally Significant Construction Aggregate Resource Sector if the development of the new uses would result in exposure of residential or other sensitive uses to possible adverse impacts of the quarry, unless the new uses can effectively mitigate the significant adverse impacts and notify potential homeowners of the risk, as required by Policy 158.

Policy 160: The County shall ensure that where quarry operations are located in areas designated as **Water Management**, extraction of the aggregate resource shall be allowed in the short-term. Reclamation of the land for water management and other compatible uses shall occur subject to conditions of Surface Mining Permits and Reclamation Plans and consistent with the Specific Plan for Livermore-Amador Valley Quarry Area Reclamation or the comparable plan prepared for the Sunol Valley/San Francisco Water Department watershed lands pursuant to Policy 161 and Program 71, whichever is applicable.

Policy 161: The County shall participate with the **San Francisco Water Department (SFWD)** in its planning efforts for SFWD-owned watershed lands within the Sunol Valley to ensure that future quarry activity is compatible with Sunol community interests and water management objectives.

Policy 162: The County shall allow **manufacturing uses** which make extensive use of harvested aggregate to locate near sand and gravel quarries.

Policy 163: The County shall encourage concurrent mining and agricultural uses on sites where aggregate deposits are overlain by **agriculturally valuable soils** to minimize the premature disturbance of such soils. To this end, the County shall consider phasing of quarry operations in the approval of Surface Mining Permits and Reclamation Plans.

Policy 164: The County shall ensure that where quarry operations will be reclaimed as open space, reclamation plans are designed to restore **biological value** to sites through appropriate revegetation, contouring of lakes to simulate natural bodies of water, and protection or in-kind replacement of significant trees.

Policy 165: The County shall require that **water-conserving practices** are incorporated into mining and reclamation operations.

Policy 166: The County shall require **landscaping** to reduce visibility of mining activity and ancillary uses during all phases of quarry operations, in addition to landscaping for final site reclamation. Landscaping should as closely as possible approximate the pre-existing natural conditions prior to surface mining.

Policy 167: The County shall impose conditions of approval on new **Petroleum Resource Exploration and Extraction** conditional use permits to protect future onsite and nearby uses from potential impacts resulting from petroleum exploration or extraction; potential impacts include but are not limited to traffic, noise, dust, health and safety, and visual impacts, as well as land contamination, surface and groundwater contamination, improper disposal of petroleum wastes, and improper site reclamation. The conditions should at least include, but not be limited to, those developed through the California Environmental Quality Act review process, and shall be monitored accordingly.

Implementation Programs:

Program 69: The County shall amend the Surface Mining Ordinance to require permit applicants for any Surface Mining Permit and Reclamation Plan to provide appropriate buffering of quarry operations from adjacent land uses, such as setbacks, landscaping, and use restrictions.

Program 70: The County shall amend the Surface Mining Ordinance to include **reclamation guidelines** consistent with the Surface Mining and Reclamation Act (SMARA).

Program 71: The County shall work with the San Francisco Water Department to develop a land use and reclamation master plan for San Francisco Water Department-owned land in the Sunol Valley. The plan shall ensure the compatibility of the quarries with the **Sunol Community** during active mining and following reclamation. Opportunities for habitat preservation and enhancement and recreational uses should be explored in conjunction with reclaimed uses.

Program 72: The County shall require that if a development is approved within 1,000 feet of a state-designated **Regionally Significant Construction Aggregate** Resource Sector, a real estate disclosure notice shall be included in deeds to notify purchasers and lenders of the proximity of the resource sector and that, if the resource were mined in the future, there could be attendant nuisances associated with mining such as dust, noise, and unattractive physical appearance.

Windfarms

Goal: To maximize the production of wind generated energy.

Policies

Policy 168: The County shall recognize the importance of **windpower** as a clean, renewable source of energy.

Policy 169: The County shall allow for continued operation, new development, redevelopment, and expansion of existing and planned **windfarm facilities** within the limits of environmental constraints.

Policy 170: The County shall protect **nearby existing uses** from potential traffic, noise, dust, visual, and other impacts generated by the construction and operation of windfarm facilities.

Policy 171: The County shall work with the wind energy industry, public utilities, other agencies, and energy experts to monitor **trends in wind energy** developments, technology, and environmental safeguards.

Policy 172: The County shall establish a **mitigation program** to minimize the impacts of wind turbine operations on bird populations.

Policy 173: The County shall discourage the development of uses and structures that are not compatible with wind energy operations within the **Wind Resource Area** (*as shown on Figure 4*).

Policy 174: The County shall require that, where conflicts between a new use and an existing windfarm use are anticipated, the burden of **mitigating** the conflicts be the responsibility of the new use.

Policy 175: The County shall allow the dual operation of windfarms and **landfills**.

Implementation Programs:

Program 73: The County shall work with other agencies (federal, state, and local) to establish feasible mitigation for **avian collisions** with wind turbines. The County will take a lead role with windfarm operators and other agencies in developing and managing a Mitigation Monitoring Program in the Wind Resource Area.

Program 74: The County shall amend the Zoning Ordinance to incorporate **siting and design standards** for wind turbines to mitigate biological, visual, noise, and other impacts generated by windfarm operations.

Program 75: The County shall revise, as necessary, the conditions of existing **conditional use permits** for wind turbine operations at the time a permit is due for its five year review to mitigate the effects of wind turbines.

Program 76: The County shall require that a **real estate disclosure notice** be included in property deeds for properties with an active or expired conditional use permit for windfarm development and for properties within 300 feet of such properties so that new owners may be informed of potential nuisances.

Description of Land Use Designations

East County Area Plan land use categories and their corresponding allowable uses, intensities, and densities are described below and summarized in *Table 6*. Residential densities, building intensities (floor-area-ratios), population, and employment generation rates are summarized in *Table 7*.

Residential densities are expressed in terms of an allowable range of housing units per gross acre, exclusive of secondary units. Gross acreage includes all land (including streets and rights-of-way) within a parcel, while net acreage excludes streets and rights-of-way. Net acreage is generally about 25 percent less than gross acreage.

Population densities are expressed in terms of persons per household. In calculating East County holding capacities, an average of 2.8 persons per household is assumed for all residential units, although household size typically varies by location, type of unit, and density. The 1990 Census for East County cities shows variations from an average of 2.73 persons per household in Pleasanton, 2.74 in Livermore, and 2.86 in Dublin.

Building intensities are expressed in terms of maximum floor-area-ratios (FARs), based on net acreage for non-residential uses. An FAR is a ratio of the gross building square footage permitted on a lot to the net square footage of the lot. For example, on a site with 10,000 square feet of net land area, an FAR of 1.0 will allow 10,000 gross square feet of building floor area. On the same site, an FAR of 2.0 would allow 20,000 square feet; and an FAR of .5 would allow 5,000 square feet.

Residential development may occur at any point within the specified density range. However, in *Table 7* the **mid-point** of the density range has been used to calculate holding capacity in all categories, except Very High Density Residential which is below the mid-point and assumes an average of 30 units per gross acre, based on recently proposed building types.

Non-residential development may occur at any point up to the specified maximum FAR. However, in *Table 7* assumed **average intensities** have been used to calculate holding capacity.

Description of Land Use Categories

***Rural Density Residential** allows for densities of 0-2 units/acre. No parcel may be created under this designation which is less than 5 full acres. No more than 1 residential unit, plus any permissible secondary unit, may be permitted on a parcel. Except for infrastructure under Policy 13, all buildings shall be located on a contiguous development envelope not to exceed 2 acres. Residential and residential accessory buildings shall have a maximum floor space of 12,000 square feet. This designation permits single family detached homes, secondary residential units, limited agricultural uses, public and quasi-public uses, and similar and compatible uses.

Low Density Residential allows for densities of 1.0 to 4.0 units per acre. This designation provides for single family detached and attached homes, secondary residential units, public and quasi-public uses, limited agricultural uses (e.g., nurseries, orchards, field crops), community and neighborhood commercial

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uses (e.g., retail stores on sites up to 15 acres, with a maximum of .4 FAR), neighborhood support uses (e.g., child care facilities with a maximum of .4 FAR), and similar and compatible uses.

Medium Density Residential allows for densities of 4.1 to 8.0 units per acre. This designation provides for single family detached and attached homes, multiple family residential units, group quarters, public and quasi-public uses, limited agricultural uses (e.g., nurseries, orchards, field crops), community and neighborhood commercial uses (e.g., retail stores on sites up to 15 acres, with a maximum of .4 FAR), neighborhood support uses (e.g., child care facilities with a maximum of .4 FAR), and similar and compatible uses.

Medium/High Density Residential allows for densities of 8.1 to 12.0 units per acre. This designation provides for single family detached and attached homes, multiple family residential units, group quarters, public and quasi-public uses, community and neighborhood commercial uses (e.g., retail stores on sites up to 15 acres, with a maximum of .4 FAR), neighborhood support uses (e.g., child care facilities with a maximum of .4 FAR), and similar and compatible uses.

High Density Residential allows for densities of 12.1 to 25.0 units per acre. This designation provides for single family detached and attached homes, multiple family residential units, group quarters, public and quasi-public uses, community and neighborhood commercial uses (e.g., retail stores on sites up to 15 acres, with a maximum of .4 FAR), neighborhood support uses (e.g., child care facilities with a maximum of .4 FAR), and similar and compatible uses.

Very High Density Residential allows for densities of 25.1 units to 75.0 units per acre. This designation provides for single family attached homes, multiple family residential units, group quarters, public and quasi-public uses, community and neighborhood commercial uses (e.g., retail stores on sites up to 15 acres, with a maximum of .4 FAR), neighborhood support uses (e.g., child care facilities with a maximum of .4 FAR), and similar and compatible uses.

Major Commercial allows for a maximum building intensity of .6 FAR, except within 1/4 mile of a BART station or within downtown commercial areas where a maximum building intensity of 2.0 FAR is allowed. This designation provides for retail and wholesale commercial uses, offices, public and quasi-public uses, and similar and compatible uses.

Industrial allows for a maximum building intensity of .4 FAR except within 1/4 mile of a BART station or within downtown commercial areas where a maximum building intensity of 1.0 FAR is allowed. This designation provides for industrial parks, warehouses, light and heavy manufacturing, assembly, storage, low intensity office uses, public and quasi-public uses, and similar and compatible uses.

Mixed Use allows for a maximum building intensity of .5 FAR except within 1/4 mile of a BART station or within downtown commercial areas where a maximum building intensity of 2.0 FAR is allowed. This designation provides for offices, light industrial, retail and wholesale commercial, high density residential (with densities of 12.1 to 25.0 units per acre), public and quasi-public uses, and similar and compatible uses.

Major Public allows for a maximum building intensity of .6 FAR. This designation provides for government- owned regional and subregional facilities such as hospitals, jails, colleges, civic centers, and similar and compatible uses.

Major Parks allows for a maximum intensity of .02 FAR. This designation provides for existing and planned public parks, open space, and recreational uses including community, subregional, and regional facilities.

***Large Parcel Agriculture** requires a minimum parcel size of 100 acres, except as provided in Programs 40 and 41. The maximum building intensity for non-residential buildings shall be .01 FAR (floor area ratio) but not less than 20,000 square feet. Where permitted, greenhouses shall have a maximum intensity of .025. One single family home per parcel is allowed provided that all other County standards are met for adequate road access, sewer and water facilities, building envelope location, visual protection, and public services. Residential and residential accessory buildings shall have a maximum floor space of 12,000 square feet. Additional residential units may be allowed if they are occupied by farm employees required to reside on-site. Apart from infrastructure under Policy 13, all buildings shall be located on a contiguous development envelope not to exceed 2 acres except they may be located outside the envelope if necessary for security reasons or, if structures for agricultural use, necessary for agricultural use. Subject to the provisions of the Initiative, this designation permits agricultural uses, agricultural processing facilities (for example wineries, olive presses), limited agricultural support service uses (for example animal feed facilities, silos, stables, and feed stores), secondary residential units, visitor-serving commercial facilities (by way of illustration, tasting rooms, fruit stands, bed and breakfast inns), recreational uses, public and quasi-public uses, solid waste landfills and related waste management facilities, quarries, windfarms and related facilities, utility corridors, and similar uses compatible with agriculture. Different provisions may apply in the South Livermore Valley Plan Area, or in the North Livermore Intensive Agriculture Area.

***Resource Management** requires a minimum parcel size of 100 acres and a maximum building intensity for non-residential uses of .01 FAR but not less than 20,000 square feet. One single family home per parcel is allowed provided that all other County standards are met for adequate road access, sewer and water facilities, building envelope location, visual protection, and public services. Residential and residential accessory buildings shall have a maximum floor space of 12,000 square feet. Apart from infrastructure under Policy 13, all buildings shall be located on a contiguous development envelope not to exceed 2 acres, except they may be located outside the envelope if necessary for security reasons or, if structures for agricultural use, necessary for agricultural use. Subject to the provisions of the Initiative, this designation permits agricultural uses, recreational uses, habitat protection, watershed management, public and quasi-public uses, areas typically unsuitable for human occupation due to public health and safety hazards such as earthquake faults, floodways, unstable soils, or areas containing wildlife habitat and other environmentally sensitive features, secondary residential units, active sand and gravel and other quarries, reclaimed quarry lakes, and similar and compatible uses. Sand and gravel quarries allow a range of uses including sand and gravel processing, associated manufacturing and recycling uses requiring proximity to quarries, reclamation pits, and public use areas. This designation is intended mainly for land designated for long-term preservation as open space but may include low intensity agriculture, grazing, and very low density residential use.

***Water Management Lands** allows for a minimum parcel size of 100 acres and a maximum building intensity of .01 FAR. One single family home per parcel is allowed provided that all other County standards

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are met for adequate road access, sewer and water facilities, building location, visual protection, and public services. Residential and residential accessory buildings shall have a maximum floor space of 12,000 square feet. Apart from infrastructure under Policy 13, all buildings shall be located on a contiguous development envelope not to exceed 2 acres, except they may be located outside the envelope if necessary for security reasons or, if structures for agricultural use, necessary for agricultural use. Subject to the provisions of the Initiative, this designation provides for sand and gravel quarries, reclaimed quarry lakes, watershed lands, arroyos, and similar and compatible uses. Sand and gravel quarries allow a range of uses including sand and gravel processing, associated manufacturing and recycling uses requiring proximity to quarries, reclamation pits, and public use areas.

Note: See individual reclamation plans for specific uses, planned public access, development, and quarry areas. Quarry lakes currently are used for quarrying operations as an interim use and are not open to the public but may be in the future. Watershed lands generally are not open to the public but serve as passive open space and are protected from development. Arroyos are typically used for flood control and may be accessible for public use.

Description of Land Use Diagram

The East County Area Plan Land Use Diagram illustrates proposed East County land uses. The land uses conform to the categories described in the previous section.

Transportation Systems

General Transportation

Goal: *To create and maintain a balanced, multi-modal transportation system that provides for the efficient and safe movement of people, goods, and services.*

Policies

Policy 176: The County shall allow development and expansion of transportation facilities (e.g., streets and highways, public transit, bicycle and pedestrian paths, airports, etc.) in appropriate locations inside and outside the **Urban Growth Boundary** consistent with the policies and Land Use Diagram of the *East County Area Plan*.

Policy 177: The County shall assign priority in funding decisions to arterial and transit improvements that would improve local circulation, and to improvements that would facilitate movement of commercial goods. Improvements that would expand the capacity of the Altamont Pass and Vasco Road **gateways** leading into the planning area from San Joaquin and Contra Costa Counties would be inconsistent with the policies of this plan. This policy shall not preclude the County from supporting or approving any rail projects or improvements required for roadway safety.

Policy 178: The County shall cooperate with cities and regional agencies to design **transportation facilities** and programs to accommodate *East County Area Plan* land uses.

*Policy 179: The County shall adhere to provisions of the Regional Transportation Plan, **Countywide Transportation Plan**, and County Congestion Management Program, insofar as they are not inconsistent with the Initiative.

Policy 180: The County shall require that all new development in areas that are unincorporated as of the adoption of the *East County Area Plan* shall contribute their fair share towards the **costs** of transportation improvements shown on the Transportation Diagram, subject to confirmation in subsequent traffic studies, as a condition of project approval.

Policy 181: The County shall work with the Tri-Valley Transportation Council in developing a **subregional transportation fee** to help finance unfunded transportation improvements in the Tri-Valley area.

Policy 182: The County shall support the existing **Congestion Management Agency** policy that allocates transportation funding on the basis of population.

Implementation Programs:

Program 77: The County shall work with the **Tri-Valley Transportation Council** and cities to revise general plan circulation elements according to traffic monitoring results.

Program 78: The County shall work with **adjacent counties** to share land use and transportation information and transportation modeling results.

Transportation Demand Management

Goal: To reduce East County traffic congestion.

Policies

Policy 183: The County shall seek to minimize traffic **congestion levels** throughout the East County street and highway system.

Policy 184: The County shall seek to minimize the total number of **Average Daily Traffic (ADT)** trips throughout East County.

Policy 185: The County shall seek to minimize peak hour trips by exploring new methods that would discourage peak hour commuting and single vehicle occupancy trips.

Policy 186: The County shall develop **Deficiency Plans** in accordance with Congestion Management Program (CMP) guidelines as a means to proactively address potential problems before they occur. Where projected congestion affects more than one jurisdiction, or where the origin of congestion is in one jurisdiction but is anticipated in another, the County shall seek cooperation in developing inter-agency Corridor Management Agreements with the other jurisdictions.

Policy 187: The County shall **monitor** traffic levels according to *East County Area Plan* and Congestion Management Program objectives.

Policy 188: The County shall promote the use of **transit**, ridesharing, bicycling, and walking, through land use planning as well as transportation funding decisions.

Policy 189: The County shall require major projects (*see definition in Table 1*) to include features that promote the use of transit, bicycle, and pedestrian systems. These features could include bus turnouts, interconnected bicycle and pedestrian paths and sidewalks, and **pedestrian-accessible features** such as convenient local-serving retail and service uses (e.g., child care, neighborhood grocery stores, laundromats).

Policy 190: The County shall require new non-residential developments in unincorporated areas to incorporate **Transportation Demand Management (TDM)** measures and shall require new residential developments to include site plan features that reduce traffic trips such as mixed use development and transit-oriented development projects.

Policy 191: The County shall work with cities and the Congestion Management Agency to coordinate **land use impact analyses**.

Implementation Programs:

Program 79: The County shall work with the Tri-Valley Transportation Council and cities to review and consider the results of traffic monitoring.

Program 80: The County shall work with the Tri-Valley Transportation Council to develop a **Tri-Valley Transportation Impact fee** and/or funding share for needed roadway improvements not completely funded by other sources.

Streets and Highways

Goal : To complete County-planned street and highway improvements which are attractively designed to integrate pedestrian and vehicle use.

Policies

Policy 192: The County shall work with Caltrans to improve the interstate and state highway systems and the County road system according to the **street classifications** shown on the *East County Area Plan* Transportation Diagram (*see Figure 6*), consistent with Policy 177.

Policy 193: The County shall ensure that new development pays for roadway improvements necessary to mitigate the exceedance of traffic Level of Service standards (as described below) caused directly by the development. The County shall further ensure that new development is phased to coincide with roadway improvements so that (1) traffic volumes on intercity arterials significantly affected by the project do not exceed **Level of Service D** on major arterial segments within unincorporated areas, and (2) that traffic volumes on Congestion Management Program (CMP) designated roadways (e.g., Interstate Highways 580 and 680 and State Highway 84) significantly affected by the project do not exceed Level of Service E within unincorporated areas. If LOS E is exceeded, Deficiency Plans for affected roadways shall be prepared in conjunction with the Congestion Management Agency. LOS shall be determined according to Congestion Management Agency adopted methodology. The County shall encourage cities to ensure that these Levels of Service standards are also met within unincorporated areas.

Policy 194: The County shall require **traffic impact studies** for all detailed development plans (e.g., specific plans) and major projects (*see definition in Table 1*) to determine compliance with Level of Service standards.

Policy 195: The County shall design and locate intercity arterials to minimize impacts on adjacent uses and provide adequate **local access** to encourage local trips and reduce dependence on freeways. The County shall provide for street rights-of-way that are large enough to accommodate landscaping and street furniture such as bus shelters and light standards to maximize attractiveness to pedestrians, and where appropriate, to accommodate transit corridors.

Policy 196: The County shall oppose the construction of the privately sponsored "**Mid-State Toll Road**" within the Sunol-Antioch Corridor.

Policy 197: The County shall condition development approvals to require setbacks, landscaping, soundwalls, and other methods to protect **adjacent land uses** from traffic noise on East County arterials.

Policy 198: The County shall allow reductions in **roadways widths** (*see Table 5* in areas of complex topography, sensitive resources, or scenic value.

Implementation Programs:

Program 81: The County shall work with the Federal Highway Administration, Caltrans, Metropolitan Transportation Commission (MTC), the County Congestion Management Agency (CMA), the Tri-Valley Transportation Council, and local agencies to fund and construct needed street, highway, and **interchange improvements** (*see Figure 7*), consistent with Policy 177.

Public Transit

Goal : To increase investment in and use of transit.

Policies

BART, Light Rail, and Bus Transit

Policy 199: The County shall support **investment in transit** as an alternative to automobile-intensive transportation improvements.

Policy 200: The County shall work with transit providers to complete **transit improvements** to meet the demand for existing and future development.

