

TABLE OF CONTENTS

1.	INTRODUCTION.....	1-1
A.	Purpose of this Plan.....	1-1
B.	The City and Its Planning Area.....	1-2
C.	Plan Contents.....	1-4
D.	The General Plan Update Process.....	1-8
E.	The Contents of Each Element.....	1-9
2.	ABOUT LIVERMORE	2-1
A.	Physical Setting.....	2-1
B.	History	2-2
C.	Demographics.....	2-3
3.	LAND USE ELEMENT	3-1
A.	Background Information	3-1
B.	Land Use Designations	3-8
C.	Goals, Objectives, Policies, and Actions	3-30
D.	North Livermore Goals, Objectives, Policies, and Actions	3-51
E.	South Livermore Goals, Objectives, Policies, and Actions..	3-69
F.	Allowed Development in the South Livermore Valley.....	3-84
G.	Transitional Areas	3-90
H.	New Mixed-Use Neighborhoods	3-94
4.	COMMUNITY CHARACTER ELEMENT	4-1
I.	Natural Setting	4-1
A.	Background Information	4-1
B.	Goals, Objectives, Policies, and Actions	4-3
II.	Urban Design	4-7
A.	Background Information	4-7
B.	Goals, Objectives, Policies, and Actions	4-12
III.	Cultural Resources	4-18
A.	Background Information	4-18
B.	Goals, Objectives, Policies, and Actions	4-20
IV.	Scenic Routes	4-25
A.	Background Information	4-25
B.	Goals, Objectives, Policies, and Actions	4-28
C.	I-580 Scenic Corridor Implementation.....	4-39

CITY OF LIVERMORE
GENERAL PLAN
TABLE OF CONTENTS

5.	CIRCULATION ELEMENT.....	5-1
A.	Street Classification.....	5-2
B.	Existing Conditions of the Circulation System in 2003.....	5-5
C.	Goals, Objectives, Policies, and Actions	5-19
D.	Proposed Circulation Network.....	5-33
6.	HOUSING ELEMENT (ADOPTED SEPARATELY).....	Ch. 6-1
	Executive Summary	6-E-1
I.	Introduction	6-I-1
II.	Housing Needs Assessment.....	6-II-1
III.	Housing Opportunities and Constraints	6-III-1
IV.	Housing Resources	6-IV-1
V.	Housing Plan.....	6-V-1
7.	INFRASTRUCTURE AND PUBLIC SERVICES ELEMENT	7-1
I.	Water Facilities and Service	7-2
A.	Background Information	7-2
B.	Goals, Objectives, Policies, and Actions	7-6
II.	Wastewater Collection and Treatment	7-11
A.	Background Information	7-11
B.	Goals, Objectives, Policies, and Actions	7-14
III.	Storm Water Collection.....	7-19
A.	Background Information	7-19
B.	Goals, Objectives, Policies, and Actions	7-23
IV.	Public Utilities	7-26
A.	Background Information	7-26
B.	Goals, Objectives, Policies, and Actions	7-29
V.	Police Service.....	7-31
A.	Background Information	7-31
B.	Goals, Objectives, Policies, and Actions	7-35
VI.	Urban Fire Protection.....	7-37
A.	Background Information	7-37
B.	Goals, Objectives, Policies, and Actions	7-38
VII.	Schools.....	7-41
A.	Background Information	7-41
B.	Goals, Objectives, Policies, and Actions	7-44

