



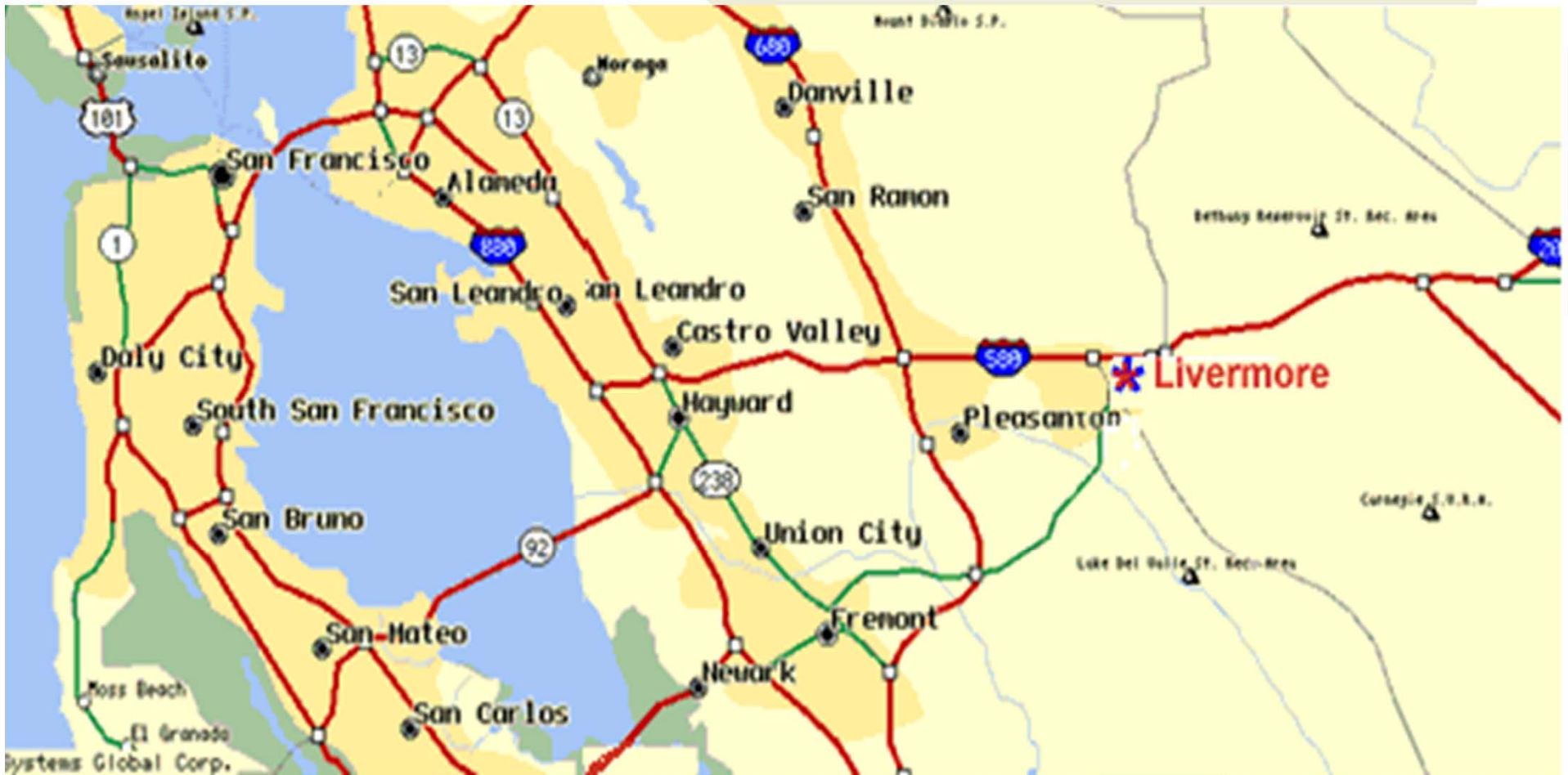
# Open Space Preservation in Livermore Valley