*Policy 201: The County shall promote (1) **trunkline transit service** to serve local trips between regional job centers, major shopping areas, Las Positas College, major recreational destinations, South Livermore Wine Country, the North Livermore Intensive Agriculture Area, and East Dublin BART, and (2) feeder transit service between East Dublin BART stations and major East County job centers to facilitate commuting from west Alameda County.

Policy 202: The County shall encourage high-intensity development in locations convenient to **public transit** facilities and along transit routes.

Policy 203: The County shall support construction of a light rail or other transit system along either the **I-680 corridor** or the former Southern Pacific San Ramon branch line, or a combination of each, from Pleasanton to Walnut Creek, and, if feasible, along the County's Transportation Corridors and remaining Southern Pacific rail line from Tracy to Fremont, and rail extension of the BART system along the **I-580 corridor**.

Policy 204: The County shall work with transit providers to maintain and expand **bus service** to meet projected demand, including special routes and exclusive lanes for buses.

Policy 205: The County shall encourage BART to locate new **BART stations** in areas that can be developed at high densities and intensities to maximize transit patronage.

Policy 206: The County shall encourage BART to extend service to the **Livermore area** by the year 2010. This could be facilitated by including a portion of the costs of the rail extension to the planned Livermore stations using funds to be collected from the proposed subregional transportation fee being developed by the Tri-Valley Council.

Policy 207: The County shall require all new development to pay its fair share of the costs of meeting East County **transit needs**.

Policy 208: The County shall promote development of transit connections (e.g., **shuttle buses**) between BART stations and East County communities.

Policy 209: The County shall work with transit providers to address the special travel needs of the elderly, young, handicapped, and economically disadvantaged in public transit systems. The County shall support efforts of the Contra Costa and Alameda Counties' **Paratransit** Coordinating Councils to coordinate the provision of paratransit services between the two counties.

Policy 210: The County shall encourage **transit providers** to serve routes linking schools, after-school child care facilities, libraries, parks, and recreational sites to facilitate mobility of school-age children.

Implementation Programs:

Program 82: The County shall work with East County cities to designate high density and **high-intensity uses** along major arterials and within walking distance of transit stops. The County shall work with cities to designate land near proposed BART stations for high density residential uses and personal services (e.g., child care).

Bicycle and Pedestrian Paths

Goal: *To include a comprehensive network of bicycle and pedestrian paths in the local and subregional transportation network.*

Policies

Policy 211: The County shall create and maintain a safe, convenient, and effective **bicycle system** that maximizes bicycle use.

Policy 212: The County shall create and maintain a safe and convenient **pedestrian system** that links residential, commercial, and recreational uses and encourages walking as an alternative to driving.

Policy 213: The County shall support construction of **multiple use trails** (e.g., pedestrian and bicycle uses) along the "Iron Horse" (*see definition in Table 1*) and the Altamont Pass Southern Pacific rights-of-way only with assurances that public transit use will also be provided within the corridor.

Policy 214: The County shall require that circulation and site plans for individual developments **minimize barriers** to access by pedestrians, the disabled, and bicycles (e.g., collectors or arterials separating schools or parks from residential neighborhoods).

Implementation Programs:

Program 83: The County shall work with the East Bay Regional Park District and the Livermore Area Recreation and Park District to complete a **regional trail system** consistent with their respective Master Plans and shall work with Zone 7 to complete the trail system identified in its Arroyo Management Plan.

Program 84: The County shall work with East County cities, bicycle advocacy groups, and local employers to develop an East County **Bicycle Plan**. This plan shall include components such as road/street improvements (e.g., bike lanes, traffic signal detector loops for bicycles, etc.), facilities for bicycle commuters (e.g., showers, bicycle lockers, etc.) and shall encourage employers to provide programs (e.g., employer-based bicycle clubs, effective cycling and safety training seminars, etc.) that promote bicycling as a viable commute alternative. The Bicycle Plan shall also include a capital improvement program component.

Scenic Highways

Goal: To preserve and enhance views within scenic corridors.

Policies

Policy 215: The County shall manage development and conservation of land within East County **scenic highway corridors** to maintain and enhance scenic values.

Implementation Programs:

Program 85: The County shall update the **Scenic Route Element** of the General Plan to include a revised list of scenic corridors within East County.

Aviation

Goal: To ensure the efficient, safe, and economically beneficial operation of the Livermore Municipal Airport.

Policies

Policy 216: The County shall recognize the **Livermore Municipal Airport** as an important regional facility and shall promote its continued use as a general aviation facility for local-serving and business use.

Policy 217: The County shall require that, where conflicts between a new use and the airport that could interfere with the airport's operations are anticipated, the burden of **mitigating** the conflicts will be the responsibility of the new use.

Description of Transportation Standards

The number of lanes required for various segments of all inter-city arterials within East County are shown in *Table 8*. Typical lane and right-of-way requirements are shown in *Table 9*.

Description of Transportation Diagram

The Transportation Diagram (*see Figure 6*) illustrates the long-range improvements needed to accommodate development shown in the Land Use Diagram.

The alignment and classification of existing and proposed highways and major arterials are shown in the Transportation Diagram. Within city general plan planning areas, alignments for arterials and collectors are consistent with those contained in the respective city's general plan.

General Services and Facilities

Infrastructure and Services

Goal: To provide infrastructure and services necessary to accommodate East County holding capacities in a logical, cost-effective, and timely manner.

Policies

Policy 218: The County shall allow development and expansion of public facilities (e.g., parks and recreational facilities; schools; child care facilities; police, fire, and emergency medical facilities; solid waste, water, storm drainage, flood control, subregional facilities; utilities etc.) in appropriate locations inside and outside the **Urban Growth Boundary** consistent with the policies and Land Use Diagram of the *East County Area Plan*.

Policy 219: Basic **urban services** should normally be provided by cities and other existing public service agencies.

Policy 220: The County shall rely upon the availability of infrastructure as a major determinant of **development phasing**.

Policy 221: Basic **rural services** should normally be provided by Alameda County and other existing service districts.

Policy 222: The County shall continue to provide **rural services** to development within existing rural residential areas including Sunol, Tesla Road, South Livermore, Midway, Mines Road, Little Valley Road, Welch Creek Road, and other rural locations.

Specific Services and Facilities

Park and Recreational Facilities

Goal: To ensure the development of plentiful and well-designed local and regional parks throughout the planning area.

Policies

Policy 223: The County shall support expansion of the existing **regional park system** (*see Figure 9*) according to the recreational facility standards contained in the East Bay Regional Park District (EBRPD) Master Plan, the Livermore Area Recreation and Park District (LARPD) Master Plan, and applicable County specific plans.

Policy 224: The County shall require new developments to provide trails consistent with EBRPD and LARPD **regional trail plans**.

Policy 225: The County shall integrate East County trail plans (*see Figure 9*) with the **California Recreational Trail System**.

Policy 226: The County shall coordinate provision of **regional park facilities** and programs between existing special districts.

Policy 227: The County shall reserve a **regional trail corridor** through the "Chain-of-Lakes" area connecting Del Valle Regional Park with the Tassajara Creek open space corridor.

Policy 228: The County shall support the development of **recreation facilities** in close proximity to major employment centers.

Policy 229: The County shall encourage Zone 7 to manage the water supply system so as to maintain water at **Shadow Cliffs Regional Recreation Area** at levels compatible with existing recreational facilities, if feasible.

Schools

Goal: To ensure the development of adequate school facilities to meet the needs of East County residents.

Policies

Policy 230: The County shall reserve adequate sites for **elementary, middle, and high schools** in unincorporated locations within East County (*see Figure 5*).

Policy 231: The County shall work with school districts and developers to ensure that adequate **school capacity** exists or is planned prior to approving new residential development. The County shall condition the approval of residential development plans on the availability of adequate school facilities to meet the needs of future residents to the extent permitted by law. The adequacy of school facilities shall be based upon reasonable standards for housing students.

Policy 232: The County shall require all new residential developments to pay their fair share of the **costs** of school sites and facilities. The County shall work with school districts in the planning area to identify, establish, and implement additional measures that may be necessary to adequately finance school facilities.

Policy 233: The County shall support the location of school facilities adjacent to **local parks** and trails and shall support the shared use of school facilities with recreation, child care, and other public uses.

Policy 234: The County shall support the use of special school **funding mechanisms** such as local fees, assessment districts, and bond issues.

Policy 235: The County shall encourage school districts to take actions necessary to qualify for **state school funds**.

Child Care

Goal: To encourage the provision of accessible, well designed, and affordable child care services.

Policies

Policy 236: The County shall support the inclusion of child care centers in major residential and commercial developments and near transit, **community centers**, and schools.

Policy 237: The County shall work with the Economic Development Advisory Board and local resource and referral agencies to promote training for child care providers and employer use of child care benefit and information programs.

Policy 238: The County shall encourage **major employers** to contribute towards child care facilities and/or programs to help attract and maintain a productive work force.

Policy 239: The County shall consider the effects of major development projects on the supply of child care through the **environmental review process**, and shall require mitigation if a significant impact is identified. Mitigation may take the form of providing on-site or off-site facilities; in-lieu fees to provide facilities and/or supplement child care provider training, salaries, or information and referral services; or other measures to address supply, affordability or quality of child care.

Policy 240: The County shall support state and federal **legislation** to promote affordable, safe and high quality child care, and shall advocate for state subsidies to assist children with special needs.

Implementation Programs:

Program 86: The County shall amend the Zoning Ordinance to include **guidelines** for child care centers to ensure compatibility with surrounding neighborhoods.

Program 87: The County shall inform employers of **child care assistance programs** (e.g., dependent care reimbursement, on-site facilities, and referral programs) for employees.

Police, Fire, and Emergency Medical Services

Goal: To ensure the prompt and efficient provision of police, fire, and emergency medical facility and service needs.

Policies

Policy 241: The County shall provide effective **law enforcement**, fire, and emergency medical services to unincorporated areas.

Policy 242: The County shall reserve adequate sites for **sheriff, fire, and emergency medical facilities** in unincorporated locations within East County.

Policy 243: The County shall require new developments to pay their fair share of the costs for providing **police, fire, and emergency medical services and facilities**.

Policy 244: The County shall require that new developments are designed to maximize **safety** and security and minimize fire hazard risks to life and property.

Policy 245: The County shall adhere to the provisions of the Alameda County **Fire Protection Master Plan**.

Policy 246: The County shall limit development to very low densities in areas where police, fire, and emergency medical **response times** will average more than 15 minutes.

Note: See also Policies 307 to 324 under Environmental Health and Safety.

Solid Waste Facilities

Goal: To ensure the safe and efficient disposal or recycling of wastes.

Policies

*Policy 247: The County shall conform its solid waste policies and programs to the Recycling Plan prepared by the Recycling Board, and generally coordinate its hazardous and solid waste management with the **Alameda County Waste Management Authority's** goals, policies, and plans, except to the extent that they are inconsistent with the Initiative or the Recycling Plan.

Policy 248: The County shall promote use of solid waste source reduction, **recycling**, composting, and environmentally-safe transformation of wastes.

Policy 249: The County shall support efforts to provide solid waste **resource recovery facilities** and household hazardous waste collection facilities convenient to residences, businesses, and industries.

Policy 250: The County shall encourage development of **innovative technologies** to reclaim contaminated soils and sewage sludge.

Implementation Programs:

Program 88: The County shall identify vendors who can supply **recycled products** to County departments, and shall establish vendor procurement criteria of minimum percentage recycled material products for inclusion in the County purchasing guidelines.

Program 89: The County shall amend the **Zoning Ordinance** as necessary to conditionally allow solid waste resource recovery facilities and household hazardous waste collection facilities in locations convenient to residences, businesses and industries.

Program 90: The County shall amend the Zoning Ordinance as necessary to conditionally allow **soil treatment facilities** and co-composting in conjunction with existing landfill sites or on other appropriate locations.

Program 91: The County shall amend the Zoning Ordinance as necessary to specifically recognize **bio-remediation** of contaminated soils and co-composting of sewage sludge as industrial processes which can take place in industrial areas of the County as a permitted or conditionally permitted land use.

Water

Goal: *To provide an adequate, reliable, efficient, safe, and cost-effective water supply to the residents, businesses, institutions, and agricultural uses in East County.*

Policies

Policy 251: The County shall work with the Alameda County Flood Control and Conservation District (Zone 7), local water retailers, and cities to develop a comprehensive water plan to assure effective management and long-term allocation of water resources, to develop a contingency plan

for potential short-term water shortages, and to develop uniform water conservation programs. The water plan should include a groundwater pump monitoring and cost allocation system in order to facilitate groundwater management and to recover the cost of purchased water stored in the groundwater basin. In developing this plan, the East Bay Regional Park District (EBRPD) shall be consulted regarding potential direct or indirect effects of water use on EBRPD recreation facilities.

*Policy 252: The County shall encourage Zone 7 to pursue **new water supply** sources and storage facilities only to the extent necessary to serve the rates and levels of growth established by the Initiative and by the general plans of the cities within its service area.

*Policy 253: The County shall approve new development only upon verification that an adequate, **long-term, sustainable, clearly identified water supply** will be provided to serve the development, including in times of drought.

Policy 254: The County shall encourage Zone 7 and local water retailers to require new development to pay the **full cost** of securing, conveying, and storing new sources of water.

Policy 255: The County shall encourage Zone 7 to maximize use of the **Chain-of-Lakes** for water supply development and groundwater management. Zone 7 is encouraged to stage implementation of the system so that each component may be utilized as it becomes available.

*Policy 256: The County shall discourage water service retailers from constructing new water **distribution infrastructure** which exceeds future water needs based on a level of development consistent with the Initiative.

Policy 257: The County shall support more efficient use of water through such means as **conservation and recycling**, and shall encourage the development of water recycling facilities to help meet the growing needs of East County.

Policy 258: The County shall encourage Zone 7, water retailers, and cities to sign the California Urban Water Conservation Council's Memorandum of Understanding which binds parties to implement **Best Management Practices** where feasible.

Policy 259: The County shall include **water conservation measures** as conditions of approval for subdivisions and other new development.

Policy 260: The County shall require major projects (*see definition in Table 1*) to mitigate projected **water consumption** by applying one or more Best Management Practices that reduce water consumption off-site.

Policy 261: The County shall encourage the efficient use of water for landscape irrigation, vineyards and other **cultivated agriculture**. To this end, the County shall encourage the use of recycled water, treated by the reverse osmosis or other process and meeting groundwater basin standards set forth by the Regional Water Quality Control Board, for agricultural irrigation.

Policy 262: The County shall encourage Zone 7 and the water retailers to require separate service connections and meters where large quantities of water are used for special purposes such as golf courses and landscape irrigation so that consumption of water for these uses can be managed in times of drought. To this end, the County shall, if feasible, require the use of recycled water for golf courses and shall encourage use of recycled water for non-residential landscaping, irrigated agriculture, and groundwater recharge in accordance with Regional Water Quality Control Board adopted standards.

Policy 263: The County shall continue to seek alternative methods for economic reuse of wastewater in addition to those already considered.

Implementation Programs:

Program 92: The County Board of Supervisors shall sign the California Urban Water Conservation Council's **Memorandum of Understanding** which binds parties to implement Best Management Practices where feasible.

Program 93: The County shall work with appropriate agencies (e.g., County Agricultural Commission, Soil Conservation Service, and the University of California Experimental Station) to provide farmers with information about **water conserving agricultural practices**.

Program 94: The County shall prepare and adopt a **water supply ordinance** that provides for the distribution of recycled water in designated areas. Areas to be considered for designation should include the South Livermore Valley.

Sewer

Goal: *To provide efficient and cost-effective sewer facilities and services.*

Policies

Policy 264: The County shall encourage the Tri-Valley Wastewater Authority (TWA) to complete as soon as possible a viable **export system** for urban wastewater.

Policy 265: The County shall work with TWA and other East County jurisdictions to ensure that additional export capacity and/or reclaimed water capacity is allocated so that the ECAP development pattern can occur.

Policy 266: The County shall consider the potential impacts of the proposed TWA export project on the future ability to provide large-scale use of recycled water, prior to approval of the export project.

Policy 267: The County shall consider the cost of the proposed TWA export project, in comparison to the estimated cost of a recycled water program, prior to committing to the export project.

Policy 268: The County shall continue to pursue adequate sewage export capacity for unincorporated residential, commercial, and industrial development, consistent with the East County Area Plan, through participation in the Tri-Valley Wastewater Authority or by other means.

Policy 269: The County shall require that the design of large-scale urban development utilizing TWA facilities take into account **equalization basins** for storage of untreated wastewater during wet weather periods.

Policy 270: The County shall encourage development of **water reclamation** facilities, where feasible, in order to reduce wastewater export and to provide additional water to help meet the growing needs of the East County.

Policy 271: The County shall promote the use of **reverse osmosis** wastewater treatment and other recycling technologies at the Livermore Treatment Facility and other locations.

Policy 272: The County shall not approve new **rural residential** development utilizing septic tanks over the groundwater basin on lots of less than five acres. If clusters of five or more rural residences are proposed for areas of less than 100 acres, special hydrologic studies may be required.

Policy 273: The County shall support Zone 7's policy which discourages commercial and industrial development using **septic tanks**.

Policy 274: The County shall require that all new discrete wastewater treatment plants be operated and maintained by a public agency, and that sufficient funds for long-term operation and maintenance are assured.

Policy 275: The County shall condition the approval of new development on verification that adequate wastewater treatment and export and/or reclamation capacity exists to serve the development.

Policy 276: The County shall require new development to pay its fair share of the costs of East County planned **sewer system** improvements including treatment, distribution, and export.

Implementation Programs:

Program 95: The County shall work with cities and special districts to develop an East County Master **Infrastructure Financing Plan** that identifies funding generated by feasible land use development and pools resources from all East County jurisdictions.

Storm Drainage and Flood Control

Goal: To provide efficient, cost-effective, and environmentally sound storm drainage and flood control facilities.

Policies

Policy 277: The County shall work with the Alameda County Flood Control and Water Conservation District (**Zone 7**) to provide for development of adequate storm drainage and flood control systems to serve existing and future development.

Policy 278: The County shall promote **flood control measures** that advance the goals of recreation, resource conservation (including water quality and soil conservation), groundwater recharge, preservation of natural riparian vegetation and habitat, and the preservation of scenic values of the county's arroyos and creeks.

Policy 279: The County shall require new development to pay its **fair share** of the costs of East County storm drainage and flood control improvements.

Policy 280: The County shall regulate new development on a case-by-case basis to ensure that, when appropriate, project storm drainage facilities shall be designed so that peak rate flow of storm water from new development will not exceed the rate of runoff from the site in its undeveloped state.

Policy 281: The County shall support and encourage the design of future flood control projects in a manner that preserves and/or restores and enhances **riparian vegetation**.

Policy 282: The County shall encourage use of natural or nonstructural storm water drainage systems to preserve and enhance the **natural features** of a site.

Policy 283: The County shall ensure that development proposals within designated dam inundation areas are referred to the Office of Emergency Services and to appropriate local police departments for evaluation and updating of emergency response and evacuation plans.

Implementation Programs:

Program 96: The County shall initiate a cooperative effort among interested agencies (e.g., County Planning Department, County Public Works, Zone 7, California Department of Fish and Game, East Bay Regional Park District, Livermore Area Recreation and Park District) that will integrate **multi-use objectives** for storm drainage and flood control features.

Program 97: The County shall develop design criteria for on-site flood control features such as **detention and retention ponds** and for stream channels improved for multi-use purposes. Criteria shall address integrating visual and other multi-use concerns into the physical design of flood control features and shall encourage use of permeable materials to enhance on-site percolation.

Program 98: The County shall require new development to set aside sufficient right-of-way and **setback areas** to accommodate multi-use objectives for storm drainage and flood control features. Required rights-of-way and setback areas may exceed the 20 foot setback required under the County's Watercourse Protection Ordinance.

Program 99: The County shall identify the agency responsible for **maintenance** of on-site retention and detention basins prior to project approval.

Program 100: The County shall encourage Zone 7 to include upstream storm water detention measures and or a by-pass channel in its Flood Control Master Plan to reduce or eliminate the need for downstream channel improvements in order to preserve as much of the existing riparian habitat of the Arroyo de la Laguna south of the Bernal Bridge and along Alameda Creek as possible.

Subregional Public Facilities

Goal: *To provide subregional facilities to maintain and improve service levels and the quality of life for existing and future residents.*

Policies

Policy 284: The County shall provide for the development and maintenance of **subregional facilities** such as public hospitals, jails, government offices, libraries and other facilities in East County at a level comparable with other parts of Alameda County.

Implementation Programs:

Program 101: The County shall develop an East County Master **Public Facilities Plan** for public hospitals, jails, government offices, libraries, and other subregional facilities. The Master Plan shall address the potential for shared use of public facilities, such as joint use of neighborhood parks and school playgrounds.

Program 102: The County shall develop a **subregional facilities fee** to be applied to all new development in East County to finance subregional facilities.

Program 103: The County shall work with cities to include recovery of County **capital facility costs** as part of city growth management programs.

Utilities

Goal: *To provide efficient and cost-effective utilities.*

Policies

Policy 285: The County shall facilitate the provision of adequate **gas and electric service and facilities** to serve existing and future needs while minimizing noise, electromagnetic, and visual impacts on existing and future residents.

Policy 286: The County shall work with **PG&E** to design and locate appropriate expansion of gas and electric systems.

Policy 287: The County shall require new developments to locate utility lines **underground**, whenever feasible.

Environmental Health

Noise

Goal: *To minimize East County residents' and workers' exposure to excessive noise.*

Policies

Policy 288: The County shall endeavor to maintain **acceptable noise levels** throughout East County.

