

South Livermore Valley Special Study



South Livermore Valley Area Plan



South Livermore Valley Specific Plan

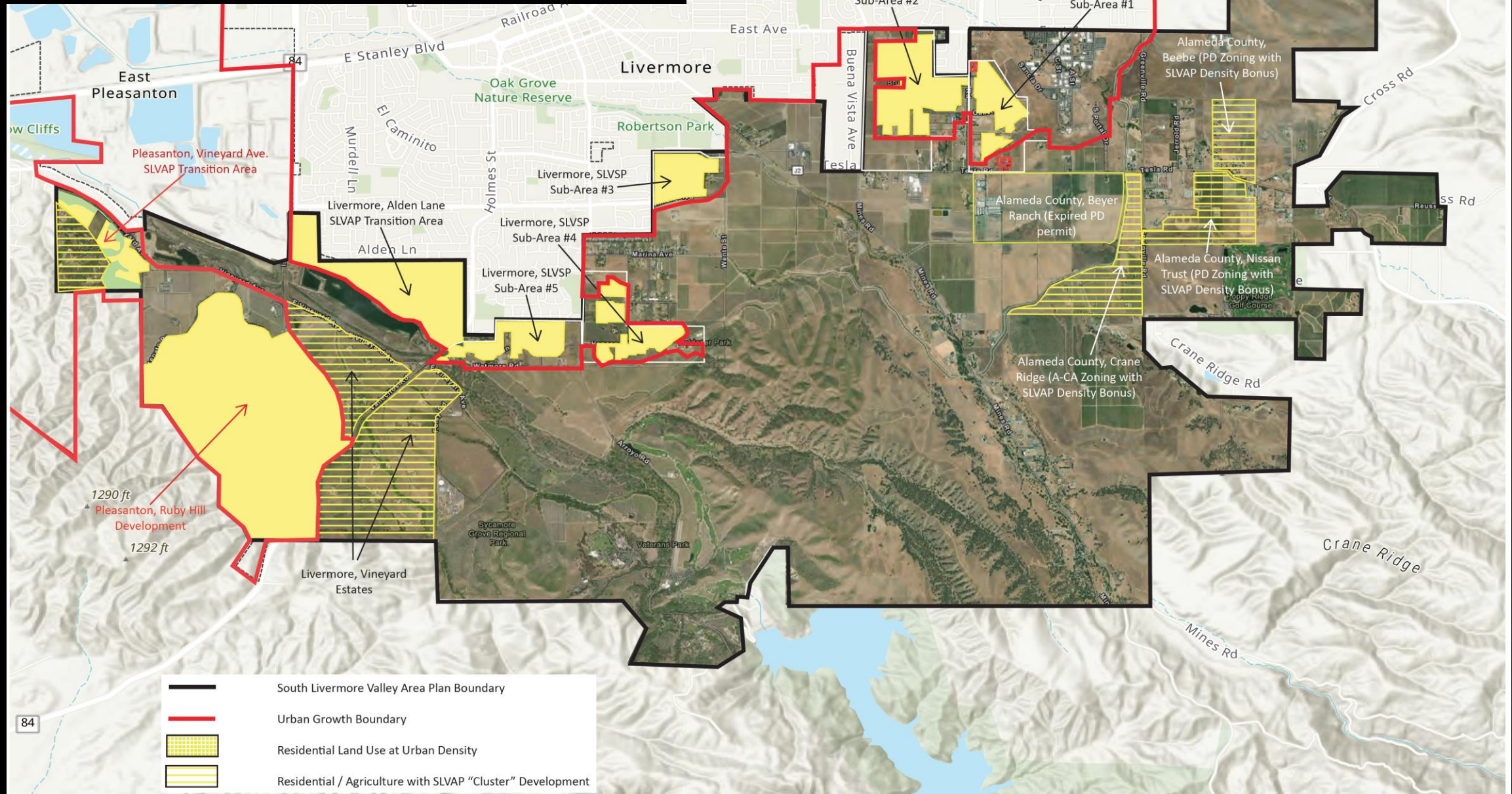
Purpose of the Study – per Alameda LAFCO