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May 8, 2012



# Vicinity Map





# Community Context

- Historical concerns about sprawl in South and North Livermore
- Community effort to preserve wine country agriculture, ranches, and open space
- Key habitat areas that include Kit Fox, Tiger Salamander, Red Legged Frog and Birds Beak

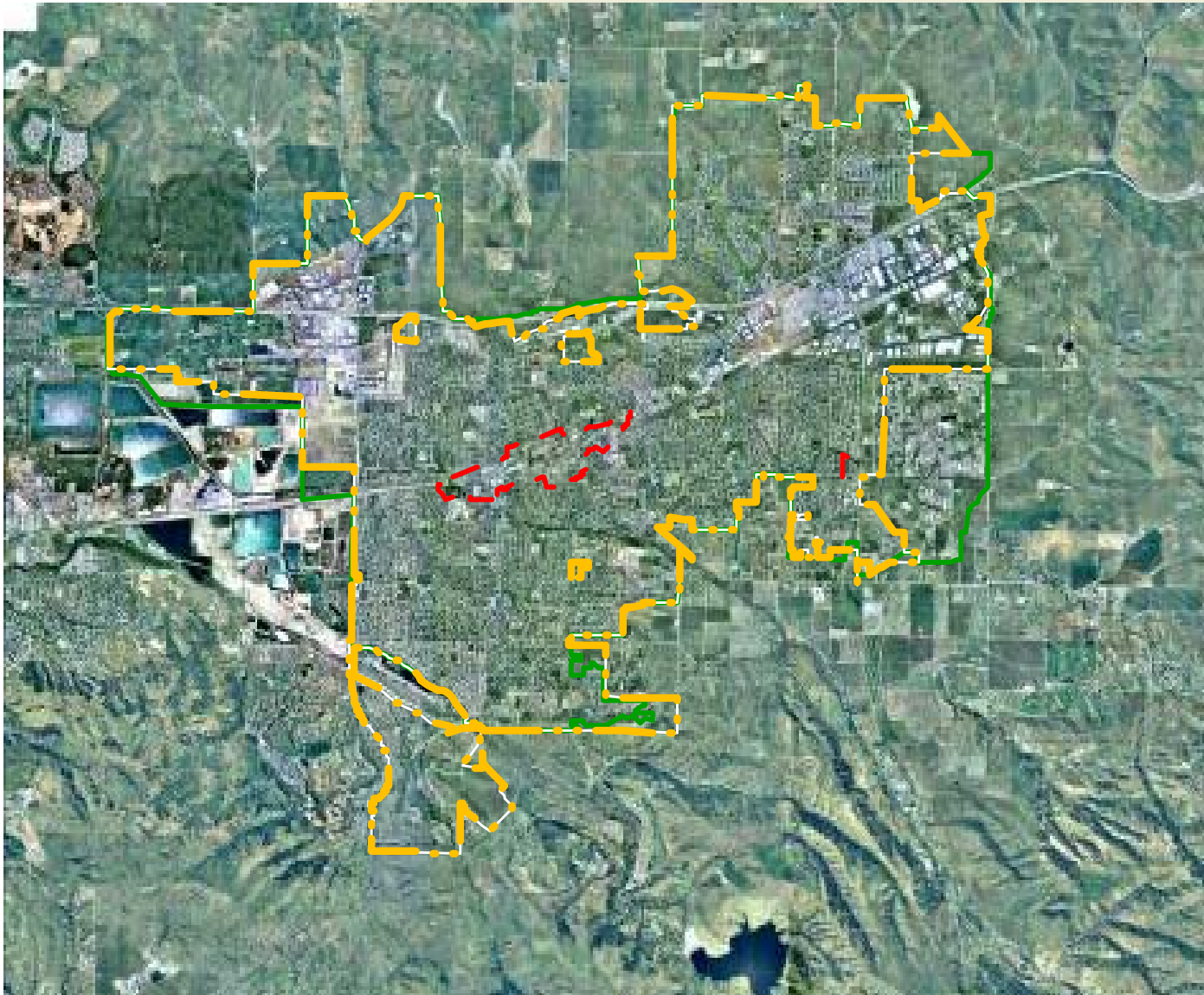


# Community Context

- Provide new housing to meet community needs and regional mandates
- Downtown revitalization plan
- Economic vitality for healthy tax base in slumping economy
- Changing City Council



# Urban Growth Boundary





# New Housing

Transferable Development Credit fee for open space preservation in North Livermore:

- \$10,000 per attached unit
- \$42,000 per detached unit (currently \$21,000 with temp. fee reduction)