Policy 289: The County shall limit or appropriately mitigate new noise-sensitive development in areas exposed to projected noise levels exceeding 60 Db based on the *California Office of Noise Control Land Use Compatibility Guidelines*.

Policy 290: The County shall require noise studies as part of development review for projects located in areas exposed to high noise levels and in areas adjacent to existing residential or other sensitive land uses. Where noise studies show that noise levels in areas of existing housing will exceed "normally acceptable" standards (as defined by the *California Office of Noise Control Land Use Compatibility Guidelines*), major development projects shall contribute their prorated share to the cost of noise mitigation measures such as those described in Program 104.

Implementation Programs:

Program 104: The County shall require the use of noise reduction techniques (such as buffers, building design modifications, lot orientation, soundwalls, earthberms, landscaping, building setbacks, and real estate disclosure notices) to mitigate noise impacts generated by transportation-related and stationary sources as specified in the *California Office of Noise Control Land Use Compatibility Guidelines*.

Air Quality

Goal: *To ensure that air pollution levels do not threaten public health and safety, economic development, or future growth.*

Policies (note: see Table 10 - Land Use and Transportation Policies Facilitating Air Quality Goals)

Policy 291: The County shall strive to meet federal and state **air quality standards** for local air pollutants of concern. In the event that standards are exceeded, the County shall require appropriate mitigation measures on new development.

Policy 292: The County shall coordinate **subregional air quality planning** and mitigation among East County cities using the results of the biennial monitoring report.

Policy 293: The County shall support the Bay Area Air Quality Management District (BAAQMD) in monitoring **air pollutants** of concern on a continuous basis.

Policy 294: The County shall require new development projects to include traffic and **air pollutant reduction** measures to help attain air quality standards. For non-residential projects, these measures could include Transportation Demand Management programs such as ridesharing and transit promotion; for residential projects, these measures could include site plan features to reduce traffic trip generation such as mixed use development and transit-oriented development.

Policy 295: The County shall require major projects of commercial or industrial nature to include bicycle storage facilities for employees and customers, shower/locker areas, and other facilities identified in the East County Bicycle Plan (*described in Program 84*) for employees that commute using bicycles.

Policy 296: The County shall review the cumulative impact of **proposed projects** for their potential effect on air quality conditions.

Policy 297: The County shall coordinate **air quality planning** efforts with other local, regional and state agencies.

Policy 298: The County shall address air quality as a factor in its Regional Element to assist cities in their **environmental review** procedures.

Policy 299: The County shall require projects that generate high levels of air pollutants, such as manufacturing facilities, hazardous waste handling operations, and drive-through restaurants and banks, to incorporate **air quality mitigations** in their design.

Policy 300: The County shall review proposed projects for their potential to generate **hazardous air pollutants**.

Policy 301: The County shall only approve new air pollution **point sources** such as manufacturing and extracting facilities when they are located away from residential areas and sensitive receptors (*see definition in Table 1*).

Policy 302: The County shall include **buffer zones** within new residential and sensitive receptor site plans to separate those uses from freeways, arterials, point sources and hazardous material locations.

Policy 303: The County shall incorporate the provisions of the Association of Bay Area Government's (ABAG) Bay Area Air Quality Plan and the Bay Area Air Quality Management District's (**BAAQMD**) Air Quality and Urban Development Guidelines into project review procedures.

Policy 304: The County shall notify cities and the Bay Area Air Quality Management District (**BAAQMD**) of proposed projects which may significantly affect air quality.

Policy 305: The County shall cooperate with the BAAQMD and California Air Resources Board in their **enforcement** of the provisions of the Clean Air Act, state and regional policies, and established standards for air quality.

Implementation Programs:

Program 105: The County shall include an evaluation of air quality **projections** according to adopted standards in its biennial monitoring report and revise *East County Area Plan* policies accordingly.

Program 106: The County shall work with the BAAQMD and cities to evaluate the results of continuous monitoring at the **Livermore BAAQMD station** for ozone, carbon monoxide, nitrogen dioxide, sulfur dioxide, and particulates, to determine compliance with adopted standards.

Program 107: The County shall include evaluation of hazardous air pollutant emissions in **development review** procedures of proposed land uses which may handle, store or transport lead, mercury, vinyl chloride, benzene, asbestos, beryllium, and other hazardous materials.

Water Quality

Goal: To protect and enhance surface and groundwater quality.

Policies

Policy 306: The County shall protect surface and **groundwater resources** by:

- preserving areas with prime percolation capabilities and minimizing placement of potential sources of pollution in such areas;
- minimizing sedimentation and erosion through control of grading, quarrying, cutting of trees, removal of vegetation, placement of roads and bridges, use of off-road vehicles, and animal-related disturbance of the soil;
- not allowing the development of septic systems, automobile dismantlers, waste disposal facilities, industries utilizing toxic chemicals, and other potentially polluting substances in creekside, reservoir, or high groundwater table areas when polluting substances could come in contact with flood waters, permanently or seasonally high groundwaters, flowing stream or creek waters, or reservoir waters; and,
- avoiding establishment of excessive concentrations of septic systems over large land areas.

Implementation Programs:

Program 108: The County shall implement all federal, state and locally imposed statutes, regulations, and orders that apply to storm water quality. Examples of these include, but are not limited to:

- National Pollutant Discharge Elimination System (NPDES) stormwater permit issued by the California Regional Water Quality Control Board (RWQCB) to the Alameda County Urban Runoff Clean Water Program and amendments thereto;
- State of California NPDES General Permit for Storm Water Discharges (General Industrial Permit, General Construction Permit) and amendments thereto;
- Coastal Zone Management Act;
- Coastal Zone Act Reauthorization Amendments;
- Water Quality Control Plan, San Francisco Bay Basin Region (Basin Plan) and amendments thereto; and
- Letters issued by the RWQCB under the California Porter-Cologne Water Quality Act.

Program 109: The County shall endeavor to minimize herbicide use by public agencies by reviewing existing use and applying integrated **pest management principles**, such as mowing and mulching, in addition to eliminating or scaling back the need for vegetation control in the design phase of a project.

Program 110: The County shall conform with Alameda County Flood Control and Water Conservation District's (Zone 7) **Wastewater Management Plan** and the Regional Water Quality Control Board's San Francisco Bay Basin Plan.

Environmental Hazards

Soil and Slope Stability

Goal: To minimize the risks to lives and property due to soil and slope instability hazards.

Policies

Policy 307: The County shall encourage Zone 7, cities, and agricultural groundwater users to limit the withdrawal of groundwater in order to minimize the potential for **land subsidence**.

Policy 308: The County shall not permit development within any area outside the Urban Growth Boundary exceeding 25 percent slopes to minimize hazards associated with slope instability.

Seismic and Geologic Hazards

Goal: To minimize the risks to lives and property due to seismic and geologic hazards.

Policies

Policy 309: The County shall not approve new development in areas with potential for seismic and geologic hazards unless the County can determine that feasible measures will be implemented to reduce the potential risk to acceptable levels, based on site-specific analysis. The County shall review new development proposals in terms of the risk caused by seismic and geologic activity.

Policy 310: The County, prior to approving new development, shall evaluate the degree to which the development could result in loss of lives or property, both within the development and beyond its boundaries, in the event of a **natural disaster**.

Policy 311: The County shall ensure that new major public facilities, including emergency response facilities (e.g., hospitals and fire stations), and water storage, wastewater treatment and communications facilities, are sited in areas of low geologic risk.

Policy 312: The County shall ensure that major transportation facilities and pipelines are designed, to the extent feasible, to avoid or minimize crossings of active fault traces and to accommodate fault displacement without major damage that could result in long-term disruption of service.

Policy 313: The County shall require development in **hilly areas** to minimize potential erosion and disruption of natural slope stability which could result from grading, vegetation removal, irrigation, and drainage.

Policy 314: The County shall prohibit the construction of any structure intended for human occupancy within 50 feet on either side of the Calaveras, Greenville, or Verona earthquake fault zones as defined by the Alquist-Priolo Earthquake Fault Zoning Act.

Policy 315: The County shall require that buildings be designed and constructed to withstand **groundshaking forces** of a minor earthquake without damage, of a moderate earthquake without structural damage, and of a major earthquake without collapse of the structure. The County shall require that critical facilities and structures (e.g., hospitals, emergency operations centers) be designed and constructed to remain standing and functional following an earthquake.

Implementation Programs:

Program 111: The County shall delineate areas within East County where the potential for geologic hazards (including seismic hazards, landslides, and liquefaction) warrants preparation of detailed site specific **geologic hazard assessments**. Areas shall be delineated based upon data from published sources and field investigations. Maps shall be maintained and updated as new data become available. These maps shall not be used by the County to determine where hazardous conditions exist, but instead to identify the presence of conditions which warrant further study.

Program 112: The County shall develop detailed **guidelines** for preparation of site-specific geologic hazard assessments. These guidelines shall be prepared in consultation with the County Building Official, the County Engineer, County Geologist, County Counsel, and the County Risk Manager, and shall ensure that site-specific assessments for development requiring discretionary permits are prepared according to consistent criteria.

Flood Hazards

Goal: To minimize the risks to lives and property due to flood hazards.

Policies

Policy 316: The County shall require new residential, public, commercial, and industrial development to have protection from a **100-year flood**.

Policy 317: The County shall endeavor to improve its rating under the **National Flood Insurance** program so that flood insurance premiums for residents in flood areas may be reduced.

Implementation Programs:

Program 113: The County shall continue to participate in activities that prevent or reduce flood impacts to existing and future development as described under the **Community Rating System** program.

Program 114: The County shall periodically review regulatory standards and land use policies pertaining to development in the 100-year flood plain and flood prone areas, including the new development and construction site control component of the County's **Storm Water Management Plan**, and require higher flood protection standards where appropriate. To this end, the County shall amend the Flood Insurance Ordinance as needed to conform to new flood control standards.

Fire Hazards

Goal: To minimize the risks to lives and property due to fire hazards.

Policies

Policy 318: The County shall limit residential development to very low densities in **high fire hazard zones** as identified by the Fire Hazard Severity Scale (*see definition in Table 1*).

Policy 319: The County shall adhere to the provisions of the Alameda County **Fire Protection Master Plan** and Fire Hazard Mitigation Plan.

Policy 320: The County shall consider, in reviewing development projects and subdivision of agricultural lands, the severity of natural **fire hazards**, potential damage from wildland and structural fires, the adequacy of fire protection services, road access, and the availability of an adequate water supply and pressure.

Policy 321: The County shall require all new homes in rural residential areas that are located in "high" and "very high" fire hazard areas to be sited and designed to minimize risks to life and property.

Policy 322: The County shall support fire service agencies in maintaining and improving existing Insurance Safety Organization (**ISO**) **ratings**.

Policy 323: The County shall refer development applications to the **County Fire Patrol**, or local fire district, for review and recommendation.

Policy 324: The County shall require the use of fire resistant building materials, fire-resistant landscaping, and adequate clearance around structures in "high" and "very high" fire hazard areas.

Implementation Programs:

Program 115: The County shall develop wildland fire regulations including **site criteria** building setbacks, construction standards, minimum road widths, maximum road grades, and evacuation routes.

Program 116: The County shall adopt by ordinance the "Wildland Fire Safety Requirements" contained in the Alameda County Fire Protection Master Plan.

Program 117: The County shall work with the California Department of Forestry and Fire Protection to designate "very high fire hazard severity zones" in conformance with AB 337 (1992). The County shall ensure that all zones designated as such meet the standards and requirements contained in this legislation.

Program 118: The County shall prepare a comprehensive **wildland fire prevention program** including fuelbreaks, brush management, controlled burning, and access for fire suppression equipment.

Program 119: The County shall prepare a **disaster response plan** for buildings exceeding three stories (or 30 feet, whichever is less), public assembly facilities, and facilities housing dependent populations.

Program 120: The County shall update and coordinate implementation of its Disaster Management Plan, particularly as it relates to evacuation routes for fire and geologic hazards.

Electromagnetic Fields

Policies

Policy 325: The County shall not approve sensitive uses (e.g., hospitals, schools, and retirement homes) within setbacks recommended by the California Department of Education from sources of electromagnetic fields such as major electrical transmission lines and substations. The County shall also consider appropriate setbacks in siting residential subdivisions based on the best information available at the time.

Implementation Programs:

Program 121: The County shall monitor emerging research concerning electromagnetic fields and develop guidelines to reduce potential impacts. Until more definitive information is available, the guidelines should incorporate the setbacks recommended by the California Department of Education for the siting of new schools near high voltage electrical transmission lines for all sensitive land uses. The County shall periodically revise these guidelines as new information becomes available.

Policies Pertaining to North Livermore

**Goal: To permit and encourage cultivated agriculture and to preclude urbanization in the North Livermore area without unduly impairing the open and natural qualities of the area.*

***Policies**

*Policy 326: In the area demarcated by Dublin's Sphere of Influence boundary on February 1, 2000, the County Urban Growth Boundary in North Livermore as established by the Measure D Initiative, Dagnino Road extended north to the Alameda/Contra Costa County line, and the County line, **20-acre minimum parcels** may be created as a density bonus exception to the larger minimum parcel size that otherwise would be applicable.

Before any of these subsize parcels may be created, the Board of Supervisors shall hold public hearings and prepare and certify an **environmental impact report and economic analysis** for the demarcated area with respect to the creation of the parcels and their use for cultivated agriculture. The Board of Supervisors must find for all or a significant part of the demarcated area that:

- 1) there will be an adequate, sustainable, safe supply of water for projected cultivated agriculture and other uses (see Policy 327 below);
- 2) cultivation and irrigation will not cause significant harm to groundwater, soil, biota, or other environmental qualities; and
- 3) the parcels with cultivated agriculture will be economically viable before it may permit the creation of subsize parcels in those areas. The Board shall establish standards to prevent unnecessary or unjustifiable harm to the environment, including visual qualities, under this policy.

*Policy 327: A parcel authorized by this policy shall be allowed only if an **adequate and permanent agricultural water supply** for permissible irrigation and other uses has been demonstrated for the parcel and for any remainder parcel that would be smaller than the otherwise applicable minimum parcel size. An adequate and permanent water supply shall be deemed demonstrated if a valid contract exists with an irrigation district, water agency or the City of Livermore for necessary water, or water experts testify that an adequate and permanent groundwater supply is assured. Groundwater shall not be regarded as an adequate supply if its use would violate any person's legal right to water.

*Policy 328: A parcel may not be created under this policy unless 90% of the parcel has a slope of 20% or less. Parcel boundaries shall be drawn to maximize productive use for cultivated agriculture.

*Policy 329: Parcels may not be created under this policy unless owners transfer to a land trust a conservation easement that effectively and permanently bars any development not permitted by this policy. Owners shall contract with the County and the land trust, under the easement, and provide

a bond or other appropriate guarantee that when water is available they will plant and maintain for 8 or more years a cultivated agriculture crop on the portion of a parcel which may be irrigated, except on a development envelope not to exceed 2 acres.

The easement with its terms and undertakings, shall be duly recorded and shall be binding on the owners' successors and assigns. If parcel division results in any remainder parcel smaller than the otherwise applicable minimum parcel size, that parcel also must be subject to a conservation easement with a contract and guarantee as specified above.

*Policy 330: If no appropriate land trust is available, an **agricultural land trust** shall be created by Alameda County. It shall be an independent nonprofit corporation qualified under State law to receive conservation easements. The trust shall have 7 directors: 3 shall be appointed by the Alameda County Board of Supervisors, 3 by the City of Livermore, and 1 by the other members of the trust. If the City of Livermore fails to appoint any of its trustees within 3 months of a vacancy, the Alameda County Board of Supervisors shall appoint them. The County, the City of Livermore, parcel owners, and environmental and other community groups shall be represented on the Board of Directors. The existing or new trust's operations under this policy shall be financed, to the extent need be, by the County. The County shall levy a fee on parcels created under this policy to defray the costs. The trust shall monitor and may enforce owner contracts to plant and maintain areas in cultivated agriculture. The panel of experts established in Program 36 shall also review the cultivated agriculture and suggest practices which will enhance its viability and minimize its environmental impacts.

*Policy 331: One **residence and residential accessory buildings** may be built on each 20 acre or larger parcel created under this policy south of May School Road and a line extended straight west and in Doolan and Collier Canyons. No residence or other non-agricultural structure is allowed on a parcel created under this policy in the remainder of the area demarcated under Policy 326.

*Policy 332: Land may not be cultivated or irrigated if the **slope** is greater than 20%, or to the extent that cultivation or irrigation would have a significant adverse effect on an environmentally sensitive area. **Environmentally sensitive areas** include but are not limited to any area which is critical habitat for endangered or threatened species, wetlands, riparian corridors and other land with important environmental values.

*Policy 333: Limited **agriculture-enhancing commercial uses** (for example, fruit stands, sampling rooms, restaurants and bed and breakfast establishments) may be permitted in the intensive agricultural area provided that:

- 1) the use is functionally related to and will promote agricultural products grown or processed in Alameda County;
- 2) the use is compatible with agricultural production;
- 3) there is an adequate and reliable water supply that does not significantly diminish the availability of water for agricultural use or violate any person's water rights;

- 4) all potential conflicts with surrounding agricultural uses and environmental impacts are mitigated to the satisfaction of the County; and,
- 5) the use will not create a concentration of commercial uses.

All bed and breakfast establishments shall be located in owner-occupied buildings.

*Policy 334: All residential, agricultural (including wineries, olive presses and other processing facilities) and other buildings shall be located within a 2 acre contiguous development envelope. Subject to environmental constraints, **development envelopes** shall be located to maximize cultivated agriculture productivity. Wherever practicable, development envelopes shall be clustered on one or more parcels in an area equal to 2 acres multiplied by the number of envelopes clustered.

*Policy 335: The floor area for all non-agricultural buildings, except restaurants, shall not exceed 12,000 square feet; the **floor area** ratio for agricultural and agricultural processing buildings shall be .01, but not less than 20,000 square feet.

*Policy 336: In all cases, **siting** of development envelopes and structures shall be controlled so that views from roads, trails and other public places are not substantially blocked and to minimize environmental harm. No structures may be located on ridgelines or hilltops or so that they protrude above ridgelines or hilltops contrary to Policy 106, nor within 100 feet of riparian corridors, in Federal Emergency Management designated floodplains, or where they will have a significant adverse effect on an environmentally sensitive area as defined in Policy 332.

*Policy 337: The County shall establish a trail system in any intensive agriculture area to foster public enjoyment of the open space. As a condition to approving subsize parcels authorized by this policy, the County shall require a **trail easement**.

*Policy 338: Unless contradictory to this policy, general County **development and building standards and fees** shall apply to the parcels created under this policy including but not limited to those relating to utilities, waste disposal, health, safety, building codes, site and structure design, earth moving, landscaping, visual protection, and historic site and structure preservation.

Policies Pertaining to South Livermore

The East County Area Plan incorporates the South Livermore Valley Area Plan (as adopted by the Board of Supervisors on February 3, 1993) in its entirety. However, the South Livermore Valley Area Plan has been reorganized and in some cases editorially reworded to adapt to the format of the East County Area Plan. The following goals, policies, and programs apply to the South Livermore Valley area, as shown in Figure 9. The South Livermore Valley area has been divided into four subareas, each with guiding land use policies. The subareas are the Ruby Hill Area, the Vineyard Avenue Area, the Alden Lane Area, and the Vineyard Area, as shown in Figure 9. The Ruby Hill and Vineyard Avenue Areas are within the City of Pleasanton, and the Alden Lane Area is within the City of Livermore. Most of the Vineyard Area is presently unincorporated. The Measure D Initiative did not supersede or change the provisions of the South Livermore Valley Area Plan in the area to which the plan applied on February 1, 2000.

Goal: To take a proactive approach to protect, enhance, and increase viticulture and other cultivated agriculture in the South Livermore Valley.

Policies

*Policy 339: The County shall encourage the **expansion of cultivated agricultural**, particularly viticultural, use in the South Livermore Valley from the current 2,100 acres to the maximum acreage possible within the Plan expansion limitation defined in Program 124 and with a minimum acceptable level of 5,000 acres.

Policy 340: The County shall prohibit **additional development** in the unincorporated portions of the South Livermore Valley unless it will directly further the purpose of expanding and enhancing cultivated agriculture.

Policy 341: The County shall encourage the establishment and permanent protection of existing and new cultivated agriculture, through use of **agricultural easements**, density bonuses, or other means.

Policy 342: The County shall encourage the development of additional sources of **irrigation water** for vineyards and other cultivated agriculture by investigating wastewater reclamation and development of other supply and delivery resources, and by encouraging Zone 7 to consider developing a pump monitoring and cost allocation system to cover the cost of new water in the event that additional supplies are needed.

Implementation Programs:

Program 122: Within the Vineyard Area, the County shall retain existing **parcel size** regulations as specified in the Alameda County Zoning Ordinance for the Agricultural (A) District, as of January 1, 1991, which normally set a 100 acre minimum per residence and permit agricultural uses that are compatible with the promotion of the area as a Wine Region. The County shall retain agricultural **worker housing** as a conditional use on parcels greater than 100 acres.