CITY OF LIVERMORE
GENERAL PLAN
TABLE OF CONTENTS

VIII.	Solid Waste.....	7-47
A.	Background Information	7-47
B.	Goals, Objectives, Policies, and Actions.....	7-50
IX.	Community Health Facilities.....	7-51
A.	Background Information	7-51
B.	Goals, Objectives, Policies, and Actions.....	7-53
X.	Child Care.....	7-53
A.	Background Information	7-53
B.	Goals, Objectives, Policies, and Actions.....	7-55
XI.	Libraries	7-56
A.	Background Information	7-56
B.	Goals, Objectives, Policies, and Actions.....	7-58
8.	OPEN SPACE AND CONSERVATION ELEMENT.....	8-1
I.	Open Space for the Preservation of Natural Resources	8-3
A.	Background Information	8-3
B.	Goals, Objectives, Policies, and Actions.....	8-11
II.	Open Space Used for the Managed Production of Resources.	8-17
A.	Background Information	8-17
B.	Goals, Objectives, Policies, and Actions	8-22
III.	Open Space for Outdoor Recreation.....	8-25
A.	Background Information	8-25
B.	Goals, Objectives, Policies, and Actions	8-26
IV.	Air Quality	8-32
A.	Background Information	8-32
B.	Goals, Objectives, Policies, and Actions	8-34
V.	Energy Conservation.....	8-36
A.	Background Information	8-36
B.	Goals, Objectives, Policies, and Actions	8-37
9.	NOISE ELEMENT.....	9-1
A.	Background Information	9-1
B.	Goals, Objectives, Policies, and Actions	9-24

CITY OF LIVERMORE
GENERAL PLAN
TABLE OF CONTENTS

10. PUBLIC SAFETY ELEMENT	10-1
I. Geologic Hazards	10-1
A. Background Information	10-1
B. Goals, Objectives, Policies, and Actions	10-11
II. Flooding and Inundation.....	10-15
A. Background Information	10-15
B. Goals, Objectives, Policies, and Actions	10-21
III. Wildland Fires	10-24
A. Background Information	10-24
B. Goals, Objectives, Policies, and Actions	10-24
IV. Hazardous Waste Management.....	10-25
A. Background Information	10-25
B. Goals, Objectives, Policies, and Actions	10-27
V. Airport Safety.....	10-28
A. Background Information	10-28
B. Goals, Objectives, Policies, and Actions	10-29
VI. Emergency and Disaster Preparedness	10-31
A. Background Information	10-31
B. Goals, Objectives, Policies, and Actions	10-31
11. ECONOMIC DEVELOPMENT AND FISCAL ELEMENT	11-1
A. Background Information	11-1
B. Goals, Objectives, Policies, and Actions	11-7
12. CLIMATE CHANGE ELEMENT	12-1
13. GLOSSARY	12-1
A. Abbreviations.....	12-1
B. Terminology.....	12-2
C. North Livermore Urban Growth Boundary Initiative Definitions.....	12-37

C I T Y O F L I V E R M O R E
G E N E R A L P L A N
T A B L E O F C O N T E N T S

14. ACKNOWLEDGEMENTS AND PARTICIPANTS.....13-1

Appendices (under separate cover)

Appendix A	North Livermore Urban Growth Boundary Initiative (2002)
Appendix B	South Livermore Urban Growth Boundary Initiative (2002)
Appendix C	Measure D (2000)
Appendix D	SAVE Initiative (1972)
Appendix E	Livermore Area Recreation and Parks District Letter, Dated 1/20/04, Regarding Potential Locations for Future Sports Park

List of Figures

1-1	Regional Location.....	1-3
1-2	Livermore City Limits and Planning Area.....	1-5
1-3	General Plan Components.....	1-11
3-1	2002 Existing Land Uses.....	3-3
3-2	Comparative Acreage of General Plan Land Use Categories	3-9
3-3	General Plan Land Use Map.....	3-11
3-4	TDC Receiving Sites	3-15
3-5	Airport Protection Area.....	3-47
3-5.1	Safety Compatibility Zones and Airport Influence Area	3-39
3-6	South Livermore Urban Growth Boundary	3-72
3-7	Alden Lane and Vineyard Estates Transitional Areas	3-88
3-8	Greenville BART TOD and East Side Transitional Areas	3-89
4-1	Planned Scenic Routes.....	4-26
4-2	Scenic Route Subareas	4-42
4-3	Scenic Route Subarea 1.....	4-44
4-4	Scenic Route Subarea 1 View Corridors	4-45