- Retrospective review / current conditions within the South Livermore
 - Assess status of viticulture and active ag. relative to SLVAP goals, and why?
- Other info relevant to LAFCo's interests:
 - Viability of agricultural businesses in the Livermore Valley
 - Water Board's General Waste Discharge Requirements for Winery Process Water and its affects on winery operations
 - City of Livermore's proposed sewer expansion
 - Changes to Measure D

County's South Livermore Valley Area Plan

- 14,000 acres
- directs new residential dev. to locations adjacent to cities and requires “economic mitigation” to preserve and expand viticulture/ag
- Expansion of **cultivated agricultural** acreage from approximately 2,100 acres in 1993, to a minimum of **5,000** acres.
- Ruby Hill, Vineyard Estates and Vineyard Ave. corridor – **done**
- **Livermore SLVSP**: - 487 acres for development:
 - 1,220 residences – **achieved**
 - 16 comm. Sites, 5 developed – **not achieved**
 - 810 acres ag – 750 reserved and developed + off-site – **achieved (TVC)**
- **3,100 acres ag.** (2,820 vineyards, 160 olives, 135 pistachios) – **not achieved**

Residential Development SLVSP and SLVAP Sites



Identified SLVSP Commercial Sites

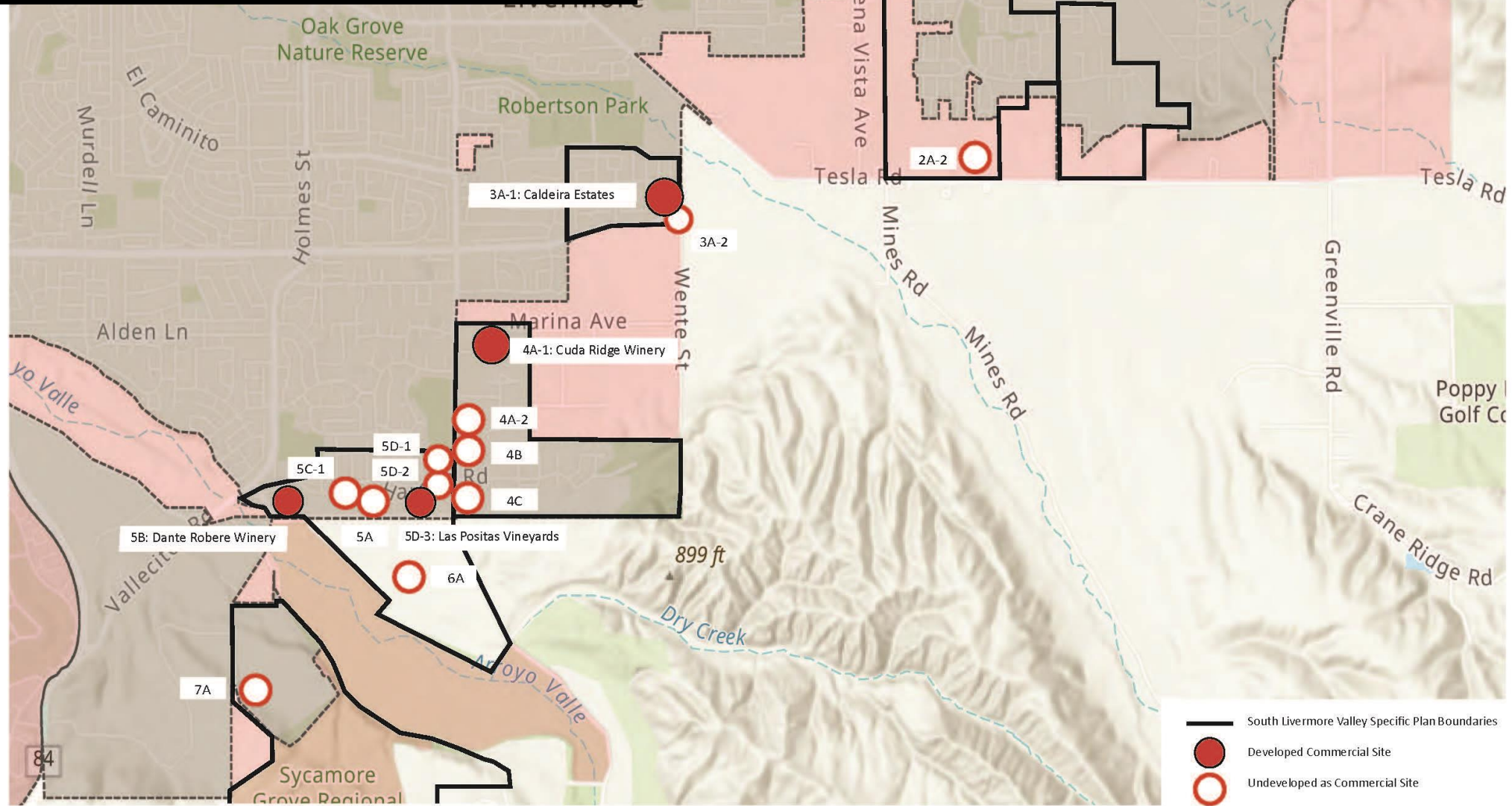
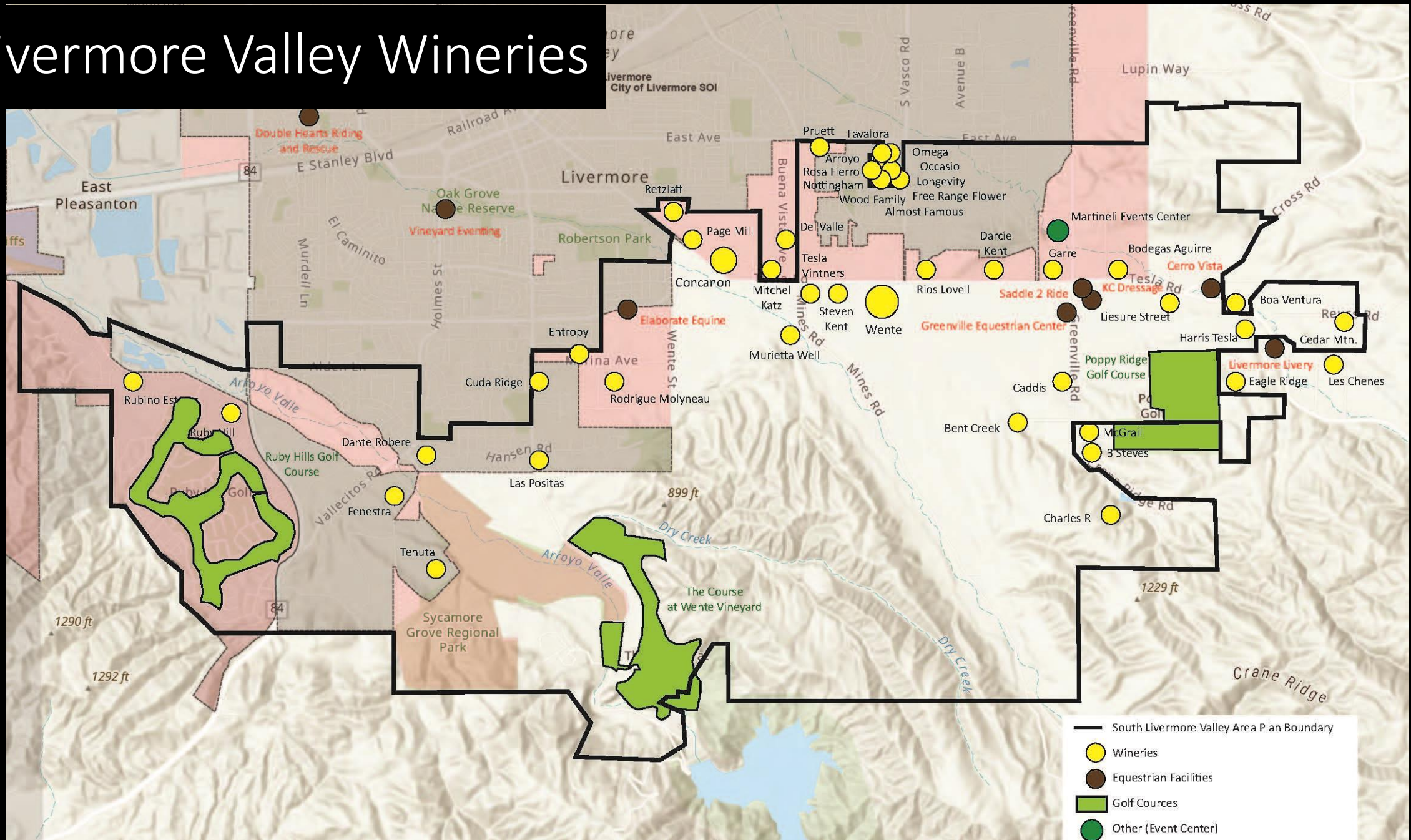