*Program 123: The County shall establish a "**Cultivated Agriculture Overlay District**," or equivalent, coterminous with the Vineyard Area shown in Figure 9. Permitted and accessory uses normally allowed under the A (Agricultural) District shall be restricted to preclude incompatible uses within the Overlay District. The Overlay District base density shall be 100 acres per homesite. A **density bonus** of up to four additional homesites per 100 acres (or a fraction thereof) may be granted for lands if and only if (1) the applicant can demonstrate that the density bonus will contribute substantially to the goal of promoting viticulture or other cultivated agriculture and (2) if the land meets the criteria described below. Pursuant to the Initiative, the maximum density bonus of 4 additional homesites per 100 acres may not be increased.

The Overlay District shall specify the procedure by which the applicant may qualify for the density bonus. Prior to obtaining the density bonus, each application shall require review by Alameda County to determine conformance with the following minimum environmental and site design criteria:

- a. The applicant must show, to the satisfaction of the County, that **adequate water supplies** are available to the proposed parcels for both domestic and irrigation needs, and that all proposed homesites can be served by **individual septic systems**. The County shall consult with the appropriate water purveyor.
- b. The applicant must provide evidence that the area has been surveyed by a qualified biologist to locate any potential plant or wildlife **species of concern**, and that a mitigation plan has been developed to protect any sensitive or unique environmental characteristics, such as oak groves, riparian areas, or species of concern.
- c. The applicant must guarantee that a minimum of 90% of the parcel shall be permanently set aside for viticulture or other **cultivated agriculture**, that the set-aside acreage shall be planted in wine grapes or other cultivated agriculture, and that provisions are in place that will ensure its continued cultivated agricultural use, such as agricultural conservation easements, or other equivalent means. At the discretion of the County, minor portions of a parcel included within the 90% permanent dedication area may be excluded from the cultivation requirement to preserve environmentally sensitive areas such as wetlands, arroyos, slopes in excess of 25%, oak groves, or areas with unique environmental characteristics. Agricultural operations that could be potentially high sources of nitrates, such as horse farms or cattle feed lots, shall be discouraged.
- d. The applicant must provide evidence that cultivated agriculture resulting from this program will be maintained for a minimum of eight years, through use of CC&Rs, evidence of a long-term **maintenance contract** with an experienced farm operator, or other means. Agricultural practices that minimize excess nitrate loading and utilize proper erosion and dust control shall be encouraged. Water conserving best management practices, including the use of drip irrigation, shall be required wherever feasible.
- e. The applicant must pay city or county fees then in place for such properties, such as, but not limited to, **in-lieu affordable housing fees** and school fees.
- f. The applicant must mitigate potential residential/agricultural conflicts by including a clause in the sales contract of each home referencing the Alameda County **Right to Farm** ordinance and

indicating that the residence is located near an agricultural operation and that the homeowner recognizes that the property may be subject to noise, dust, odors, night operations, or other impacts resulting from the operation.

- g. The applicant must meet the following site **development review** standards:
 - i. Parcels that include, or are adjacent to, **arroyos** shall maintain a minimum 100 foot uncultivated and undeveloped buffer, as measured from top of bank.
 - ii. **Building site envelopes** for homes and ancillary uses shall be designated on the 10% portion of the parcel outside the required 90% set aside for agricultural areas, as described above. Building site envelopes shall not exceed 25% slope. Parcel lines and building envelopes shall be sited to maximize productive use of the land for intensive cultivated agriculture. Building envelopes shall be located outside of FEMA-designated floodplain areas, and shall be located a minimum of 100 feet from roadways, and a minimum of 200 feet from major roadways, unless site-specific noise studies are conducted that show that State noise guidelines can be met. Building envelopes located within areas known to be subject to landslide or seismic hazards shall require site-specific geotechnical studies to ensure that structures can be safely constructed.
 - iii. New development shall be designed to **minimize risks** to life and property through the implementation of the provisions of the Alameda County Fire Protection Master Plan.
 - iv. The location of building envelopes, parcel lines or cultivated agriculture shall not conflict with or preclude proposed **LARPD** trails.
 - v. Any **historical structures** on-site shall be preserved and/or reused, wherever feasible, and the project shall be designed to ensure that new development will not disturb any known or potential archaeological sites.

Program 124: The County may **expand** the Vineyard Area not to exceed 1 mile beyond the South Livermore Valley Area Plan boundary on February 1, 2000, for purposes of seeking to attain the goal in Policy 339 of 5,000 acres of cultivated agriculture. Expansion of the Vineyard Area within this parameter may proceed upon landowner request provided that the expansion area-meets the following criteria:

- a. It is **contiguous** to the existing Vineyard Area boundary.
- b. It contains at least **forty acres** less than 25% in slope.
- c. The applicant demonstrates the area's **significant agricultural potential**.
- d. The applicant submits a **Planned Development (PD) District** application satisfying the Vineyard Area criteria contained in Programs 122, 123, 125, 127, 128, and 130.

Goal: To promote the South Livermore Valley as a unique and historic Wine Region.

Policies

Policy 343: The County shall encourage the development of **additional wineries** with a range of sizes, and other wine-country uses that promote the South Livermore Valley as a premier wine-producing area.

Policy 344: The County shall encourage the **promotion** of the South Livermore Valley as a premier wine-producing center by encouraging appropriate tourist attracting and supporting uses, such as bed and breakfast establishments, bicycle and equestrian facilities, a conference center, a wine museum, or other uses., and by establishing clear, well-signed travel corridors from major highways to the area.

Implementation Programs:

Program 125: The County shall limit **new commercial uses** within the Cultivated Agricultural Overlay District to appropriate small-scale uses that promote the area's image as a wine region, subject to issuance of a **conditional use permit**. To this end, the County shall develop a full list of conditionally-permitted commercial uses and standards. New commercial uses proposed as part of a bonus density application should be limited to the 10% maximum area of each parcel not dedicated to cultivated agriculture, subject to appropriate coverage limitations, and should be sited to maximize efficient use of cultivated lands. Wineries and small bed-and-breakfast establishments are examples of appropriate commercial uses. Bed-and-breakfast establishments shall be limited to existing homes or homes permitted under the *South Livermore Valley Area Plan*; construction of separate additional structures shall not be permitted. The County shall require that proponents of new commercial development in rural areas show, to the satisfaction of the County and Zone 7, that development can be adequately served by a septic system and that adequate water supplies are available for commercial needs.

Program 126: The County shall encourage appropriate design, landscaping and signage to establish **Greenville Road**, between I-580 and East Avenue, the future **Isabel Avenue alignment**, between I-580 and Vallecitos Road, and roadways between I-680 and Vallecitos Road, via **downtown Pleasanton and Vineyard Avenue** as important "wine region corridors" as development occurs. Existing land use designations and policies shall be retained.

Goal: To discourage and minimize development on lands with existing vineyards and on lands suitable for viticulture.

Policies

Policy 345: The County shall strongly discourage the non-renewal or early termination of **Williamson Act contracts** in the South Livermore Valley. County agricultural preserve guidelines and individual contracts may be modified to specifically accomplish the objectives of preserving and promoting agriculture, in conformance with *South Livermore Valley Area Plan* policies.

Implementation Programs:

Program 127: The County shall prohibit the **subdivision of existing vineyards** within the Cultivated Agricultural Overlay District if such subdivision results in a net loss of vineyards within the subdivided parcel and shall limit such subdivision to a **maximum of 100 acres** per year to maintain a market for new vineyards on presently uncultivated lands. The County shall allow the density bonus if new home sites on parcels with existing vineyards are located so that no **vineyards are destroyed or divided**, while still meeting minimum parcel size requirements of Zone 7 and the Williamson Act. If new homes, roads and other structures cannot be sited without the loss of existing vineyards, the density bonus shall be allowed only if an equivalent vineyard acreage to that lost be planted and placed under easement within the subdivided parcel.

Program 128: The County shall require that any subdivision of **existing vineyards** include provisions for any needed **improvements** to bring existing vineyard stock up to current industry standards for production, quality and resource use, including water and soil. Prior to subdivision approval the County shall require that improvements to existing vineyards be made, based on the recommendations of an experienced viticulturalist following an inspection to ascertain vineyard health, vigor, productivity, and resource use.

Goal: To direct development and development speculation away from productive and potentially productive agricultural land, particularly that land classified as having the better quality soil for grapes.

Policies

Policy 346: The County shall create a **land trust** to permanently protect productive and potentially productive cultivated agricultural lands in the South Livermore Valley.

Policy 347: The County shall encourage Livermore and Pleasanton to adopt policies and programs establishing other sources of funds for the Agricultural Land Trust, such as fees on appropriate development outside of the South Livermore Valley.

Implementation Programs:

Program 129: The County shall establish a **South Livermore Valley Agricultural Land Trust** as an autonomous non-profit corporation with Federal and State tax-exempt status. Alameda County, the City of Pleasanton, and the City of Livermore shall have appointment authority to the Trust Board of Directors. The Trust shall be enabled to purchase or accept donations of lands in the South Livermore Valley, in fee or easement, that will further the goals of the *South Livermore Valley Area Plan*, with reconveyance subject to unanimous agreement by the Board of Directors. Agricultural mitigation funds required to be paid by the Ruby Hill development, other future urban development in the South Livermore Valley, and other appropriate sources shall be used to fund Trust purchases.

Standards and priorities for acquisition of land or easements for the Trust shall be based on the following considerations:

- a. Development of a **critical mass** to sustain agricultural operation in the South Livermore Valley.

- b. **Preservation** of lands best suited for agriculture and most threatened by development pressures.
- c. Preservation of **contiguous tracts** of agricultural land of a size large enough to maintain commercial agricultural operations.
- d. **Minimization of conflicts** with non-farm uses.
- e. Creation of a **permanent urban boundary**.
- f. Protection of **critical habitat areas** within the South Livermore Valley.

Goal: *To preserve the South Livermore Valley's unique rural and scenic qualities.*

Policies

Policy 348: The County shall maintain and enhance the visual quality of the South Livermore Valley by limiting inappropriate uses in viticultural areas and encouraging good design through establishment of appropriate design guidelines.

Implementation Programs:

Program 130: The County shall require new residential and commercial structures to be subject to site development review and shall establish appropriate and comprehensive **design guidelines** for the Cultivated Agricultural Overlay District for new rural structures that:

- a. Emphasize the existing **visual character**, including use of appropriate materials, architectural features and careful siting so that structures are subordinate to the landscape and do not block public views from adjacent roads.
- b. Include **fencing guidelines** to limit or prohibit use of property line fences in existing vineyard areas.
- c. Include **standards for access**, including limitations on access driveways onto Vallecitos or other major roads through use of joint driveways or other access routes.
- d. Include **standards for landscaping**, screening and signage that emphasize the existing visual character and reflect the objective of promoting the area as premium wine-producing region.

Program 131: The County shall designate two areas within the South Livermore Valley as "Transitional Areas," due to their physical or visual isolation from the main part of the South Livermore Valley, adjacency and relationship to existing urbanized areas, and location within existing cities. These areas (shown on Figure 9) are the **Vineyard Avenue Transitional Area** in Pleasanton, and the **Alden Lane Transitional Area** in Livermore.

Program 132: The County shall work with the cities of Pleasanton and Livermore, as appropriate, to encourage new urban development in the **Transitional Areas** to provide a graceful transition between

existing urban areas and the Vineyard Area, and to promote recognition of the area as a premium wine-producing region through structural design, appropriate landscaping and open space, and signage.

Goal: To coordinate land use planning in the South Livermore Valley between Alameda County and the cities of Livermore and Pleasanton, to increase certainty over future land uses and to reduce speculation.

Policies

Policy 349: The County shall work with Livermore and Pleasanton to **limit further urbanization** in the South Livermore Valley to areas under City jurisdiction and to development that substantially enhances cultivated agriculture.

Policy 350: The County shall require that **urban development** within the South Livermore Valley mitigate impacts on and substantially enhance cultivated agriculture, by means of paying agricultural mitigation fees to the South Livermore Agricultural Land Trust, by the direct planting of new vineyards, by dedicating agricultural easements on lands within the South Livermore Valley, and/or by including major wine-oriented attractions that would increase recognition of the South Livermore Valley as a premium wine-producing region.

Policy 351: The County shall encourage the creation of a permanent boundary and **open space buffer** between the cities of Livermore and Pleasanton in the South Livermore Valley.

Policy 352: The County shall encourage the cooperation of Alameda County, Livermore and Pleasanton in reaching the goals and objectives of the *South Livermore Valley Area Plan* through **coordination of land use plans**, use of pre-annexation, development, joint powers, tax-sharing, or other agreements, or other appropriate devices to coordinate future land uses and appropriate mitigation measures.

Implementation Programs:

Program 133: The County shall require, through use of development agreements, pre-annexation agreements, or other means, that the **Ruby Hill** area in Pleasanton is developed according to the provisions of reclassification approved by Alameda County in June, 1991. These provisions permit up to 850 homes and a golf course, and require 467 acres of vineyards to be planted, two wineries to be restored, and the payment of a minimum of \$8.5 million in agricultural mitigation fees that will be used to fund the South Livermore Agricultural Land Trust.

Program 134: The County shall work with the cities of Pleasanton and Livermore, as appropriate, to ensure that new urban development in the **Vineyard Avenue Transitional Area** and the **Alden Lane Transitional Area** compensates for loss of cultivable or potentially cultivable soils through use of agricultural mitigation fees to fund the South Livermore Agricultural Land Trust. Fees shall be calculated based on a one-to-one ratio between the cost per acre for agricultural easements to the Trust and the net acreage of potentially cultivable soils less than 25% in slope lost to development. Agricultural easements are assumed to have an average value of \$10,000/acre, and fees shall be adjusted annually, based on increases in the Consumer Price Index. The County shall ensure collection and distribution of agricultural

mitigation fees in Transitional Areas through use of joint powers, pre-annexation, tax-sharing, and/or development agreements, or other appropriate means.

Program 135: The County shall actively discourage the **annexation** of lands within the Vineyard Area unless the following criteria are met:

- a. An **urban development project** is proposed that would significantly contribute to the goal of maximizing the number of acres of permanently protected vineyards or other cultivated agriculture in the South Livermore Valley with a minimum acceptable level of 5,000 acres, and that meets the criteria in Program 136.
- b. To the extent that annexation is reasonably incidental to an annexation described in criteria a. above, properties may be annexed which are **under agricultural easements** that permanently limit development to a gross density of one residence per 20 acres, and 90% of the parcel is set aside and planted in vineyards or other cultivated agriculture, as described in Program 123 for the Vineyard Area;

Program 136: The County shall **require** any urban development proposal within the Vineyard Area to meet the following criteria, at a minimum:

- a. All necessary public **utilities** and services are available.
- b. The project will contribute funds for a **recycled water** treatment system. Contributions should equal or exceed the cost of providing recycled water equal in volume to 120% of anticipated water use of the development.
- c. The project will not require cancellation of a **Williamson Act contract** unless the development proponent can show, to the satisfaction of the City of Livermore, that cancellation will result in a more compact development pattern than development of proximate non-contracted lands, and that an area within the Vineyard Area equal or greater in area to the parcel(s) on which cancellation would occur will be cultivated and placed under permanent agricultural easement and a long-term maintenance contract, prior to final approval of any cancellation.
- d. The project site will not displace a significant amount of any **actively farmed vineyards**, defined as vineyards that produced and harvested wine grapes in 1991;
- e. The project site is **contiguous to existing development** within the City of Livermore. As discussed in Program 139, the City of Livermore shall determine the exact location of urban development through the adoption of a specific plan and/or General Plan Amendment.
- f. At a minimum, the project **protects and promotes viticulture** or other cultivated agriculture through the following means:
 - i. Development is located and **clustered**, to the maximum extent feasible, adjacent to existing City boundaries to minimize loss of better quality soils for wine grapes, and is sited and designed to create a logical, permanent urban edge to Livermore;

- ii. To mitigate the loss of cultivable soils, a minimum of one acre in the Vineyard Area is planted in new vineyards or other appropriate cultivated agriculture, and permanently protected through dedication of agricultural easements for each acre developed. **Mitigation acreage** thus planted and protected should be contiguous to the extent possible to ensure mitigation acreage of sufficient size to form a viable agricultural unit;
- iii. To enhance cultivated agriculture in the Vineyard Area, a minimum of one acre within the Vineyard Area, in addition to acreage required in ii. above, is planted in vineyards or other appropriate cultivated agriculture, and is permanently protected through dedication of agricultural easements for each new dwelling unit permitted in the project. **Mitigation acreage** thus planted and protected should be contiguous to the extent possible to ensure mitigation acreage of sufficient size to form a viable agricultural unit;
- iv. **Mitigation acreage** required under ii. and iii. above is not eligible for bonus densities, as permitted under the Cultivated Agricultural Overlay District described above.
- v. **Mitigation acreage** for urban development in the Vineyard Area is dedicated and planted, and evidence of a long-term maintenance contract (eight years or more) is given, prior to approval of a final map. This requirement can be phased, as long as phasing is consistent with final map phasing.
- vi. New cultivated agriculture resulting from *South Livermore Valley Area Plan* policies uses water conserving best management programs, including the use of **drip irrigation** wherever feasible.
- vii. Development includes at least one major draw or attraction that would increase recognition of the South Livermore Valley as a premium wine-producing region. Examples of appropriate attractions include a wine-related institute, research center or conference center, wine museum, cultural arts center or a resort hotel. Consideration should be given to creating a "**Wine Country Center**" that would serve as a focal point for visitors to the region by combining one or more major attractions with ancillary retail uses, such as restaurants, art galleries or shops, bicycle rentals, delis, or other appropriate small-scale uses that would complement the major attraction. Ancillary retail uses would be limited, and should be carefully considered to complement businesses in Downtown Livermore. Retail uses and for-profit major attractions should be subject to an agricultural mitigation fee of \$2.50 per square foot. Fee amounts should be adjusted annually to reflect changes in the Consumer Price Index.

Program 137: The County shall encourage the City of Livermore to reward development meeting the criteria in Program 136 with **sufficient flexibility in growth management** awards to permit development in a timely and economical manner.

Program 138: The County shall ensure that appropriate development is considered by the City of Livermore in a timely manner through use of joint powers, pre-annexation, tax-sharing, and/or development **agreements**, or other appropriate means.

Program 139: The County shall encourage the City of Livermore to **amend the City General Plan** to include relevant policies for the South Livermore Valley within one year of adoption of the South Livermore Valley policies by the County. The City shall also be encouraged to adopt a Specific Plan and/or a General Plan Amendment that would specify the amount, timing, and location of urban development in the Vineyard Area, consistent with County policies, within three years of an application for urban development in the Vineyard Area. Failure of the City to meet these time limits would be grounds for the County to reconsider its South Livermore Valley policies.

Program 140: The County shall establish a **monitoring program** to biennially assess the on-going effectiveness of County South Livermore Valley policies by tracking cultivated acreage, easements, land trust actions, development, mitigation fees collected, and other pertinent information. The biennial assessment shall be submitted to the Board of Supervisors for review and comment.

Policies Pertaining To Pleasanton Ridgелands

The following policies reflect those included in the "Agreement Covering the Ridgелands Area," as adopted by the Alameda County Board of Supervisors on August 3, 1993. These policies apply only to that portion of the 13,000 acre Pleasanton Ridgелands area which lies within the East County Area Plan boundary, as shown in Figure 9.

Goal: *To promote the permanent protection of open space in the Pleasanton Ridgелands Area.*

Policies:

Policy 353: The County shall designate the **Ridgелands Regional Park** on the Land Use Diagram in the "Major Parks" land use category. The County shall designate the remainder of the Pleasanton Ridgелands Area under County jurisdiction in the "Large Parcel Agriculture" land use category, with a 100-acre minimum parcel size.

Policy 354: The County shall provide for the **continuation of legal uses** and the development of legal lots of record and legal building sites existing on August 3, 1993, according to applicable County regulations in effect at that time.

Policy 355: The County shall provide that **complete applications** for subdivisions, building permits, and other improvements submitted as of May 10, 1993, may be processed and approved according to the County planning, zoning, and other development regulations in effect as of August 3, 1993.

Policy 356: The County shall attempt to exclude the **Castro Valley Sphere of Influence** from the Ridgелands area.

Policy 357: The County shall encourage the East Bay Regional Park District to provide **public access** to Ridgелands Park from as many points as feasible, including Foothill Road, Palomares Road, and Dublin Canyon Road, in order to maximize public access and to distribute the traffic impacts of staging areas among surrounding jurisdictions.

Policy 358: The County shall encourage the East Bay Regional Park District to obtain **public access** to Ridgелands Park from either the northwest end of Palomares Road (e.g., via Cowing Road) or from Dublin Canyon Road (e.g., in the vicinity of Shaeffer Ranch Road) which allows automobile access from I-580, and to work with property owners to obtain improvement of these access roads serving the park.

Policy 359: The County shall work with the Cities of Hayward and Pleasanton to provide **emergency access** from Santos Ranch Road (in Pleasanton), Foothill Road (in Sunol), Kilkare Road (in Sunol), and Palomares Road (via Cook Canyon Road in Hayward and Alameda County).

Policy 360: The County shall support efforts to provide **pedestrian (hiking trail) access**

to Ridgелands Park. Wherever feasible, new development within or adjacent to the Pleasanton Ridgелands Area shall be required to provide access and/or a staging area to connect with Ridgелands Park.

Policy 361: The County shall not designate **Santos Ranch Road** as an approved road for the purposes of establishing legal building sites.

Policy 362: The County shall **refer all proposals** within the Pleasanton Ridgелands Area (land use action, private road approval, land purchase, public park plans, etc.) which may affect surrounding communities (including Dublin, Castro Valley, Fremont, or Union City) to the appropriate jurisdiction for review and comment, and will consult with the Cities of Hayward and Pleasanton and East Bay Regional Park District prior to the approval.