CITY OF LIVERMORE
GENERAL PLAN
TABLE OF CONTENTS

4-5	Isabel Interchange 1,000-Foot Radius.....	4-47
4-6	Scenic Route Subarea 3.....	4-49
4-7	Subarea 3, Subpart D Visual Analysis Locations.....	4-51
4-8	Scenic Route Subarea 4.....	4-52
4-9	Scenic Route Subarea 5.....	4-55
4-10	Subarea 5, Subpart 5A	4-57
4-11	Subarea 5 View Angles.....	4-60
4-12	Scenic Route Subpart 6A.....	4-62
4-13	Scenic Route Subpart 6B and 6C	4-63
4-14	Triad Minimum/Maximum Building Clearances	4-66
5-1	Roadway Functional Classifications.....	5-37
5-2	Proposed Roadway and Intersection Improvements.....	5-45
5-3	Proposed Truck Route System.....	5-47
5-4	Proposed Bikeways and Trails Network.....	5-51
6-I-1	Location of Livermore	6-I-4
6-II-1	Population Growth Trends	6-II-2
6-II-2	Age Characteristics	6-II-3
6-II-3	Race and Ethnicity.....	6-II-4
6-II-4	Education	6-II-5
6-II-5	Job Growth in East Alameda County	6-II-6
6-II-6	Household Type.....	6-II-7
6-II-7	Average Household Income	6-II-8
6-II-8	Housing Unit Growth.....	6-II-15
6-II-9	Year Housing Built	6-II-17
6-II-10	Rental Rates 1981-2001.....	6-II-19
6-II-11	Median Home Prices 1981-2000	6-II-19
6-II-12	Median Home Prices 2000	6-II-19
6-III-1	Competitive HIP Allocation Process.....	6-III-22
7-1	Water Service Districts.....	7-5
7-2	Storm Drain System	7-21
7-3	Public Services.....	7-33
8-1	Biological Resources.....	8-9

CITY OF LIVERMORE
GENERAL PLAN
TABLE OF CONTENTS

8-2	Important Farmland	8-19
8-3	Mineral Resource Sectors within the Planning Area.....	8-21
8-4	Livermore Parks and Recreational Facilities	8-27
9-1	Existing Noise Contours	9-21
9-2	2025 Noise Contours	9-25
10-1	Vicinity Active Faults.....	10-6
10-2	Liquefaction Susceptibility Map	10-9
10-3	Landslide Hazard Susceptibility Map of the Planning Area	10-12
10-4	Flooding Hazards	10-17
10-5	Dam Failure Inundation Areas Del Valle Dam.....	10-19
10-6	Dam Failure Inundation Area Patterson Dam	10-20

List of Tables

3-1	2002 Existing Land Uses	3-6
5-1	Definition of Level of Service for Signalized Intersections	5-9
5-2	Class I Trails and Class II Bike Lanes in 2003.....	5-15
5-3	Roadway Functional Classifications.....	5-34
5-4	Proposed Future Roadway Improvements.....	5-40
6-II-5	Employment Profile	6-II-5
6-II-7	Employment in Livermore.....	6-II-7
6-II-9	Household Characteristics.....	6-II-8
6-II-11	Household Income Distribution	6-II-9
6-II-12	Special Needs Groups.....	6-II-10
6-II-13	Licensed Care Community Facilities	6-II-12
6-II-14	Homeless Facilities and Services in Livermore.....	6-II-14
6-II-16	Changes in Housing Stock.....	6-II-16
6-II-17	Bedroom Mix by Tenure	6-II-16
6-II-19	Homes Sales and Apartment Rents	6-II-18
6-II-23	Housing Affordability Matrix 2000.....	6-II-20
6-II-24	Affordable Housing Inventory	6-II-23