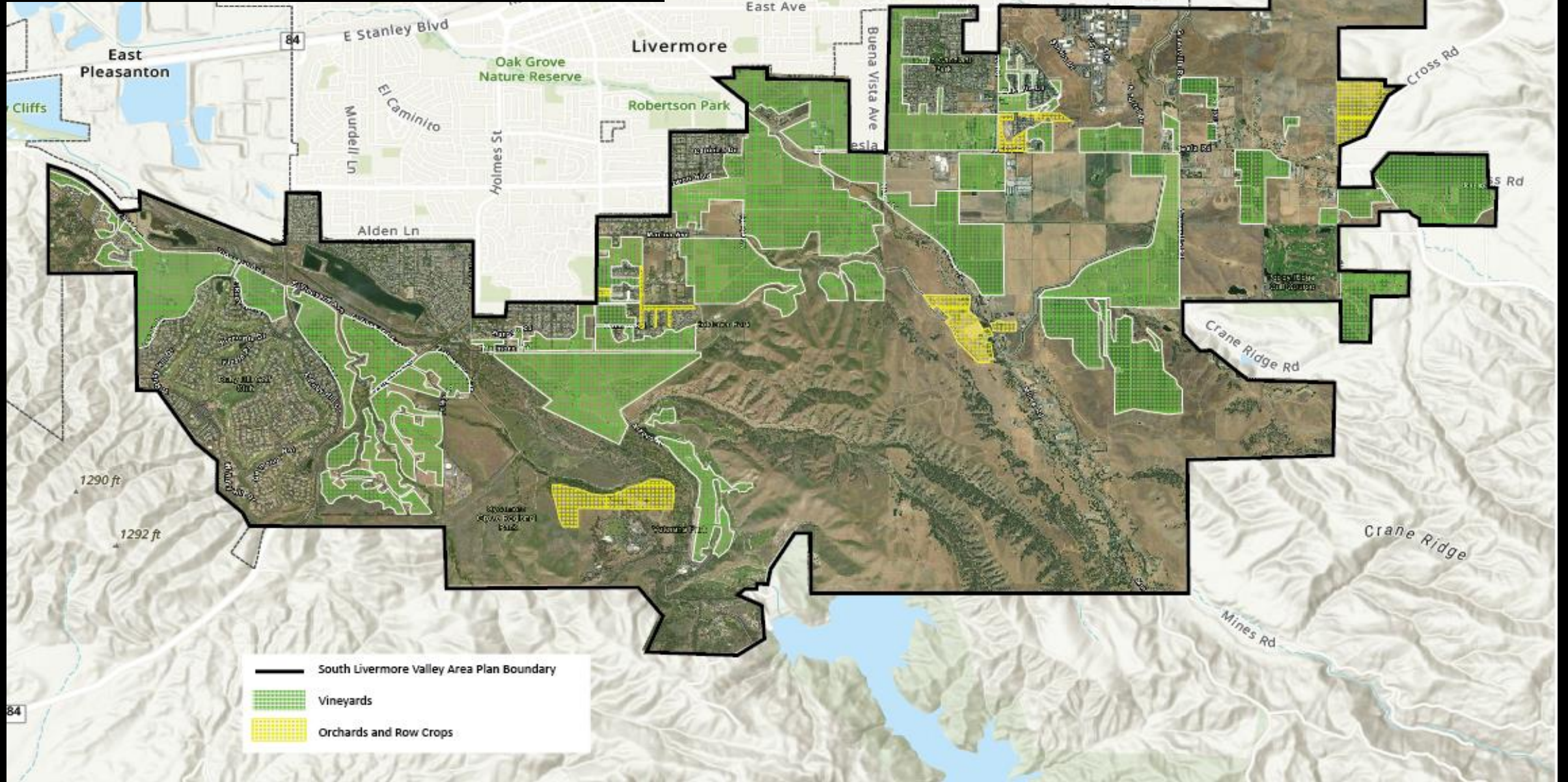
Figure 3
South Livermore Valley Specific Plan, Commercial Sites