# South Livermore Valley Mitigation



One Acre Developed



=



One Residential Unit



Two Acres of Planted  
Vineyard

# Conservation Easement

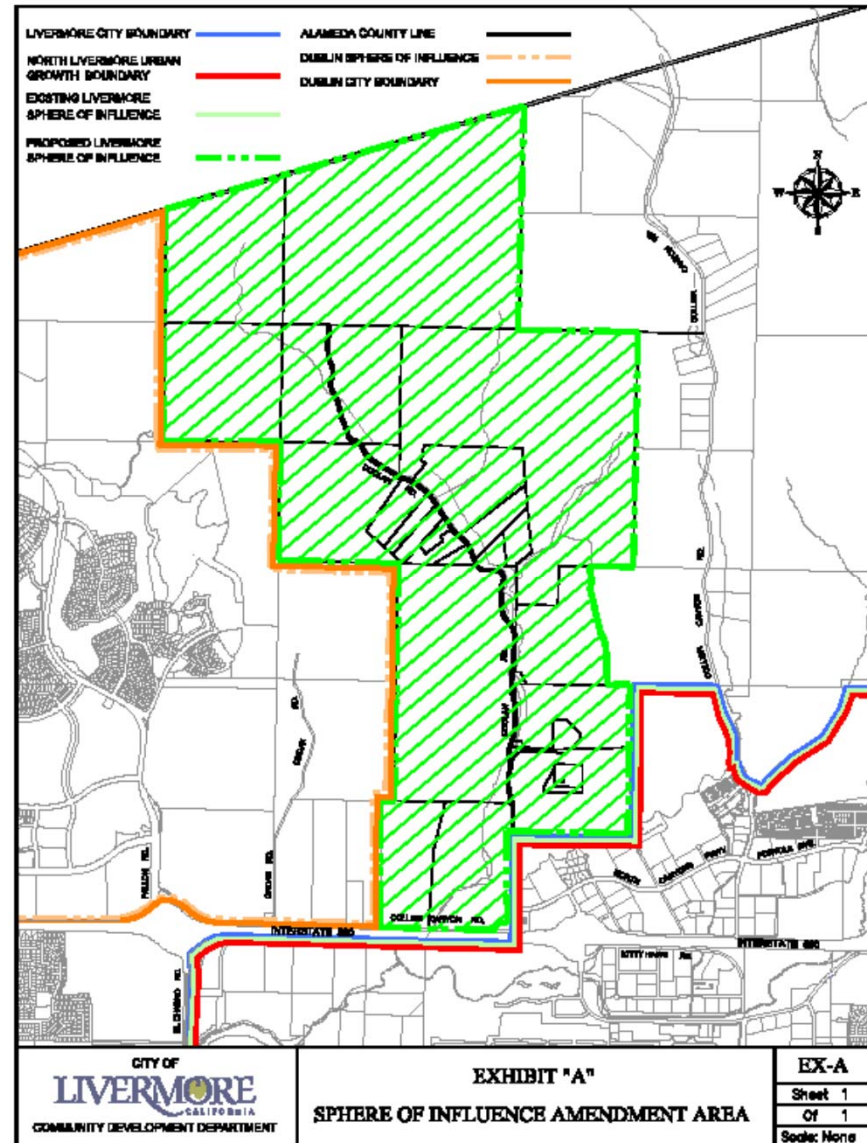




# Annexation/SOI

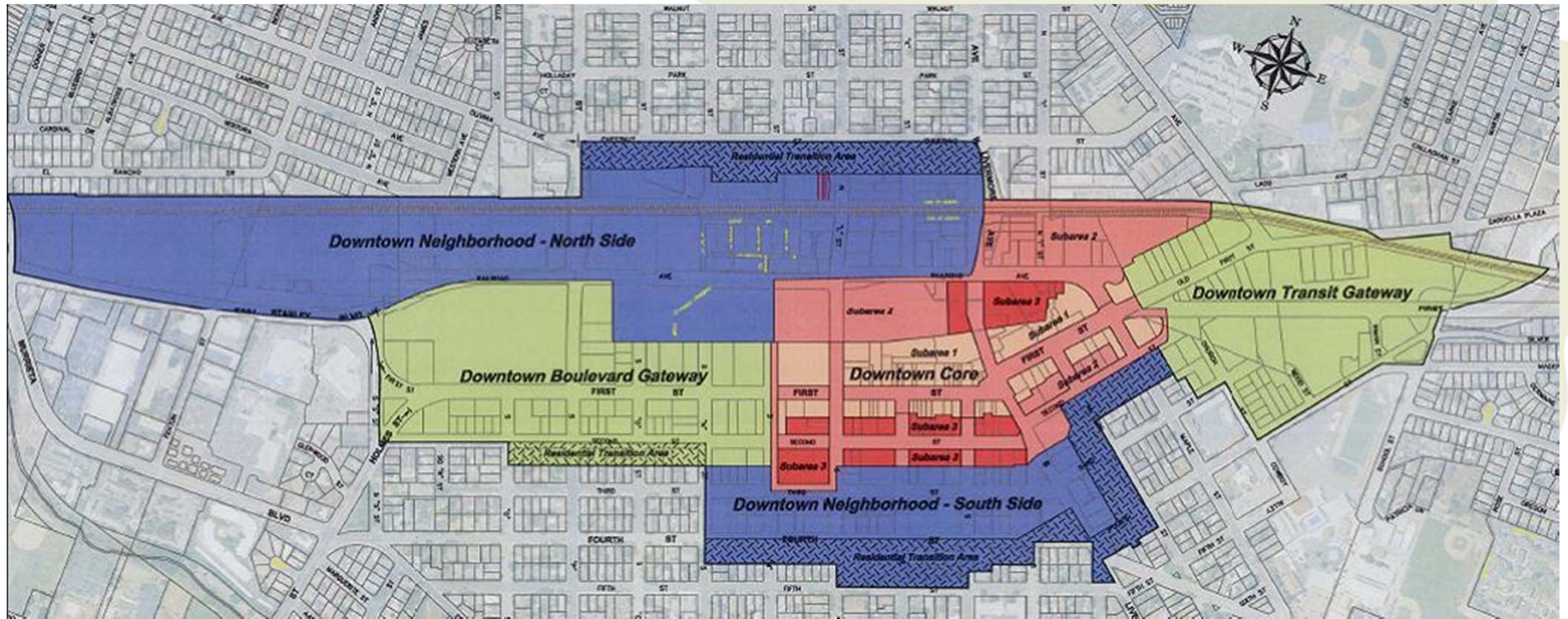
One LAFCO purpose is to preserve open space and prime ag land, discourage urban sprawl and encourage infill.

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# Downtown Revitalization



# Benefits – Downtown Revitalization





# Other Tools

- East Alameda County Conservation Strategy (EACCS)
- Regional partnerships to purchase open space



# Questions?

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