Policy 363: The County shall not amend these Pleasanton Ridgелands policies and programs unless the Cities of Hayward and Pleasanton also amend their general plans to incorporate any changes necessary to **ensure consistency** among the three general plans.

Implementation Programs:

Program 141: The County shall **refer all proposals** for development within the unincorporated Pleasanton Ridge Area (e.g., land use action, private road approval, land purchase, public park plans, etc.) to all potentially affected local agencies for review and comment.

Program 142: The County shall consider an **alternative agricultural clustering program** to apply within the Pleasanton Ridgелands area only, to allow clustering of single family homes on parcels of 200 acres or more that are zoned for a 100-acre-minimum parcel size. This program would provide for a maximum parcel size of 5 acres for each clustered unit, at an overall density of one home per 100 acres, with the use of the balance of the property limited by a required dedication of an agricultural/open space easement. In all other areas zoned A-100, the provisions of program 36 would apply.

Program 143: The County shall work with the Cities of Hayward and Pleasanton to develop **parallel criteria** for allowing creation of building sites and reviewing building permits for single family homes and other private uses within the Pleasanton Ridgелands Area.

Program 144: The County shall work with **surrounding jurisdictions** to determine which jurisdiction will provide basic services (police, fire, water, etc.) to existing development within the Pleasanton Ridgелands Area.

III. TABLES

***Table 1**
DEFINITIONS

Agricultural Accessory Uses: These are structures integral to agricultural operations such as barns, animal feed facilities, silos, and on-site housing for farm employees who require full-time, on-site residency.

***Agricultural Enhancing Commercial Uses:** These uses include stables, fruit stands, feed stores, sampling rooms, bed and breakfasts, and other uses which can demonstrate an economic connection to agricultural use or production.

Air Pollutants of Concern: In East County, these include carbon monoxide, ozone (a photochemical oxidant), and PM-10 (Particulate Matter, 10 micron).

Airport Protection Area: This is a two dimensional geographic area surrounding an airport within which airport operations may affect land uses and within which certain land use restrictions (e.g., residential use restrictions, real estate disclosure notices, or building insulation) may apply.

Alameda County Open Space Land Trust: This agency would be an autonomous non-profit corporation with federal and state tax-exempt status. Alameda County, Dublin, Livermore, and Pleasanton should have appointment authority to the Trust Board of Directors. The Trust would be empowered to purchase or accept donations of lands within Alameda County, in fee or easement, that will further the open space goals of the East County Area Plan. Open Space fees collected from development in East County would be used to fund Trust purchases and to maintain open space land. In the event that a County Open Space Land Trust and a South Livermore Valley Agricultural Land Trust are both formed, administrative and other functions may be shared by the two trusts in order to reduce costs.

Bay Area Greenbelt: This is an area of open space, parks, and trails which is planned to surround San Francisco Bay. Much of the proposed greenbelt is currently in public ownership but some remains to be acquired or otherwise secured for public use.

Chain-of-Lakes: This is a planned series of lakes which will be created following extraction of sand and gravel deposits in the Livermore-Amador Valley quarries, located between Pleasanton and Livermore.

***Compact Development:** This is a type of development that is designed to emphasize higher density, pedestrian- and transit-oriented land uses in an interdependent pattern. This type of development typically features a mix of land uses and densities, including high-, medium-, and low densities, to maximize opportunities for living, working, and shopping within a given area.

Cultural Resources: These are manmade artifacts, structures, and sites possessing archaeological or historical significance such as a Native American burial ground, an architectural landmark, or a site on which an important historical event occurred.

Density Transfer: This is mechanism used to transfer development from one portion of a parcel to another, or from one parcel to another parcel, within a given project. It differs from Transfer of Development Rights (TDR) in that density is transferred internally within a given project and does not rely on a market based system for buying and selling development credits.

**Table 1 (cont.)
DEFINITIONS**

Fire Hazard Severity Scale: This is a rating system developed by the California Department of Forestry for wildland fires which factors in vegetation and slope as the determinants of the severity of potential fire hazards.

Holding Capacity: This is the maximum amount of development, expressed in terms of population, housing units, and employment, that can be accommodated within an area if all land uses shown on the Land Use Diagram were to be built at assumed mid-point densities.

***Initiative:** The Save Agriculture and Open Space Lands Initiative passed by the electorate in November 2000.

***Intensive Agriculture:** This refers to high yield agricultural production including vineyards, orchards, and row crops as distinguished from low-intensity agriculture such as cattle and horse grazing.

Iron Horse Trail: This is a multiple use recreational trail planned by the EBRPD within the abandoned Southern Pacific Railroad right-of-way in the San Ramon Valley.

Major Projects: These are residential projects containing 500 housing units or more or non-residential projects containing 500,000 square feet or more of building space.

Migration Corridors: These are open space corridors of sufficient width to allow the movement of wildlife between open space habitat areas.

***Moderate-, Low-, and Very Low-Income Households:** These are defined by the U.S. Department of Housing and Urban Development (HUD) as households earning 80-120% (Moderate), 50 to 80% (Low), and less than 50% (Very-Low) of the median household income within the Oakland Primary Metropolitan Statistical Area (PMSA) which includes Alameda and Contra Costa Counties). The percentages required to meet regional share allocations are derived from ABAG's Housing Needs Determination.

Multiple Family Housing: This is a type of structure which features common walls from ground to roof (e.g., condominiums, apartments, and some townhouses).

Noise Exposure Areas: These are locations generally exposed to noise levels exceeding 60 dBA CNEL (Community Noise Equivalent Level).

Noise Sensitive Land Uses: These include residential units, schools, hospitals, libraries, churches, convalescent homes, and other similar uses. The sensitivity of various uses varies according to specific noise exposure levels, as defined in the Noise Compatibility Guidelines in the Noise Element.

Rural Residential Development: This refers to residential land uses of less than 1 unit per acre. Rural residential development areas include clusters of homes and supporting uses outside city spheres of influence, including rural communities such as Sunol.

***Secondary Units:** These are self-sufficient housing units that are typically (but not necessarily) attached, or part of, single family homes. These units are also known as "granny flats" or "in-law apartments." The units are typically small in size and contain a full service kitchen and bathroom.

**Table 1 (cont.)
DEFINITIONS**

Sensitive Receptors: These are facilities which are most likely to be used by the elderly or infirm, children, or persons with particular sensitivity to air pollutants, including hospitals, schools, convalescent homes, and similar uses.

Sensitive Viewsheds: These are natural areas that provide orientation and a sense of place within a community or region. These areas typically include ridgelines, hilltops, large contiguous open space areas, and woodlands.

Solid Waste Facilities: These include a solid waste transfer or processing station, a composting facility, a co-composting facility, a transformation facility, and a disposal facility.

South Livermore Valley Agricultural Land Trust: This is a separate agency from the County Open Space Land Trust but would also be an autonomous non-profit corporation with Federal and State tax-exempt status. Alameda County, Livermore, and Pleasanton should have appointment authority to the Trust Board of Directors. The Trust would be empowered to purchase or accept donations of lands within the South Livermore Plan Area, in fee or easement, that will further the goals of the South Livermore Valley Area Plan.

Agricultural mitigation fees collected from development in South Livermore would be used to fund Trust purchases. In the event that a County Open Space Land Trust and a South Livermore Valley Agricultural Land Trust are both formed, administrative and other functions may be shared by the two trusts to reduce costs.

Transfer of Development Rights: This is an open space preservation mechanism whereby an owner of designated land (known as the "sending" area) can sell development rights to other land owners whose property can support increased density (known as the "receiving" area). Once a property's development rights are sold, future use of the property is restricted by a permanent easement to agricultural or open space activities.

Transit-Oriented Developments: These are concentrations of high density development clustered around transit stations which are configured to encourage transit use and pedestrian circulation among land uses.

Transportation Demand Management (TDM): These are measures to reduce the number of peak hour automobile trips to the workplace such as ridesharing, transit, and bicycle programs.

Urban Development: This generally includes all land use categories having a density of 1 unit per acre and higher, including Low, Medium, and High Density Residential, Industrial, Major Commercial, Business Park, and supporting uses. Parks, open space, and similar uses may also be included within urban development areas.

Urban Growth Boundary: This defines areas generally suitable for urban development and areas generally suitable for long-term protection of open space, natural resources, agriculture and other productive resources, recreation, buffers between communities, and public health and safety. The Urban Growth Boundary is intended to be permanent and to define the line beyond which urban development shall not be allowed.

Table 2
GENERAL CRITERIA FOR LOCATING
THE URBAN GROWTH BOUNDARY

The Urban Growth Boundary defines areas generally suitable for urban development (**urban growth areas**) and areas generally suitable for long-term protection of open space, natural resources, agriculture and other productive resources, recreation, buffers between communities, and public health and safety (**open space areas**). The Urban Growth Boundary is intended to be permanent and to define the line beyond which urban development shall not be allowed.

In applying the following criteria to the location of the line, the County has balanced the relevant factors, while seeking to include an appropriate amount of land within the boundary to accommodate projected growth. The relevance of each criterion varied from subarea to subarea, depending on unique circumstances and conditions. No single criterion was necessarily determinative of whether a particular property was located inside or outside the Urban Growth Boundary. Where a property has characteristics that might locate that property either inside or outside the Urban Growth Boundary, the competing characteristics of that property were weighed, based upon the best information available, to determine its most appropriate location.

- General Plans: **Open space areas** include land outside existing city general plan areas and proposed general plan amendment areas. While open space is primarily located outside the Urban Growth Boundary, there are small pockets inside the boundary. Where open space areas are included within the Urban Growth Boundary, policies restrict uses of the land to parks, water management, quarries, and other open space uses.
- Topography: **Open space areas** include major areas having slopes greater than 25 percent. **Urban growth areas** include lands that are generally flat and developable.
- Visual Resources: **Open space areas** include prominent ridgelines, hillslopes, elevations over 800 feet and other visually significant areas. **Urban growth areas** include lands near existing development which are not visually significant.
- Soil Stability: **Open space areas** include major areas having unstable soils and landslides. **Urban growth areas** include lands near existing development having stable soils.
- Agriculture: **Open space areas** include large continuous areas devoted to agricultural or grazing operations. **Urban growth areas** include some agricultural lands near existing or planned development.
- Infrastructure: **Open space areas** include areas too distant from public roads or utility systems to justify urban development. **Urban growth areas** include lands currently served, or proposed to be served, by infrastructure, services, and transit.

Table 2 (cont.)
GENERAL CRITERIA FOR LOCATING
THE URBAN GROWTH BOUNDARY

- Public Lands: **Open space areas** include large public landholdings.
- Community Separation: **Open space areas** include open space buffers between communities.
- Habitat: **Open space areas** include large, contiguous tracts of land that will provide continued habitat for wildlife and plant species and protect the overall value of natural communities.
- Ownership: Generally respects existing parcels. In cases where parcels are split, provides for density transfer to dedicate that portion lying outside the Urban Growth Boundary to the County Land Trust for public use as open space.

Table 3
HOUSEHOLDS, POPULATION, AND JOB PROJECTIONS 1990 AND 2010 FOR BAY REGION, ALAMEDA COUNTY, TRI-VALLEY, EAST COUNTY, AND SAN JOAQUIN COUNTY

Area	Year 1990		Year 2010	
	Households/ Population	Jobs	Households/ Population	Jobs
Bay Region (1)	2,246,242 6,023,577	3,114,440	2,656,650 7,631,400	4,227,560
Alameda County (2)	479,518 1,279,182	622,230	552,090 1,615,900	848,300
Tri-Valley (3)	77,618 220,060	109,150	123,570 362,800	218,160
East County (4)	46,990 133,154	69,080	76,350 225,200	151,710
San Joaquin County (5)	160,914 465,042	182,237	247,937 694,225	261,927

Notes: ABAG Projections 92 job and housing data for East County for the year 1990 differs from the ABAG Projections 90 jobs and housing data used in Table 4.

(1) Bay Region includes all nine Bay Area Counties. (2) Alameda County includes 14 cities plus unincorporated areas. (3) Tri-Valley includes Danville, San Ramon, and Blackhawk/Alamo Spheres of Influence in Contra Costa County; and the Dublin, Livermore, and Pleasanton Spheres of Influence in Alameda County. (4) East County includes the Dublin, Livermore, and Pleasanton Spheres of Influence in Alameda County. (5) The 2010 projection for San Joaquin County is based on San Joaquin County Council of Governments data prepared in 2001. 1990 household estimated from population assuming 2.89 persons per household. 2010 households estimated from population assuming 2.8 persons per household.

Source: ABAG, Projections 2000, December 1999.

**Table 4
EXISTING HOUSING UNITS AND JOBS IN 1990 AND
EAST COUNTY AREA PLAN AT BUILDOUT**

City/SubArea	Existing Conditions - 1990		East County Area Plan Buildout	
	Housing Units	Jobs	*Housing Units	* Jobs
Dublin	6,518	12,451	6,692	12,758
Eastern Dublin	53	455	13,931	22,551
West Dublin	894	291	925	291
Livermore	21,719	30,504	27,243	50,843
North Livermore	138	336	approx 200	negligible
South Livermore	172	3,833	2,820	2,000
Pleasanton	20,762	28,363	30,054	58,111
Pleasanton Ridge	18	0	60	0
Remainder Unincorporated	300	100	470	100
TOTAL EAST COUNTY	50,574	76,333	82,395	146,654

*Notes: Buildout assumes that all residential land uses shown on the Land Use Diagram are built out at mid-point densities. Buildout of employment generating land uses has been reduced in certain areas assuming that some industrial/commercial/office acreage is not absorbed due to a lack of labor supply (see Economic and Planning Systems, Alameda County General Plans: Land Use and Jobs/Housing Analysis, July 1992). Subareas are defined by Tri-Valley Traffic Zones developed for the Tri-Valley Transportation Model (see Figure 10) and may not conform to city general plan and general plan amendment areas. The table assumes 2.83 persons per household in 1990 and 2.8 in 2010 and buildout for Tri-Valley, per ABAG Preliminary Projections 92, March 1992; assumes a 5% vacancy rate; variations in household size and vacancy rates among subareas may affect population estimates; totals may not match ABAG 1990 estimates due to differing data collection procedures. ABAG Projections 90 data for East County in this table differs from the ABAG Projections 92 data used in Table 3. The holding capacity for the Eastern Dublin subarea shown in this table differs somewhat from the adopted General Plan Amendment due to the discrepancy between traffic zone boundaries and plan areas. The adopted holding capacities in Eastern Dublin are 13,941 housing units and 31,369 jobs. The housing unit figure for the North Livermore traffic zone area is based on the potential number of units that may be built assuming that all parcels have been subdivided to the minimum parcel size of 100 acres. This estimate does not take into account any secondary units or farm labor housing that may be built. It also does not calculate potential development under a North Livermore Intensive Agriculture scenario due to the reliance of the plan on a permanent, but as yet unsecured, supply of irrigation water. Employment opportunities in North Livermore is assumed to be negligible since the area is zoned "A" Agriculture District and primarily used for grazing and dry farming.

Source: Economic and Planning Systems, Alameda County General Plans: Land Use and Jobs/Housing Analysis, July 1992; Alameda County Planning Department

***Table 5**
STANDARDS FOR SUBDIVISION AND SITE DEVELOPMENT REVIEW
FOR AGRICULTURAL PARCELS

The County shall require all tentative maps in areas designated "Large Parcel Agriculture" or "Resource Management" to identify a building envelope of no more than two acres on each proposed parcel. On existing parcels that are consistent with Zoning Ordinance standards for legal building sites, a building envelope of no more than two acres shall be identified at the time of Site Development Review for residential development (see Program 45). The following standards shall apply to both new parcels and existing legally buildable parcels:

- One contiguous building envelope of no more than two-acre shall be designated on each parcel.
- All residential development and residential accessory uses shall be located within the designated building envelope.
- Each building envelope shall have an approved access route between the site and a county-maintained road; the approved access route shall conform to Alameda County Fire Department requirements, and shall be designed to minimize visual impacts and to ensure stability. Grading, drainage, and other improvements necessary for the installation and maintenance of the access route shall be shown on the tentative map and analyzed during the environmental review process.
- The building envelope shall not be located on a slope of over 25 percent, or on top of a ridgeline.
- The standards for subdivisions contained in this table shall also apply to the location of all building envelopes and access routes.

The County shall use the following standards in reviewing proposals to subdivide land designated for agriculture in East County:

- The minimum parcel size of agricultural parcels shall be determined through an evaluation of individual site characteristics of the subject parcel and affected adjacent parcels, but shall not be smaller than 100 acres in the "A-100" (Agriculture - 100-acre minimum parcel size) District, 160 acres in the "A-160" (Agriculture - 160-acre minimum parcel size) District, or 320 acres in the "A-320" (Agriculture - 320-acre minimum parcel size) District except as provided under program 36 (*see Zoning Ordinance*).

(continued...)

Table 5 (cont.)

- The subdivision of land shall not interfere with the ability to initiate or continue agricultural use or wind energy development on-site or on adjacent parcels either directly (by the location of fencing or structures) or indirectly (by introducing incompatible land uses or increasing the speculative value of the land for non-agricultural uses).
- The subdivision shall not adversely affect the potential agricultural productivity of the property or on-going agricultural uses in the vicinity.
- The subdivision shall not adversely affect existing and adjacent land uses, including wind energy development.
- The subdivision shall be configured to optimize the availability of soils best suited for agricultural use, as determined through consideration of soil and geotechnical characteristics, including soil classifications and the location of landslides, water sources, faults and related features.
- The subdivision of parcels under Williamson Act contract shall be consistent with State and County Williamson Act requirements.
- The subdivision shall be consistent with any existing agricultural easements.
- Range lands shall be retained in large, contiguous blocks of sufficient size to enable commercially viable grazing.
- The subdivision shall not interfere with or detract from the use of publicly owned land.
- The subdivision shall be configured to minimize visual impacts on public roadways, publicly owned land, and existing and proposed trail alignments identified in documented public agency plans.
- The subdivision of land shall include, where appropriate, the dedication of easements consistent with documented public agency plans to create or connect public use trails or open space areas.
- The subdivision shall be configured to respect natural topography and natural features including, but not limited to, streams, ridges, prominent slopes, and watersheds.

(continued...)

Table 5 (cont.)

- The subdivision shall be configured to avoid the significant loss of potential wildlife habitat or significant natural vegetation. Neither the subdivision of land nor on-going or proposed agricultural uses on such subdivided land shall interfere with the ability of any identified species of concern to use the site as habitat or as a corridor linking identified habitat areas.
- The subdivision shall include access to each parcel that is consistent with Alameda County Fire Department requirements, and shall be subject to reasonable response times for emergency services.
- The subdivision shall not significantly degrade surface or groundwater quality or publicly-owned watershed lands.
- Subdivision approval shall require proof of the availability of water sufficient to serve residential uses, as permitted under the Zoning Ordinance; fire fighting needs; and on-going or proposed agricultural uses.
- The subdivision shall be configured to minimize the creation of and susceptibility of the subdivision and adjoining lands to fire hazards.
- The subdivision shall not substantially contribute to cumulative impacts resulting from agricultural subdivisions.
- A real estate disclosure notice shall be attached to the deeds of all newly created agricultural parcels at the time of subdivision and to the deeds of existing agricultural parcels as a condition of approval for non-agricultural development. The disclosure notice shall inform owners of potential nuisances generated by adjacent agricultural uses, and by landfills or quarries in the vicinity. The disclosure notice shall also inform owners that the parcels are in an open space area with high fire risk, that public agencies are not liable for any damage caused by wildfire, and that the parcels are subject to response times for emergency services that are much longer than what can be expected in an urban area due to their remote locations. For parcels created in the Wind Resource Area (as shown on Figure 4), the real estate disclosure shall also inform new owners of existing or potential future wind turbines and associated facilities on adjacent or nearby properties.

**Table 6
EAST COUNTY LAND USE DESIGNATIONS, DENSITIES, AND USES**

Note: The Initiative has “enacted” the Allowable Gross Densities under the Land Use Categories marked by an asterisk (“”).*

Land Use Category	Allowable Gross Density	Typical Uses
RESIDENTIAL		
*Rural Density	5 acre minimum parcel; 0-.2 units/acre; residential and residential accessory uses not more than 12,000 square feet floor area	Five acre or less single family lots with limited agricultural uses [Note: Most existing lots in the Rural Density designation are smaller than five acres and were created when the minimum parcel size was 1 acre; while non-conforming, these smaller lots are unaffected by the Initiative since they were legal at the time Measure D went into effect.]
Low Density	1.0-4.0 units/acre	6,000 - 40,000 square foot single family lots; may include multiple family units
Medium Density	4.1-8.0 units/acre	3,000 - 6,000 square foot single family lots; may include multiple family units
Medium/High Density	8.1-12.0 units/acre	Townhouses, Attached single family homes
High Density	12.1-25.0 units/acre	Townhouses, Condominiums, and Apartment Buildings
Very High Density	25.1-75.0 units/acre	Condominiums and Apartment Buildings
INDUSTRIAL/COMMERCIAL		
Major Commercial	Maximum .6 FAR	Retail, Service, and Office Uses
Industrial	Maximum .4 FAR	General and Light Industrial Uses
Mixed Use	Maximum .5 FAR	Office, Industrial, General Commercial, and Residential Uses
OTHER		
Major Public Facilities	Maximum .6 FAR	Airports, Hospitals, Jails, Utilities
OPEN SPACE/AGRICULTURE		
Major Parks	Maximum .02 FAR	Regional Parks and Open Space
*Large Parcel Agriculture	Maximum .01 FAR, but not less than 20,000 square feet; residential and residential accessory uses not more than 12,000 square feet floor area; 100 acre minimum parcel size (except as indicated in policy 90)	Low Intensity Agriculture and Grazing, Related Uses (Special uses apply in South Livermore and may apply in North Livermore)

**Table 6 (cont.)
EAST COUNTY LAND USE DESIGNATIONS, DENSITIES, AND USES**

Land Use Category	Allowable Gross Density	Typical Uses
OPEN SPACE/AGRICULTURE (cont.)		
*Resource Management	Density Usually Transferred Off-Site or Parcel Purchased; Otherwise Maximum .01 FAR, but not less than 20,000 square feet; residential and residential accessory uses not more than 12,000 square feet floor area; 100 acre minimum parcel size	Agriculture, Grazing, Recreation, Open Space Uses, Arroyos, Steep Slopes, Habitat, Environmentally Sensitive Areas
*Water Management Lands	Usually No Density On Public Land or Private Water Areas; Otherwise Maximum .01 FAR; residential and residential accessory uses not more than 12,000 square feet floor area; 100 acre minimum parcel size	Quarry Lakes, Watershed Lands, Arroyos, Active Aggregate Mining and Processing

Note: For an explanation of each land use category, see Description of Land Use Designations following the Land Use Policies.