Source: City of Livermore, South Livermore Valley Specific Plan, as amended 2004

Livermore Valley Wineries

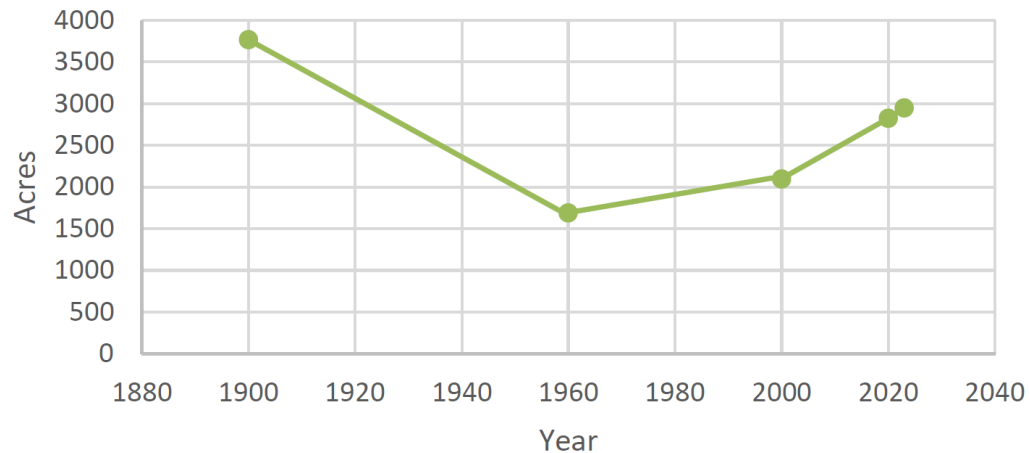


Validated Vineyards and Crop Acreage



South Livermore Valley Vineyards

Chart 3: Change in Vineyard Acreage over Time



Source: Lapsley and Sumner, *Realizing the Heritage* 2022

Currently:

- 68 vineyards under 10 acres, and 36 vineyards 10 -20 acres - collectively 1/3 of Valley's vineyard acreage
- 13 vineyards 20-100 acres – 1/3 of vineyard ac
- 8 vineyards -100 acres 1/3 of vineyard acreage

Wente (and Concannon, at the time) own ½ grape acreage

Most small vineyard managed and/or leased

Limiting Factors for Ag/Grape Expansion

- **Land Supply**
 - 7,000 acres of available, suitable land
 - Slope, soil depth and water holding capacity differences related to management
- **Water Supply**
 - Zone 7 - primary water wholesaler, from State Water Project
 - UWMP projects 15% increase in ag demand by 2040
 - 2,300 af of Allocated ag water currently “unused”, available by sale or transfer from individual allocation “holders
 - Reliability of SWP is of concern, especially during drought years
 - Vineyard most vulnerable – use of untreated Delta supply uncertain