CITY OF LIVERMORE
GENERAL PLAN
TABLE OF CONTENTS

6-II-25	Units Converted Prior to 2001	6-II-26
6-II-26	Units at Risk of Converting 2001-2006.....	6-II-27
6-II-27	Units at Risk of Converting 2006-2011.....	6-II-27
6-II-28	Housing Problems of Lower Income Households	6-II-30
6-II-29	Income by Household Type.....	6-II-31
6-II-30	Household Overcrowding Profile.....	6-II-31
6-II-31	Housing Cost Burden Profile.....	6-II-32
6-II-32	Livermore's RHND Allocation	6-II-33
6-III-1	Disposition of Home Loans	6-III-2
6-III-2	General Plan Land Use Categories	6-III-4
6-III-3	Residential Zoning Districts and Development Standards..	6-III-5
6-III-4	Parking Requirements	6-III-8
6-III-5	HIP Applications Before and After Inclusionary Housing Ordinance.....	6-III-13
6-III-6	Housing Types Permitted by Zone.....	6-III-14
6-III-7	HIP Allocations.....	6-III-20
6-III-8	Development Review Timeframe	6-III-23
6-III-9	Planning and Development Fees.....	6-III-25
6-III-5	Fee Comparison/Single Family vs. Multi-Family Rental Units.....	6-III-25
6-IV-1	Summary of Progress Towards RHND (February 2003)....	6-IV-2
6-IV-2	Additional Residential Potential within City Limits	6-IV-6
6-IV-3	Recent Projects Involving Recycling of Underutilized/Infill Parcels.....	6-IV-7
6-IV-4	Summary of Residential Development Potential by Density	6-IV-11
6-IV-5	Potential Dwelling Units with Density Bonus Option	6-IV-12
6-IV-6	Summary of Remaining Regional Need.....	6-IV-13
6-IV-7	Additional Development Potential with General Plan Update	6-IV-17
6-IV-8	HIP Allocations and Exemptions Compared to RHND ...	6-IV-20
6-IV-9	Financial Resources for Housing Activities.....	6-IV-24
6-V-1	Summary of Quantified Objectives 2001-2006.....	6-V-30
7-1	Fire Station Locations in Livermore.....	7-38
7-2	School Locations, Capacity and Enrollment.....	7-42

CITY OF LIVERMORE
GENERAL PLAN
TABLE OF CONTENTS

8-1	Government Code Open Space Classifications.....	8-2
8-2	LARPD Park Standards.....	8-26
9-1	Definitions of Acoustical Terms.....	9-3
9-2	Typical Sound Levels	9-4
9-3	Noise Monitoring Locations and Results	9-7
9-4	2003 Traffic Noise Levels	9-10
9-5	Sensitive Receptors	9-21
9-6	Projected Traffic Noise Levels.....	9-22
9-7	Land Use Compatibility Guidelines for Exterior Noise.....	9-27
10-1	Modified Mercalli and Richter Scales	10-4
12-1	Inventory of 2005 Community GHG Emissions.....	12-10
12-2	Inventory of 2005 Government GHG Emissions.....	12-11
Table A	Existing City of Livermore General Plan Policies and City Programs Related to Adopting a Climate Action Plan that will Help the City Address Climate Change	12-16
Table B	Existing Land-Use Related City of Livermore General Plan Policies and City Programs that Promote Reductions in Greenhouse Gas Emissions.....	12-18
Table C	Existing Transportation-Related City of Livermore General Plan Policies and City Programs that Promote Reductions in Greenhouse Gas Emissions.....	12-24
Table D	Existing Water Efficiency-Related City of Livermore General Plan Policies and City Programs that Promote Reductions in Greenhouse Gas Emissions.....	12-27
Table E	Existing Energy-Related City of Livermore General Plan Policies and City Programs that Promote Reductions in Greenhouse Gas Emissions.....	12-31
Table F	Existing Open Space/Conservation-Related City of Livermore General Plan Policies and City Programs that Promote Reductions In Greenhouse Gas Emissions.....	12-35
Table G	Existing Waste Reduction-Related City of Livermore General Plan Policies and City Programs that Promote Reductions in	

C I T Y O F L I V E R M O R E
G E N E R A L P L A N
T A B L E O F C O N T E N T S

Greenhouse Gas Emissions.....12-37

This page intentionally left blank