Table 7
LAND USE, POPULATION, AND EMPLOYMENT DENSITIES

Note: The Initiative has “enacted” the Allowable Gross Densities under the Land Use Categories marked by an asterisk (“”).*

Land Use	Allowable Gross Density (1)	Assumed Density (2)	Population/ Employment Density (3)
Large Parcel Agriculture	1 unit/100+ acre	1 unit/100 acre	3.1 pop/hh
*Rural Density Residential	0-.2 units/acre	1 unit/5 acre	3.1 pop/hh
Low Density Residential	1.0-4.0 units/acre	2.5 units/acre	3.1 pop/hh
Medium Density Residential	4.1-8.0 units/acre	6 units/acre	3.1 pop/hh
Medium/High Density Residential	8.1-12.0 units/acre	10 units/acre	2.3 pop/hh
High Density Residential	12.1-25.0 units/acre	18 units/acre	2.0 pop/hh
Very High Density	25.1-75.0 units/acre	30 units/acre	2.0 pop/hh
Major Commercial (General)	maximum .6 FAR	.3 FAR	1 job/450 sf
Major Commercial (Office)	maximum .6 FAR	.5 FAR	1 job/250 sf
Industrial	maximum .4 FAR	.2 FAR	1 job/1,000 sf
Mixed Use Development	maximum .5 FAR	.4 FAR	1 job/250 sf
Major Public Facilities	maximum .6 FAR	.5 FAR	1 job/250 sf

Notes:

All other land use categories (e.g., Major Parks, Resource Management, and Water Management) assume no development density in calculating holding capacity.

- 1) Units refer to housing units per gross acre; sf refers to gross square feet of building space.
- 2) Density assumed in calculating holding capacity in cases where projects are not proposed or densities are not specified.
- 3) Population densities were derived from the 1990 U.S. Census and vary by city. The 1990 Census showed an East County average of 3.1 persons per household for detached single family homes, 2.3 for attached single family homes, and 2.0 for multiple family units. An average population densities in East County for all unit types of 2.8 persons per housing unit was used.

Table 8
DESCRIPTION OF TRANSPORTATION DIAGRAM

Major Roadway	Segment (in unincorporated areas)	Number of Lanes
Collier Canyon	North Of Dublin Boulevard	2 Lanes
Doolan Canyon	North of Dublin Boulevard	2 Lanes
Dublin Boulevard	From Tassajara Road to Doolan Canyon Road	6 lanes
El Charro Road	From I-580 to Stoneridge Drive	6 Lanes
	From Stoneridge Drive to Busch Road	4 Lanes
Fallon Road	From I-580 to Tassajara Road	6 Lanes
Greenville Road	From I-580 to Patterson Pass Road	6 Lanes
	South of Patterson Pass Road	2 Lanes
Isabel Avenue	From Vineyard Avenue to I-580	6 Lanes
Manning Road	From Vasco Road to Contra Costa County Line	2 Lanes
North Livermore Ave.	From I-580 to Manning	2 Lanes
Patterson Pass Road	From Vasco Road to Greenville Road	4 Lanes
	East of Greenville Road	2 Lanes
Stanley Boulevard	East of Valley Avenue	4 Lanes
Tassajara Road	I-580 to Dublin Boulevard	8 Lanes
	Dublin Boulevard to County Line	6 Lanes
Tesla Road	From South Livermore Ave to San Joaquin Co.	2 Lanes
Vallecitos Road	From I-680 to Vineyard Avenue	4 Lanes
Vasco Road	From Cayetano Parkway to County Line	2 Lanes
	South of East Avenue	2 Lanes

**Table 9
TYPICAL ROADWAY LANE AND RIGHT-OF-WAY REQUIREMENTS FOR
UNINCORPORATED EAST COUNTY ARTERIALS**

Roadway Classification	Lane Configuration	Right-of-Way Range
6 Lane Arterial	6 Lanes with Raised Median	102 to 118 feet
4 Lane Arterial	4 Lanes with Raised Median	78 to 94 feet
3 Lane Collector	3 Lanes Including Two-Way Left Turn Lane	64 to 80 feet
2 Lane Collector	2 Lanes with No Median	36 to 58 feet

Note: The County may allow reductions in roadway widths in areas of complex topography, sensitive resources, or scenic value. Right-of-ways may be wider to accommodate transit where appropriate.

Table 10
SUMMARY OF LAND USE AND TRANSPORTATION POLICIES
FACILITATING ATTAINMENT OF AIR QUALITY GOALS

Note: The following policies appear in other sections of this document and are repeated below to assist the reader in locating policies pertaining to air quality.

Policy 14: The County shall promote an approximate balance between **jobs and housing** within East County and shall further promote a range of housing types reflecting the income distribution of the local employment base.

Policy 16: The County shall approve **urban development** (see definition in Table 1) only if it is located within the Urban Growth Area.

Policy 29: The County shall facilitate the development of high density housing near proposed **BART stations**. Such development may be considered for exemption or reduction of subregional transportation fees.

Policy 35: The County shall attempt to meet unincorporated East County **regional housing share objectives** for all income categories within East County to minimize the need for low- and moderate-income households to seek housing in San Joaquin and Northern Contra Costa Counties.

Policy 184: The County shall seek to minimize the total number of **Average Daily Traffic (ADT)** trips throughout East County.

Policy 190: The County shall require new non-residential developments in unincorporated areas to incorporate **Transportation Demand Management (TDM)** measures and shall require new residential developments to include site plan features that reduce traffic trips such as mixed use development and transit-oriented development projects.

Policy 193: The County shall ensure that new development is phased to coincide with roadway improvements so that (1) traffic volumes on intercity arterials significantly affected by the project do not exceed **Level of Service D** on major arterial segments within unincorporated areas, and (2) that traffic volumes on Congestion Management Program (CMP) designated roadways (e.g., Interstate Highways 580 and 680 and State Highway 84) significantly affected by the project do not exceed Level of Service E within unincorporated areas. If LOS E is exceeded, Deficiency Plans for affected roadways shall be prepared in conjunction with the Congestion Management Agency. LOS shall be determined according to Congestion Management Agency adopted methodology. The County shall encourage cities to ensure that these Levels of Service standards are met within unincorporated areas.

Policy 199: The County shall support **investment in transit** as an alternative to automobile-intensive transportation improvements.

Policy 211: The County shall create and maintain a safe, convenient, and effective **bicycle system** that maximizes bicycle use.

Table 10 (cont.)
**SUMMARY OF LAND USE AND TRANSPORTATION POLICIES FACILITATING
ATTAINMENT OF AIR QUALITY GOALS**

Policy 212: The County shall create and maintain a safe and convenient **pedestrian system** that links residential, commercial, and recreational uses and encourages walking instead of driving.

Policy 295: The County shall require major projects of commercial or industrial nature to include bicycle storage facilities for employees and customers, shower/locker areas, and other facilities identified in the East County Bicycle Plan (described in Program 84) for employees that commute using bicycles.

**Table 11
NOISE CONTOUR DISTANCES (2010)**

Roadways		Distance to LDN Contour in Feet				
Street	Link	80 db.	75 db.	70 db.	65 db.	60 db.
Dublin Boulevard	San Ramon Road to Village Parkway	-	-	62	133	287
	Village Parkway to (Midpoint) ¹	-	-	51	109	235
	(Midpoint) to Dougherty Road	-	-	-	95	206
	Dougherty Road to (Road A)	-	59	128	276	595
	(Road A) to Hacienda Drive	-	52	113	243	523
	Hacienda Drive to Tassajara Road	-	58	124	268	577
	Tassajara Road to Fallon Road	-	-	107	231	497
	Fallon Road to Airway Boulevard	-	-	91	195	420
	Airway Boulevard to Collier Canyon	-	-	-	97	210
Tassajara Road	Collier Canyon to East of Collier Canyon	-	-	55	118	255
	I-580 to Fallon	-	-	77	166	357
Stoneridge Drive	North of Fallon	-	-	-	76	163
	I-680 to Johnson Drive	-	-	54	116	250
	Johnson Drive to Denker Drive	-	-	54	116	251
	Denker Drive to Hopyard Road	-	-	-	102	220
	Hopyard Road to Willow Road	-	-	-	88	190
	Willow Road to Hacienda Drive	-	-	-	72	155
	Hacienda Drive to W. Las Positas	-	-	-	93	201
	W. Las Positas to Santa Rits Road	-	-	-	83	179
	Santa Rita Road to (Point A)	-	-	-	68	146
	(Point A) to El Charro Road	-	-	-	-	89
Las Positas	El Charro Road to (Point B)	-	-	-	62	134
	(Point B) to Isabel Avenue	-	-	-	98	211
Isabel Avenue	Isabel Avenue to Arlington Road	-	-	-	94	203
	Arlington Road to Murrieta Boulevard	-	-	-	76	164
I-680	I-580 to Las Positas Boulevard	-	-	99	213	459
	Las Positas Boulevard to Stanley Boulevard	-	-	95	205	441
	Stanley Boulevard to Concannon Road	-	-	77	165	355
	Concannon Road to E. Vineyard Avenue	-	-	67	143	309
	E. Vineyard Avenue to E. Vallecitos Road	-	-	58	126	271
I-680	Bollinger Canyon Road to Alcosta Boulevard to I-580	59	127	273	587	1265
	I-580 to Stoneridge Drive	63	137	294	634	1366
	Stoneridge Drive to Bernal Avenue	60	129	277	597	1286
	Bernal Avenue to Sunol Boulevard	62	133	286	617	1329
	Sunol Boulevard to Vallecitos Road	61	131	283	609	1312
	Vallecitos Road to Plan Boundary	70	151	326	703	1515
		106	228	490	1056	2275

**Table 11 (cont.)
NOISE CONTOUR DISTANCES (2010)**

Roadways		Distance to LDN Contour in Feet				
Street	Link	80 db.	75 db.	70 db.	65 db.	60 db.
I-580	Plan Boundary to Foothill	106	228	490	1056	2275
	Foothill Road to I-680	93	201	434	934	2013
	I-680 to Dougherty Road	102	219	471	1015	2188
	Dougherty Road to Tassajara Road	111	239	515	1109	2390
	Tassajara Road to Isabel Avenue	118	255	549	1183	2550
	Isabel Avenue to N. Livermore	105	225	485	1045	2252
	N. Livermore to First Street (SR-84)	96	207	447	963	2075
	First Street to Vasco Road	99	213	458	987	2127
	Vasco Road to East of Vasco Road	83	179	387	833	1794
Union Pacific Railroad		-	-	100	240	517 ²

Notes:

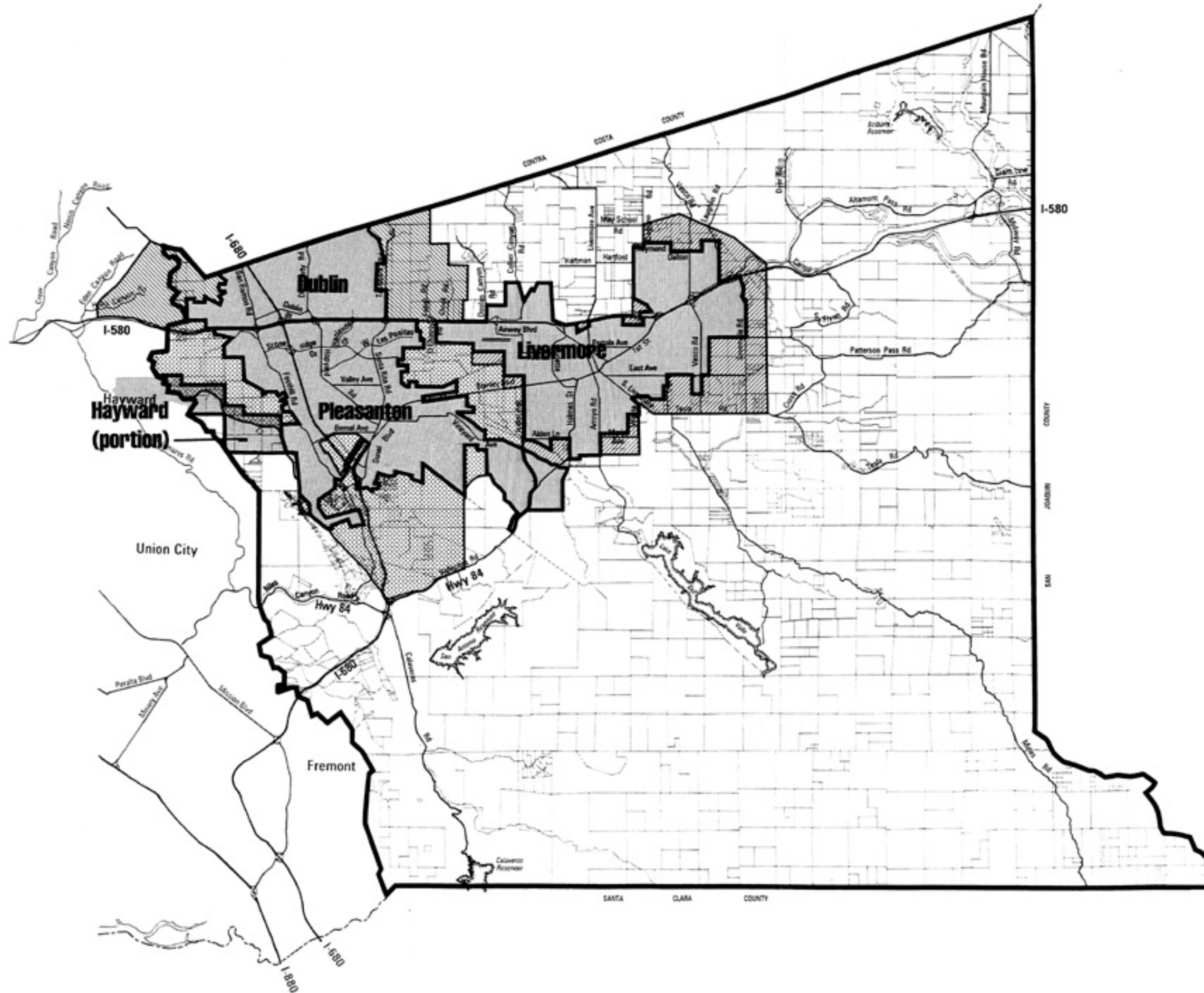
¹Midpoint, Road A and Point A, etc. typically represent a location midway between two consecutive roadways.

²Same as existing data





Roadway noise levels were calculated using the Federal Highway Administration's Traffic Noise Prediction Model (FHWA-RD-77-108). In order to accurately reflect noise levels on California roads, California Vehicle Noise Emission Level curves were also incorporated into the model. Peak hour traffic volumes and average travel speeds were used to calculate the peak hour traffic volumes and average travel speeds were used to calculate the Peak Hour Leq, which was assumed to be equivalent to the day/night average sound level (DNL). Contour intervals were based on the calculated reference DNL at 50 feet from the roadway centerline. By applying a 4.5 dB reduction for each doubling of distance from the roadway centerline, the 60, 65, 70, 75 and 80 dB intervals were calculated.

Source: Charles Salter Associates, 1993

City Limits & Spheres of Influence



LEGEND

-  City of Dublin Sphere of Influence (SOI)
-  City of Pleasanton SOI
-  City of Livermore SOI
-  Incorporated Cities

NOTES: City limits are accurate as of February 1994.

This figure does not distinguish between the city limits or spheres of influence of Dublin, Hayward, Livermore, or Pleasanton and does not show the City of Fremont's sphere of influence which extends slightly into the East County planning area.

SOURCE: Alameda County Planning Department

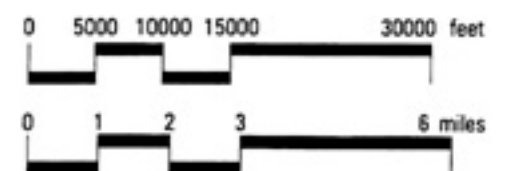
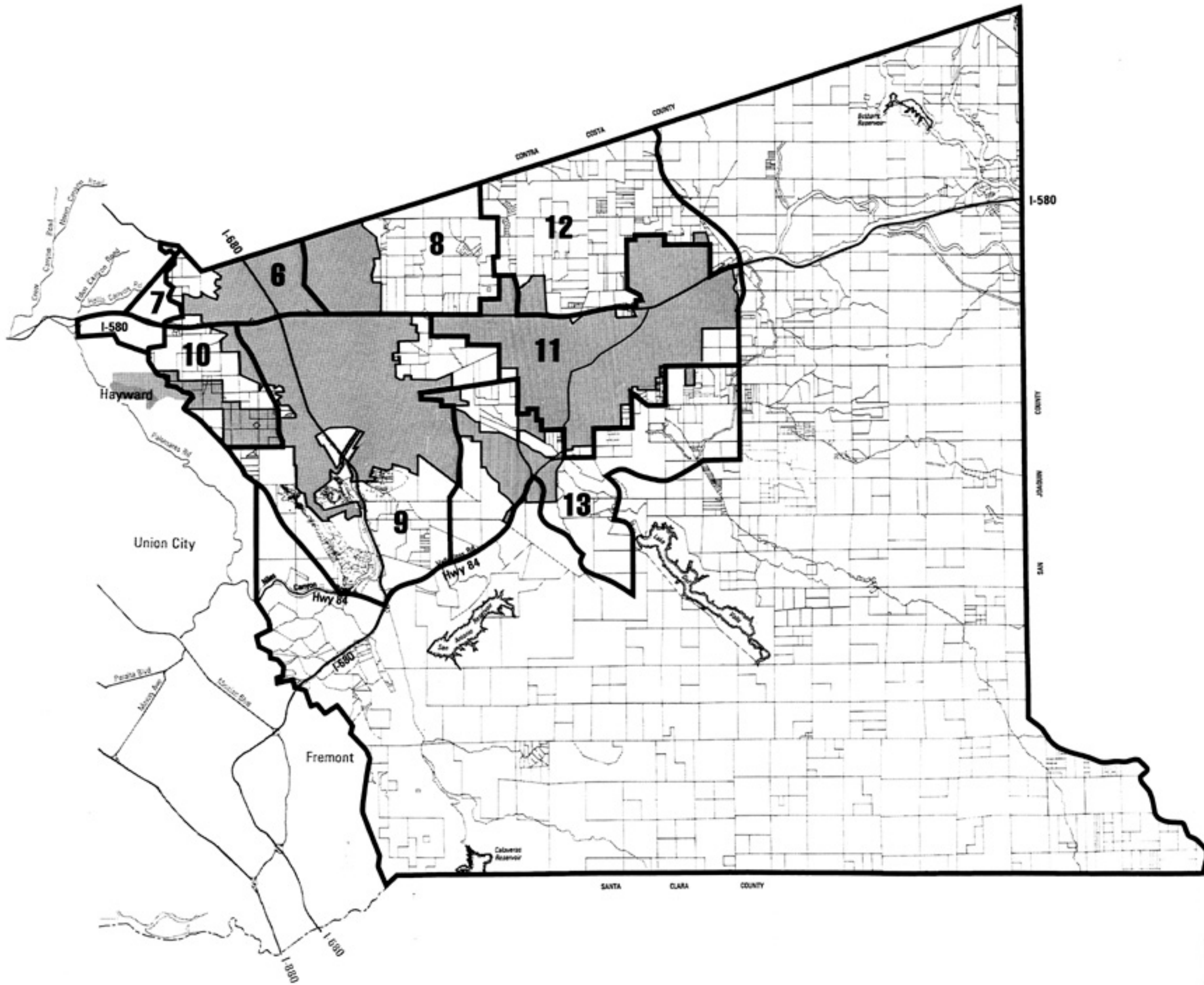


FIG. 1



Demographic & Traffic Data Study Zones



LEGEND

- 6. Dublin
- 7. West Dublin
- 8. East Dublin
- 9. Pleasanton
- 10. Pleasanton Ridge
- 11. Livermore
- 12. North Livermore
- 13. South Livermore

NOTE: Zones were developed by TJKM Transportation Consultants for the Tri-Valley Transportation Model and have been used by Economic and Planning Systems, Inc. and Alameda County for East County demographic projections. Zones may differ from city general plan and general plan amendment boundaries.