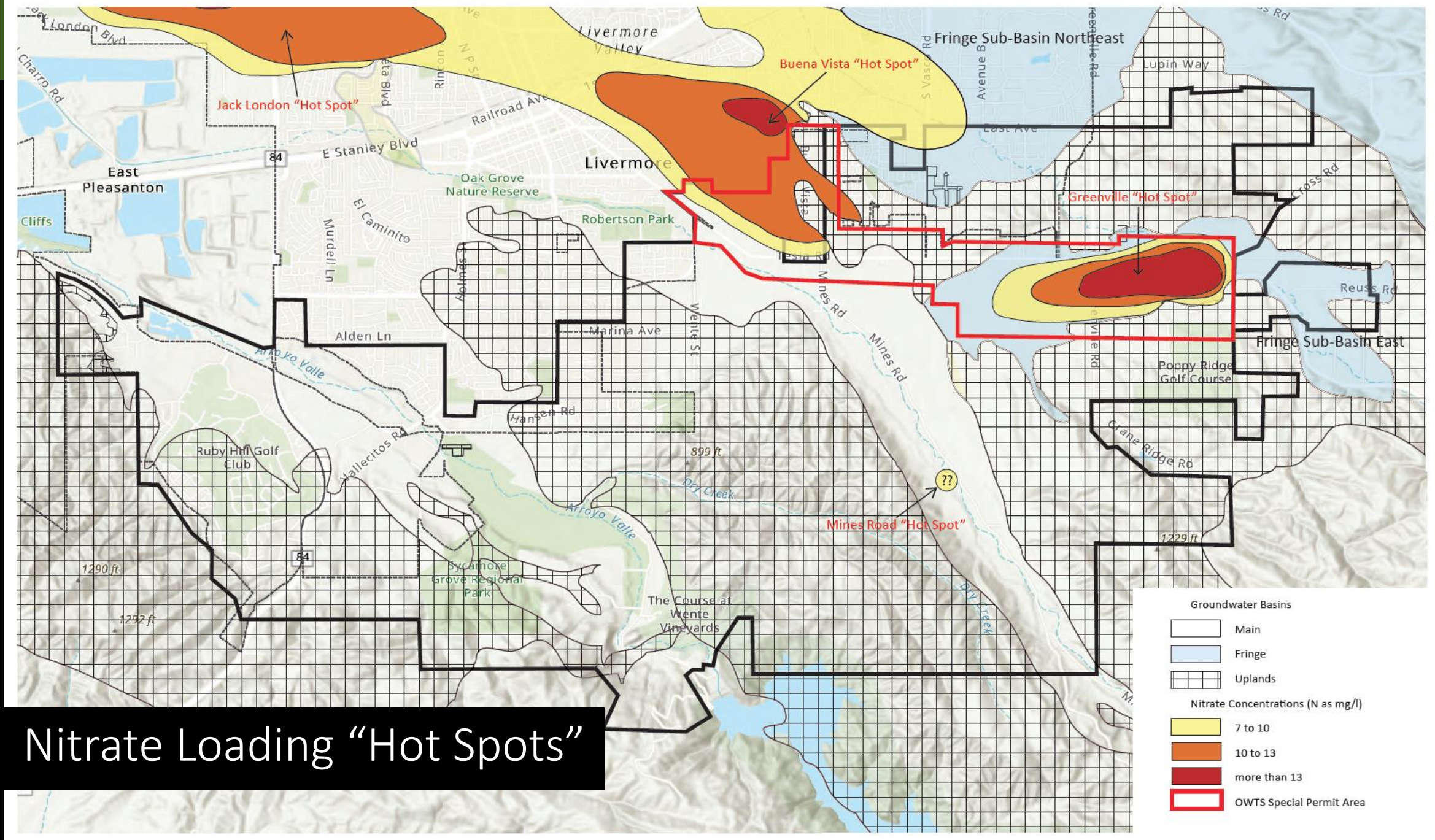
Limiting Factors for Ag/Winery Expansion

- **Wine Industry Economics**

- Livermore wineries are primary market for Livermore grapes
- Large wineries are self-reliant on their own grapes/vineyards
- Most Livermore wineries are small, expensive and not profit ventures – “do it for the fun, not the money”
- Vineyards are 35-year capital investment, most vineyard reaching end-of-lifespan age

- **Winery Wastewater Quality / Treatment**

- Salinity and salt loading – TDS in S Livermore Valley relatively low compared to Main Basin
- BOD – organic matter in winery waste at on-site treatment/septic fields
- Nitrogen – localized “Nitrate Areas of Concern” or “**Hot Spots**”
- **Water Board’s General Order for Wineries** – with tiered disposal requirements and advanced treatment requirements - \$\$