SOURCE: Alameda County Planning Department

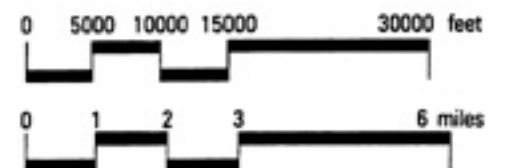
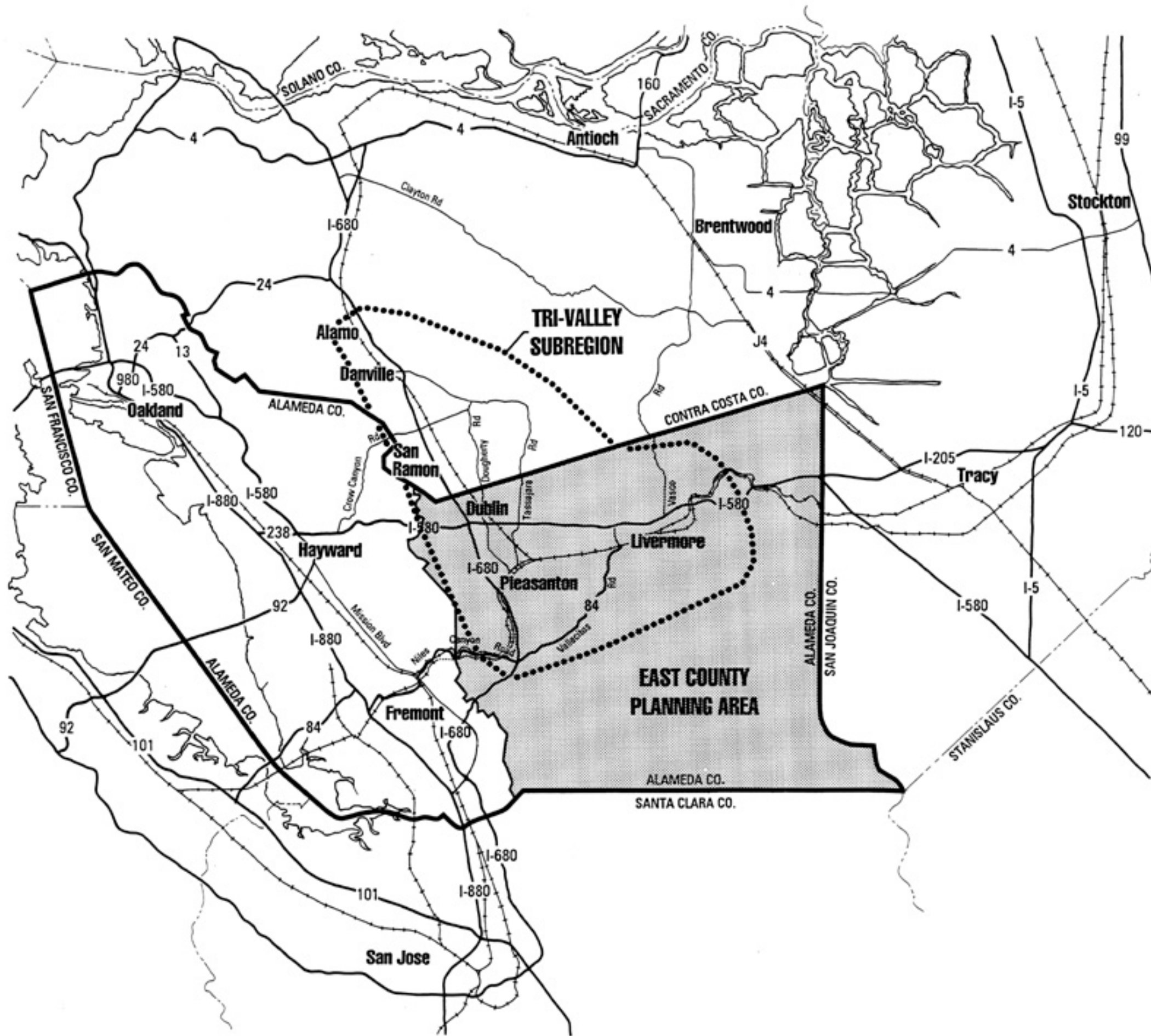


FIG. 10





Regional Setting

LEGEND

 East County Planning Area



SOURCE: Alameda County Planning Department

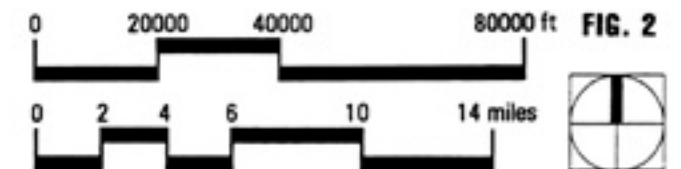


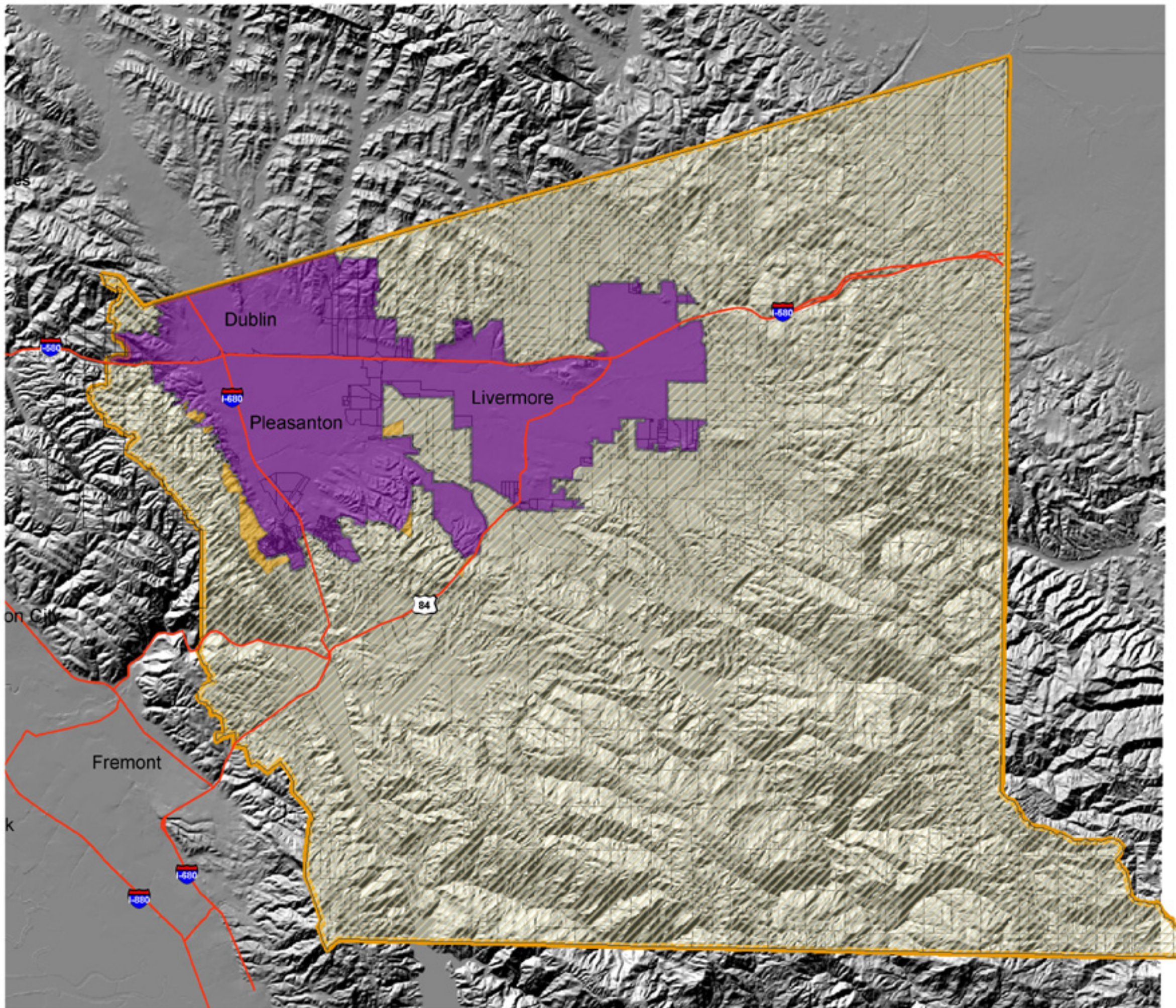
FIG. 2

East County Area Plan

Urban Growth Boundary

Legend

-  Lands Outside Urban Growth Boundary
-  Incorporated Lands Outside Urban Growth Boundary
-  Lands Within Urban Growth Boundary
-  Urban Growth Boundary
-  ECAP Boundary



0 0.5 1 2 3 Miles

Fig. 3



East County Area Plan

Open Space Diagram

Legend

- Highway
- Lands Within Urban Growth Boundary
- Incorporated Land Outside Urban Growth Boundary
- Urban Growth Boundary
- ECAP Boundary
- Parklands
- Resource Management
- Large Parcel Agriculture
- Wind Resource Area
- Water Management
- Non-Open Space Lands

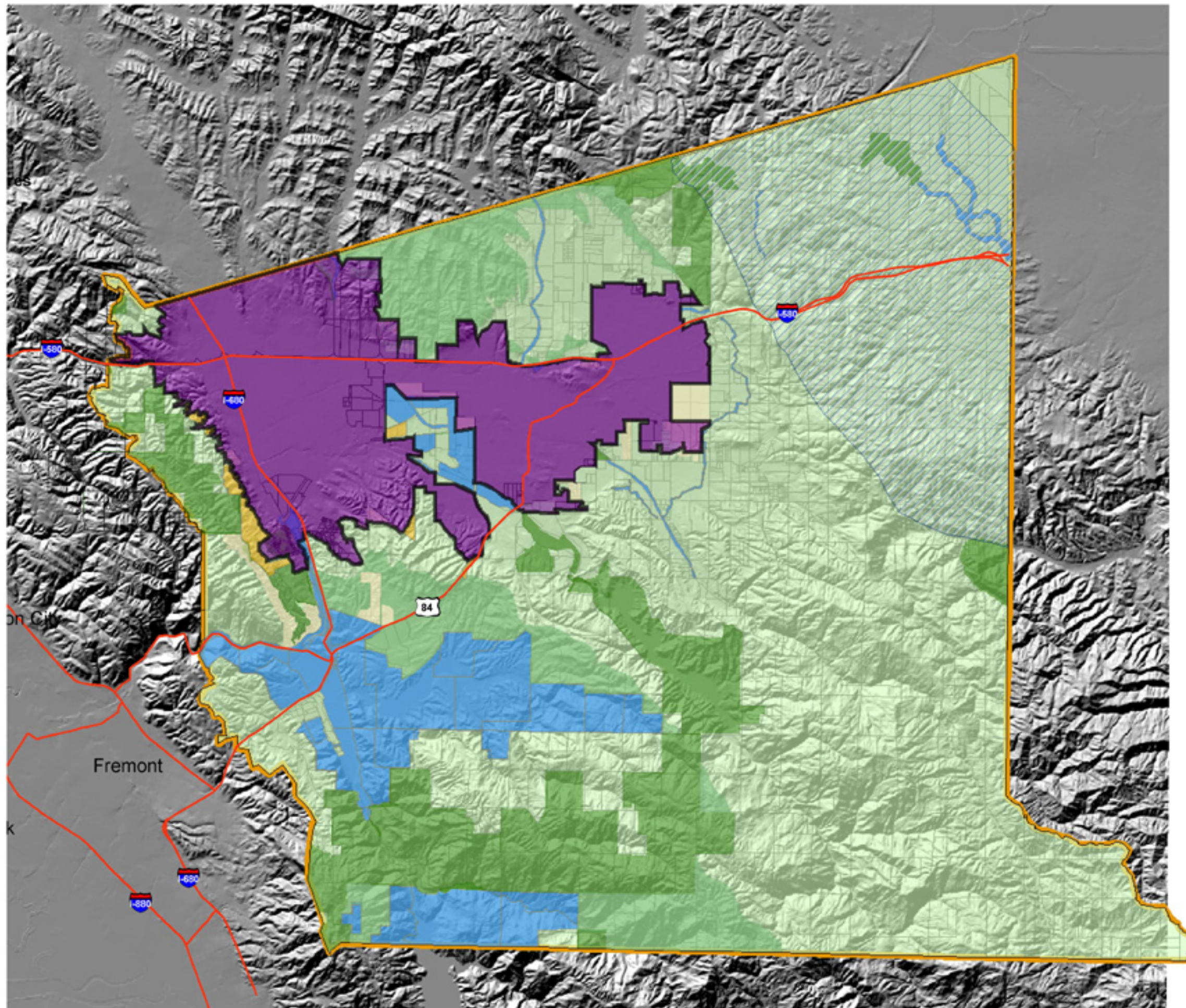


Fig. 4

0 0.5 1 2 3 Miles



School & Park Sites

LEGEND

SCHOOLS

- Existing Elementary Sites
- Possible Future Elementary Sites
- ▲ Possible Future Middle School Sites
- ⊗ Possible Future High School Sites

LOCAL PARKS

- Possible Future Sites

NOTE: Locations are approximate and sites are not shown to scale. Only unincorporated sites are depicted.

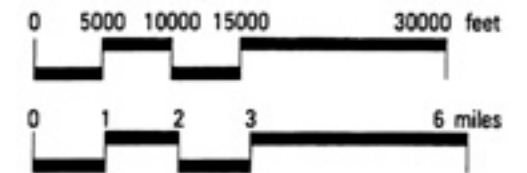
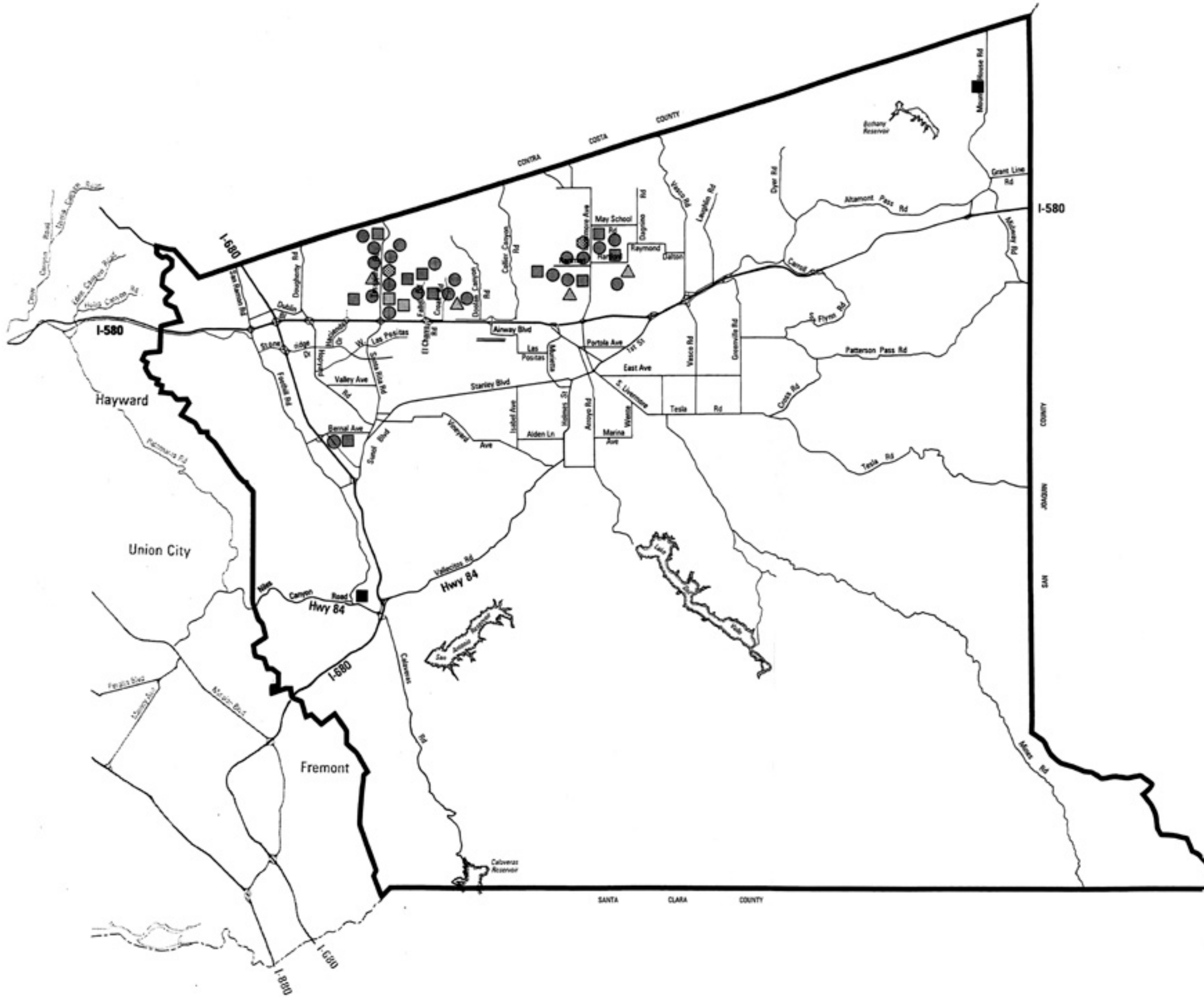




FIG. 5



Transportation Diagram

LEGEND

-  Freeway
-  Arterial

2 Future Number of Lanes

NOTES: This is a diagrammatic representation only; precise alignments of roadways may differ from those shown here.

A BART line is planned to follow the I-580 corridor from the Bayfair BART station in San Leandro to East Livermore with stations proposed at Stoneridge Mall, Hacienda Business Park, West Livermore and East Livermore.

Transit corridors are planned to follow the Southern Pacific Railroad Tracks from Contra Costa County to Stanley Boulevard, and along the Union Pacific Railroad tracks from Fremont to San Joaquin County.

Routes of Regional Significance may be revised by the Tri-Valley Transportation Plan. These routes include I-580, I-680, Highway 84, Vasco Road, First Street, Stanley Boulevard, Sunol Boulevard, Hopyard Road, Santa Rita Road, Tassajara Road, Dublin Boulevard, Stoneridge Drive, and Jack London Boulevard.

Improvements that would expand the capacity of the Altamont Pass and Vasco Road gateways leading into the planning area from San Joaquin and Contra Costa Counties would be inconsistent with the policies of this plan. This shall not, however, preclude the County from supporting or approving any rail projects or improvements required to improve roadway safety.