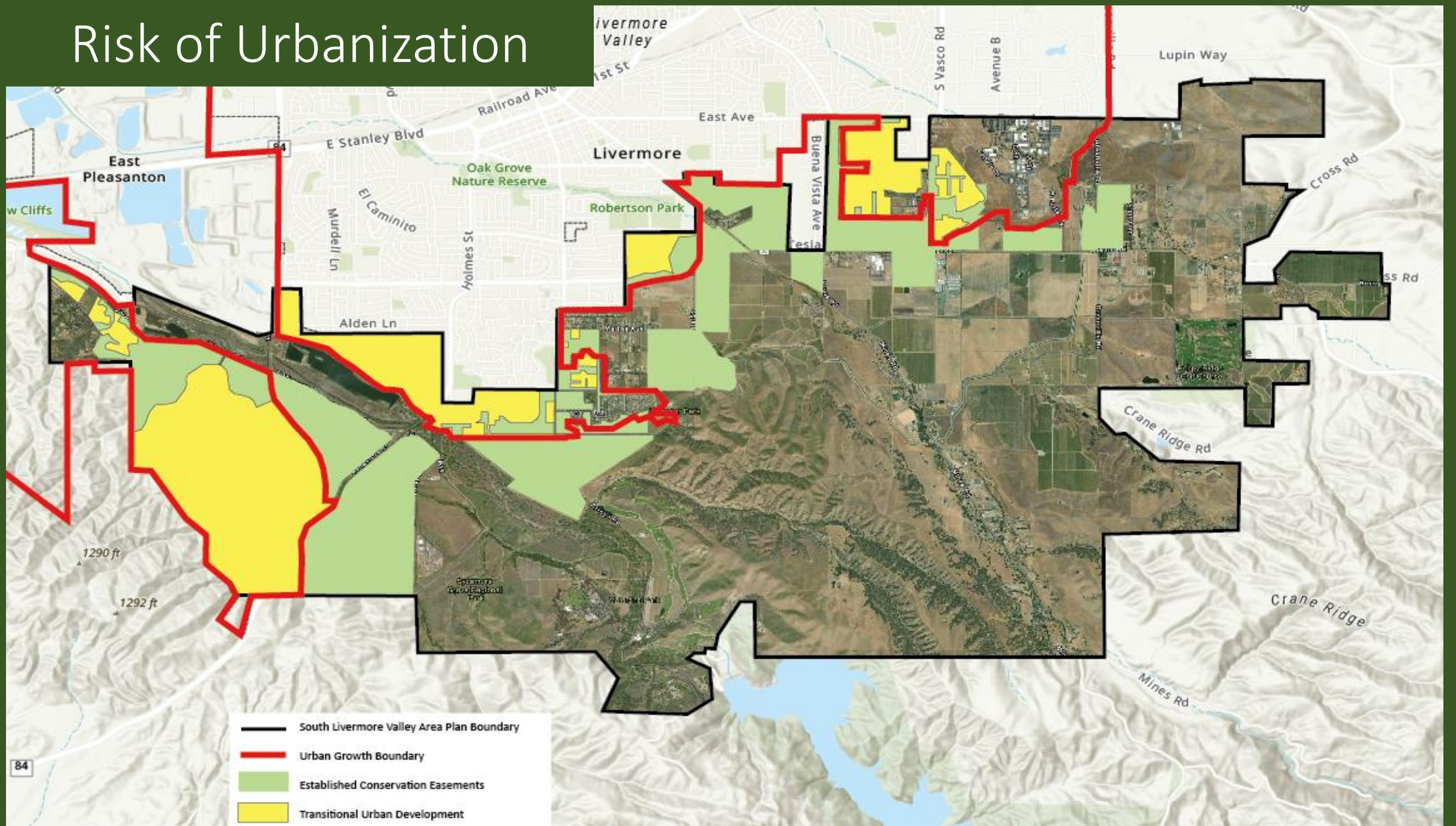
Nitrate Loading "Hot Spots"

- Groundwater Basins**
- Main
 - Fringe
 - Uplands
- Nitrate Concentrations (N as mg/l)**
- 7 to 10
 - 10 to 13
 - more than 13
 - OWTS Special Permit Area

Potential Opportunities

- **Land Use Policy**
 - Maintain UGB to minimize Risk of Urbanization
 - FAR limits – County Measure D amendment to raise FAR for winery/ag land uses
 - Lack of centralized “Place to Go” – County Measure D amendment to permit “commercial clustering” of FAR to create greater density, but consolidated site(s)