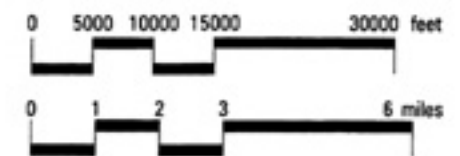
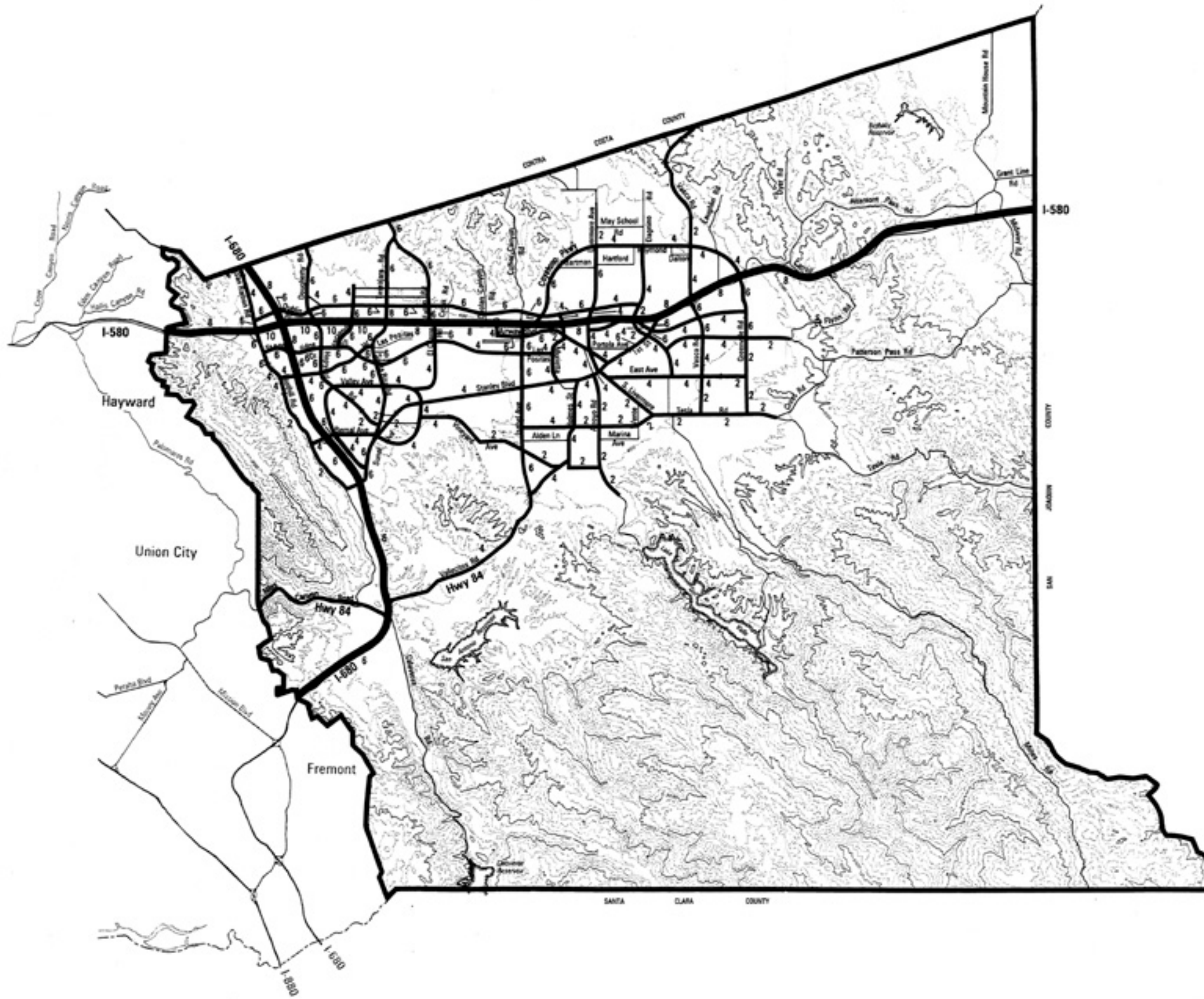



FIG. 6

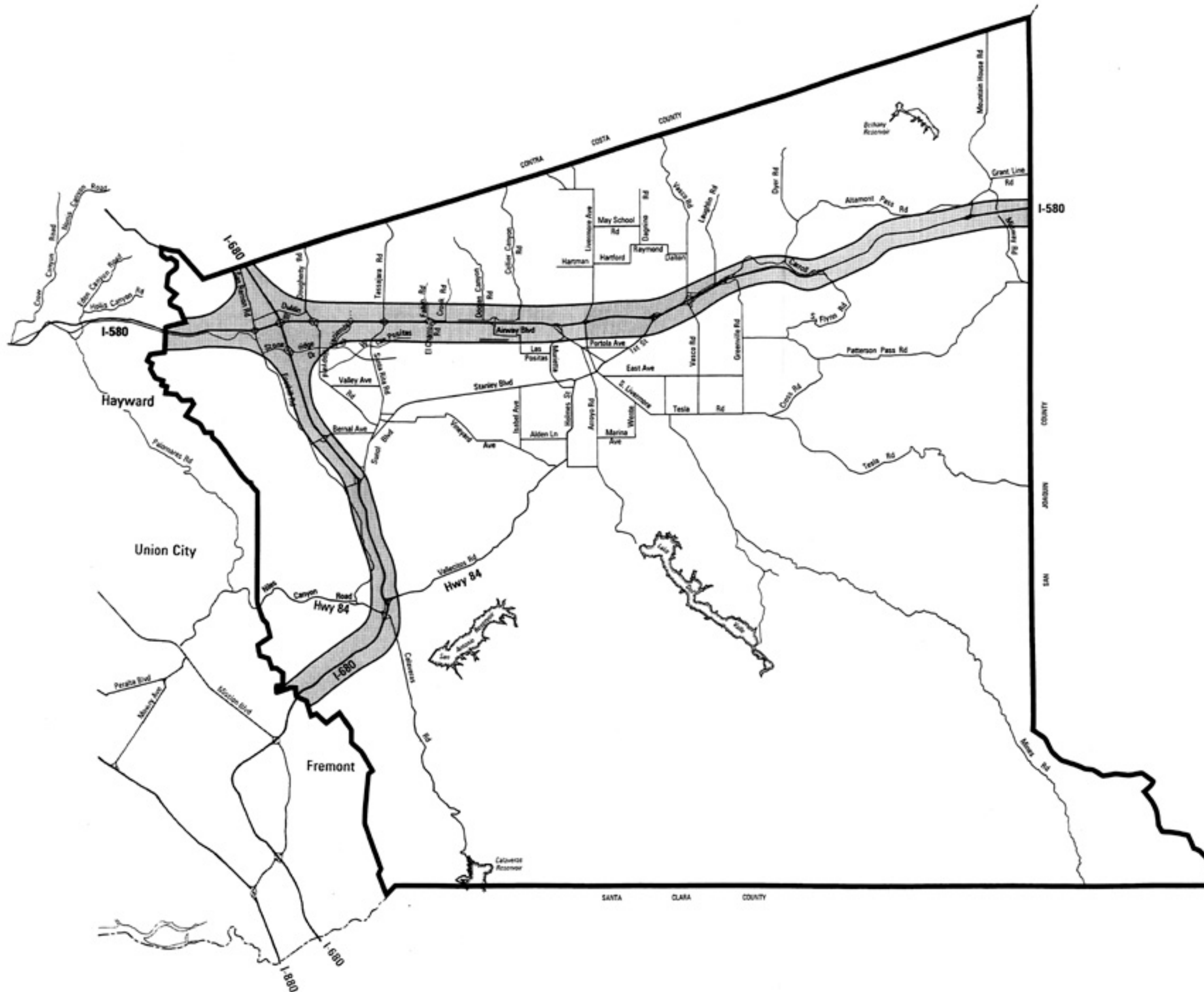
Noise Contours (2010): Interstates

LEGEND

 Areas Exposed to a DNL of 60dB or greater

NOTES: Noise contours are shown for I-580 and I-680 only. Noise contour distances for arterials and the interstates are shown in Table 5.6-4 of the EIR and in Table 15 of the Plan.

Roadway noise levels were calculated using the Federal Highway Administration's Traffic Noise Prediction Model (FHWA-RD-77-106). In order to accurately reflect noise levels on California roads, California Vehicle Noise Emission Level curves were also incorporated into the model. Peak hour traffic volumes and average travel speeds were used to calculate the peak hour Leq, which was assumed to be equivalent to the day/night average sound level (DNL).



SOURCE: Charles M. Salter Associates, 1993.

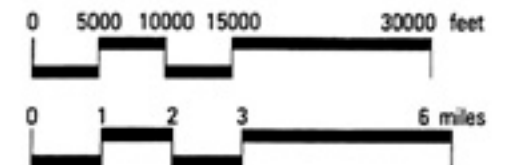
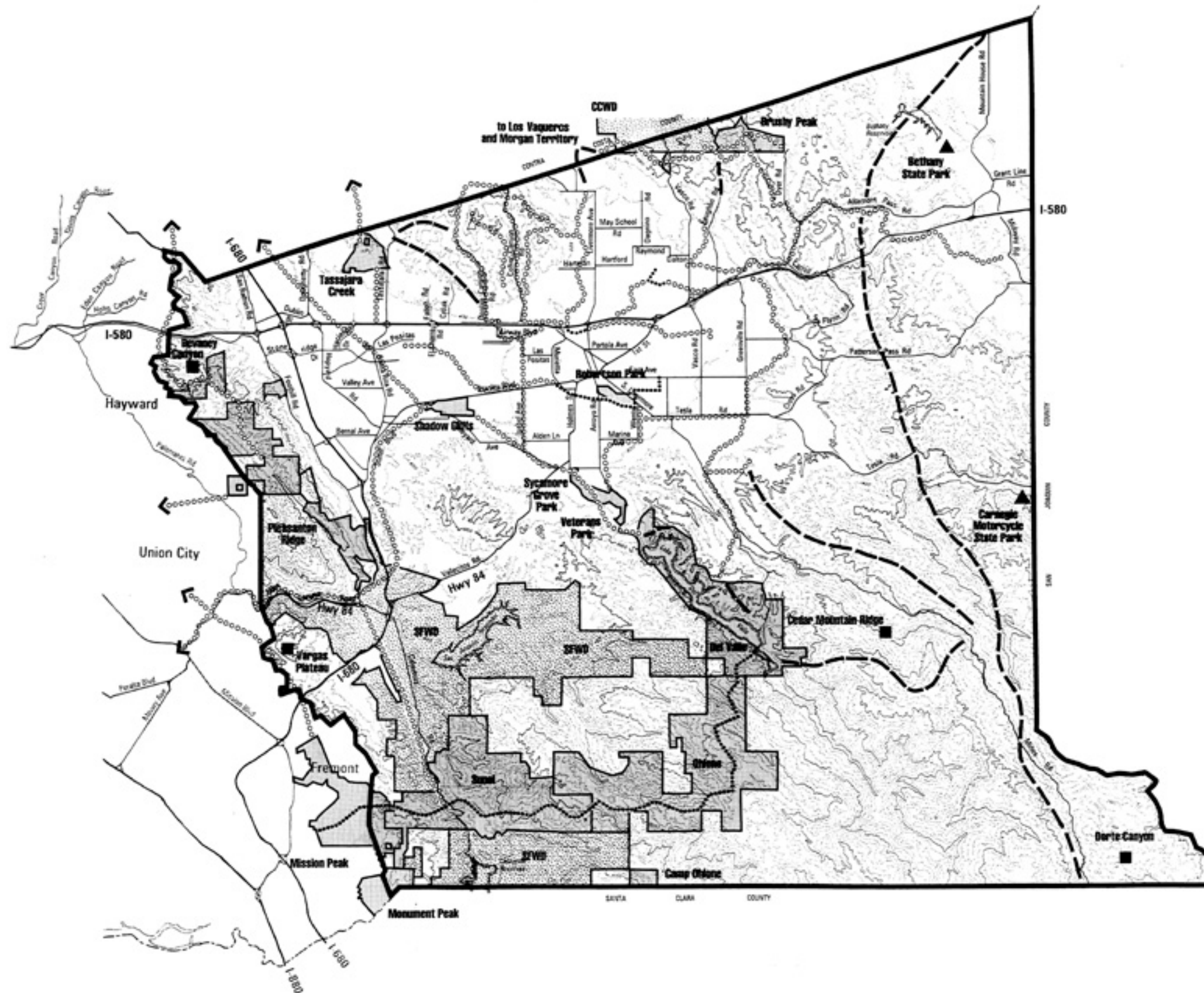


FIG. 7



Major Park Facilities and Regional Trails



LEGEND

- Existing Major Parks
- Existing State Parks
- Potential Park Sites
- Existing Regional Trails
- Proposed Regional Trails
- Proposed Regional Corridor Trails
- Watershed Lands

NOTES: San Francisco Watershed Lands are not currently accessible to the public, but may be in the future.
The alignments shown for the Potential Regional Corridor Trails follow the general direction shown on the map within a one mile strip.

SOURCES: Regional Parkland & Trailmap, EBRPD 1989; Regional Trail Plan, LARPD 1991; Contra Costa Water District 1993.

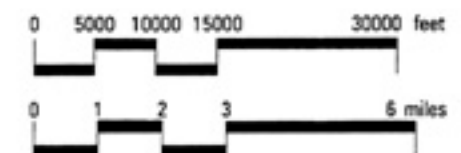
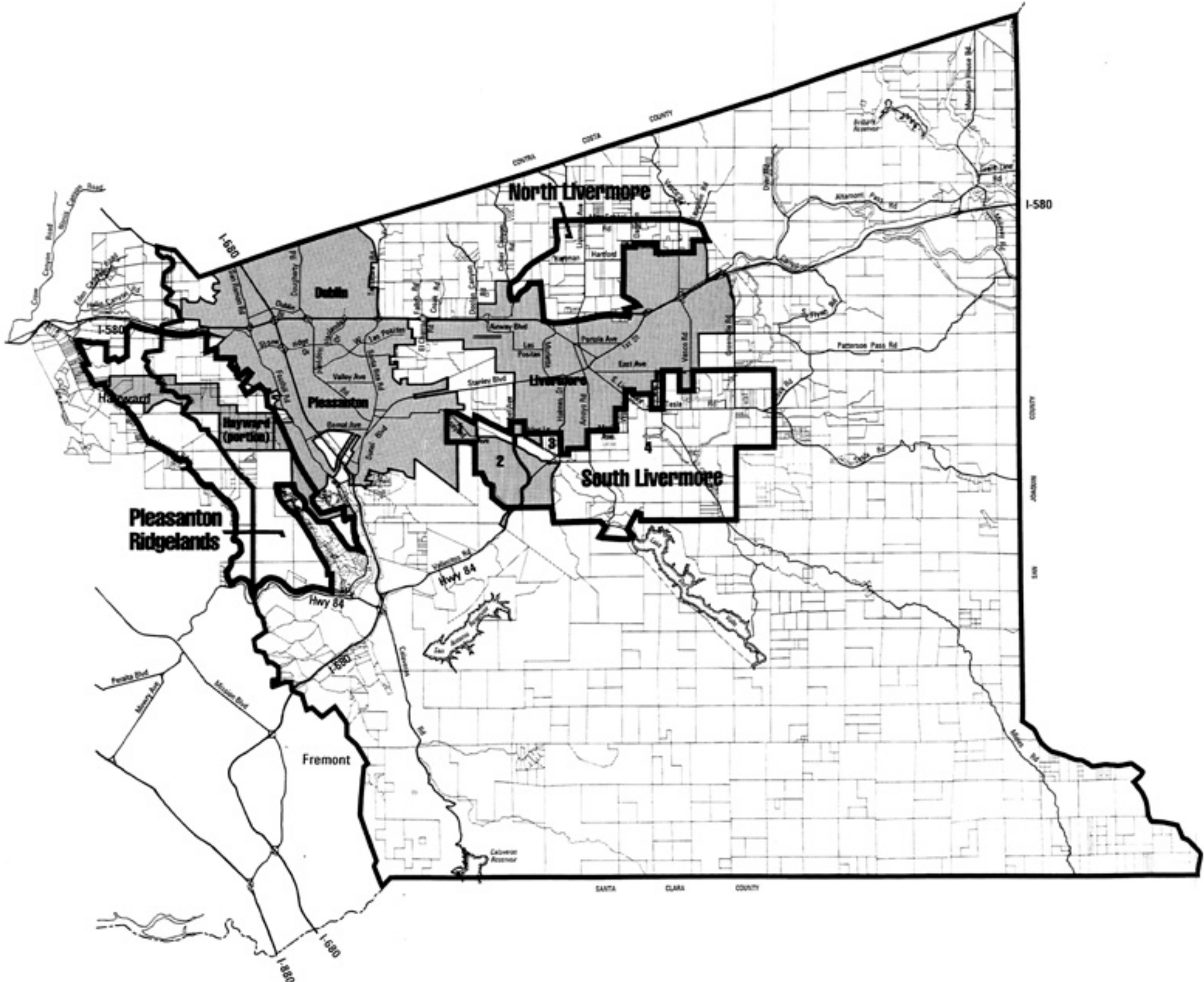


FIG. 8



North Livermore, South Livermore and Pleasanton Ridgeland



LEGEND

Incorporated Cities

South Livermore Subareas:

- 1 Vineyard Avenue Area
- 2 Ruby Hill Area
- 3 Alden Lane Area
- 4 Vineyard Area

NOTE: City limits are accurate as of February 1994.

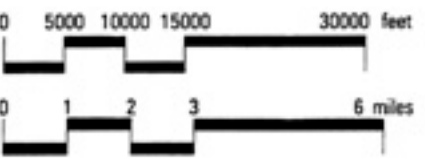


FIG. 9



East County Area Plan

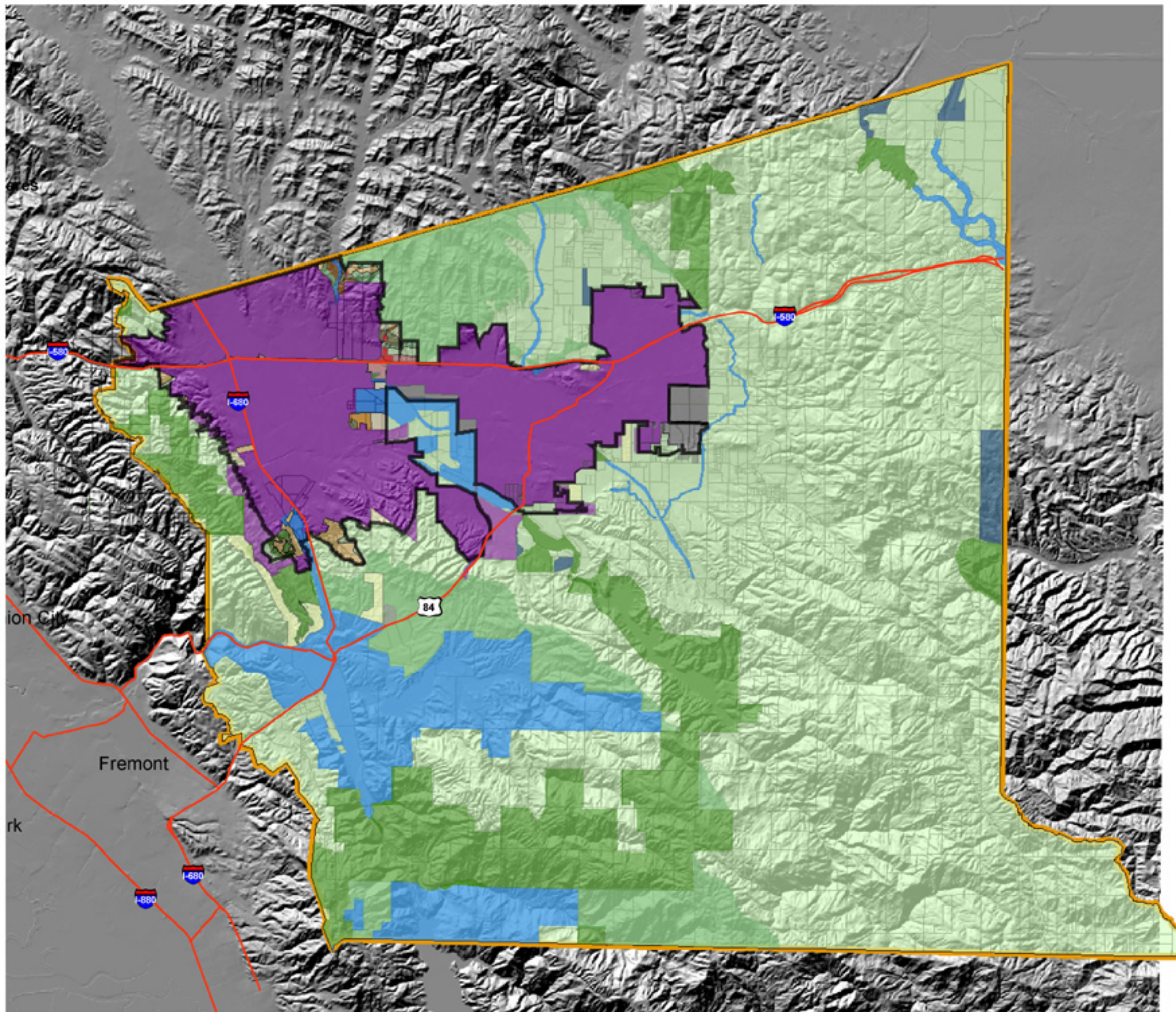
Land Use Diagram

Legend

- Highway
- Lands Within City Limits
- Urban Growth Boundary
- ECAP Boundary

Land Use

- Rural Density Residential (Maximum 1 Unit/ 5 Acres)
- Low Density Residential (1 - 4 Units/ Acre)
- Medium Density Residential (4.1 - 8 Units/ Acre)
- Medium High Density Residential (8.1 - 12 Units/ Acre)
- High Density Residential (12 - 25 Units/ Acre)
- Major Commercial
- Industrial
- Mixed Use
- Parklands
- Resource Management
- Large Parcel Agriculture
- Major Public
- Water Management



Miles
0 0.5 1 2 3



CONTRIBUTORS TO THIS PLAN

The plan adopted in May 1994 was prepared under the direction of the Alameda County Planning Department; Adolph Martinelli, Planning Director and Deborah Stein, Assistant Planning Director and by planning staff and consultants listed below. The plan was later modified by the Measure D Initiative passed by the County electorate in November 2000.

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Janie Chambers, Administrative Specialist
Annemarie Dietzgen, Planning Consultant

DECLARATION OF SERVICE

I, Robert Sarvey declare that on January 21, 2011 I served copies of the following exhibits:

- Exhibit 403 Air quality Testimony of Robert Sarvey
- Exhibit 404 Alameda County MEP Cooperation Agreement
- Exhibit 405 Hazardous Materials Testimony of Robert Sarvey
- Exhibit 406 Alternatives Testimony of Bill Powers
- Exhibit 407 Worker Safety and fire Protection Testimony of Robert Sarvey
- Exhibit 408 Alternatives testimony of Robert Sarvey
- Exhibit 410 Compensation award in A. 09-09-021
- Exhibit 411 Mulqueeny Ranch Pump Storage FERC Application
- Exhibit 412 PSD Increment Consumption Status Report April 16, 2008 BAAQMD
- Exhibit 413 CPUC Proceeding PG&E data Response Page 0296
- Exhibit 414 East County Area Plan

The documents has been sent electronically to the other parties in this proceeding (as shown on the Proof of Service list) and to the Commission's Docket Unit, in the following manner:

(Check all that Apply)

For service to all other parties:

sent electronically to all email addresses on the Proof of Service list;
 by personal delivery or by depositing in the United States mail at Sacramento, California, with first-class postage thereon fully prepaid and addressed as provided on the Proof of Service list above to those addresses **NOT** marked "email preferred."

AND

For filing with the Energy Commission:

sending an original paper copy and one electronic copy, mailed and emailed respectively, to the address below (preferred method);

OR

depositing in the mail an original and 12 paper copies, as follows:
CALIFORNIA ENERGY COMMISSION

Attn: Docket No. 09-AFC-3
1516 Ninth Street, MS-4
Sacramento, CA 95814-5512
docket@energy.state.ca.us

I declare under penalty of perjury that the foregoing is true and correct.

Rotm

1-21-2011

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