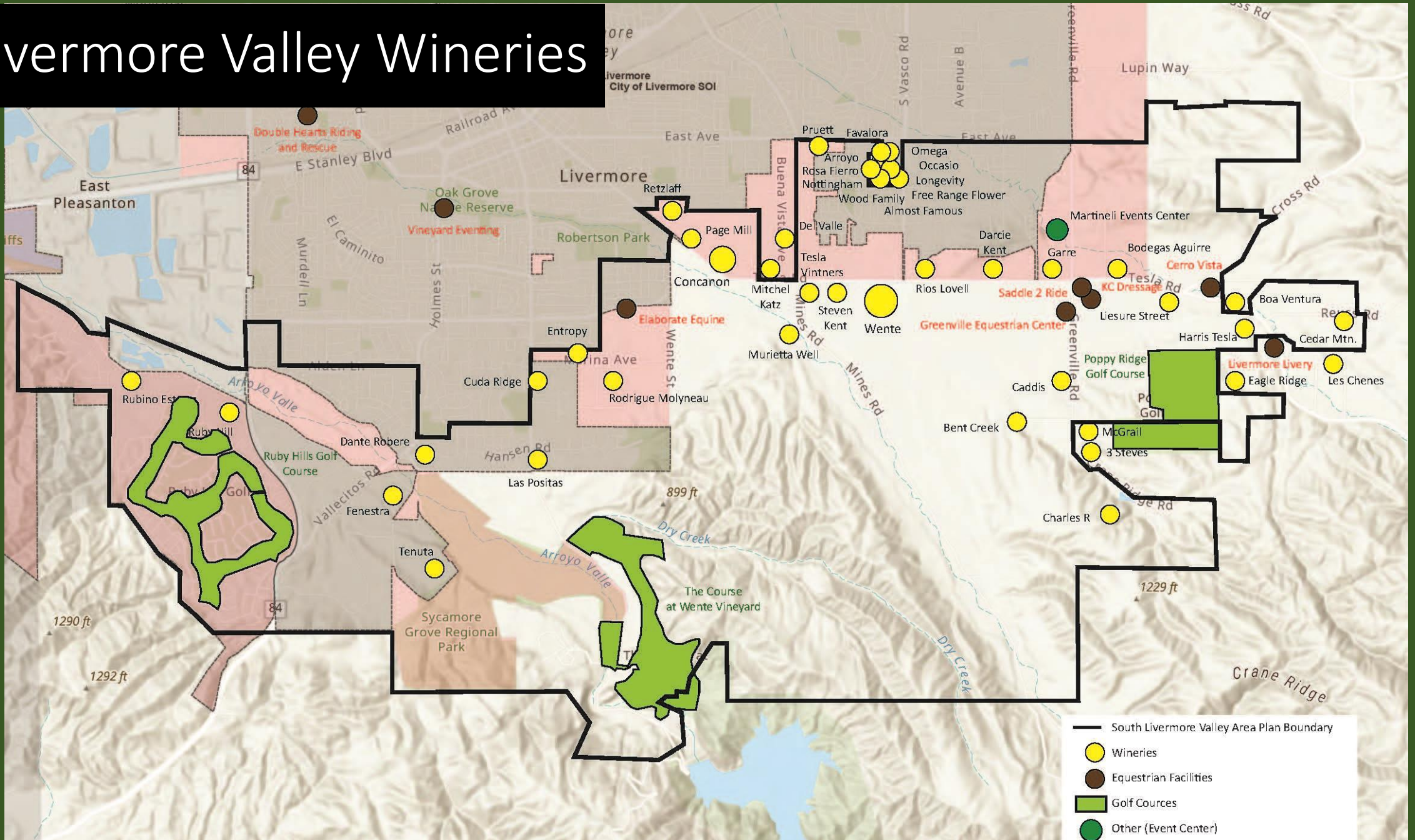
Risk of Urbanization



Potential Opportunities

- **Livermore Sewer Line Extension**
 - sewage services for residences outside the South Livermore UGB, but no division of the property
 - sewage services for commercial uses on property outside the South Livermore UGB designated for agricultural uses with associated allowable commercial uses
 - Reduce dependency of on-site disposal systems
 - Eliminate nitrate loading from on-site waste disposal

Livermore Valley Wineries



Annexation vs. Out of Area Contracts

