7. CONSERVATION AND OPEN SPACE ELEMENT

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7. CONSERVATION AND OPEN SPACE ELEMENT

BACKGROUND AND PURPOSE

The purpose of the Conservation and Open Space Element is to conserve and manage natural resource and open space areas for the preservation, production, and enjoyment of natural and cultural resources, and for the promotion of open space recreation, protection of public health and safety, and preservation of valuable wildlands.[1]

Gold Creek public open space at The Preserve

Because most natural resources are located in open space land, the Pleasanton General Plan combines two State-mandated elements, the Conservation Element and the Open Space Element, into one element. Combining these two elements avoids repetition. The Conservation Element must provide direction regarding conservation, development, and utilization of natural resources including (as appropriate) forests, soils, fisheries, wildlife, minerals, and other natural resources. The Open Space Element must guide preservation and conservation of open space land, which is defined as any public or private land or water that is unimproved and devoted to open space use. Under State law, the Element should address the following four types of open space: preservation of natural resources, managed production of natural resources, outdoor recreation, and public health and safety.

SUSTAINABILITY

As stated in the General Plan Vision, the City of Pleasanton embraces the concept of sustainable development. A sustainable city strives to draw from the environment only those resources that are necessary and that can be used or recycled perpetually, or returned to the environment in a form that nature can use to generate more resources. Relating the concept of sustainability to conservation and open space includes: conserving natural areas; retaining parks, open space, and remaining agricultural and grazing areas; and protecting wildlands and lands for public health and safety. This Element addresses the concept of sustainability through its goals, policies, and programs.

The City of Pleasanton currently requires commercial and residential developers to utilize green building practices. The City has defined green-building design to implement the following related goals: energy efficiency, healthy indoor air quality, waste reduction, water efficiency, and sustainability planning. These goals all relate to conservation of natural resources and are discussed in greater detail in the Energy Element and the Air Quality Element.

[1] These are wildlife corridors and valuable plant and wildlife habitats such as arroyos, the San Antonio Reservoir area, highly vegetated areas, and other natural areas necessary to maintain significant populations of plant and animal species.

RESOURCE CONSERVATION

Animal Life

Native fauna (or animals) generally inhabit areas of minimally disturbed plant life such as in the Pleasanton, Main, and Sunol Ridges, in the Southeast Hills, and in the Arroyo del Valle and Arroyo de la Laguna, and other creeks. For a list of potential wildlife species of concern found in the Planning Area, see Table 7-1, below.

Mammals such as grey foxes, black-tail deer, striped skunks, raccoons, and opossums use arroyo channels as movement corridors; deer and badgers inhabit the hillsides; and foxes, coyotes, long-tailed weasels, moles, gophers, skunks, rabbits, squirrels, red foxes, wild pigs, rats, and mice live in both hilly and flat land. Although occasionally spotted near developed areas, mountain lions and bobcats inhabit the Planning Area primarily along the steeper parts of the Southeast Hills and Pleasanton, Main, and Sunol Ridges, and the foothills and mountainous areas south of the San Antonio Reservoir.[2] Species such as raccoons, opossums, moles, gophers, squirrels, bats, rats, and mice also live in the urban portion of the Planning Area.

Approximately 140 species of birds either forage within or inhabit the Planning Area. Of these, the bald eagle is State-listed endangered species while the white-tailed kite is a California Fully Protected Animal and a federal Species of Concern.[3] The American bittern is a federal Species of Concern. The State Department of Fish and Game recognizes other special-status bird species (Species of Special Concern) in the Planning Area including the California horned lark, loggerhead shrike, golden eagle, northern harrier, tricolored blackbird, white-tailed kite, and the burrowing owl. The State Department of Fish and Game considers raptors – hawks, eagles, owls, falcons – to be sensitive, and prohibits removal or destruction of an active raptor or migratory bird nest.

California Department of Fish and Game

White-Tailed Kite

Mallard duck, killdeer, spotted sandpiper, herons, egrets, and red-winged blackbirds are found in riparian and ponding areas in the Planning Area.[4] Warbling vireo, woodpeckers, blue-gray gnatcatcher, warblers, plain titmouse, yellow-billed magpie, ruby-crowned kinglet, dark-eyed junco, towhees, sparrows, and California quail live in brushy and woodland areas. Other birds in the Planning Area include red-tail hawks, red-shouldered hawks, Cooper's hawks, sharp-shinned hawks, house finches, American robins, and European starlings (an introduced species).[5]

Reptiles in the Planning Area include the western pond turtle (State and federal species of concern), snakes (racers, coachwhips, gopher

[2] A Fish and Game Warden killed a mountain lion at Birch Creek Drive near Vineyard Ave. (Glen Martin, Chronicle Staff Writer, SFGate.com, June 13, 2006.) Several people spotted a mountain lion near the Chain of Lakes, on Mohr Ave. near Martin Ave. (*Pleasanton Weekly,* Police Bulletin, November 12, 2004.)

[3] The California Fully Protected Animals list was the first to protect rare animals or those faced with possible extinction. The more recent *California Endangered Species Act* sets forth procedures to protect rare, threatened, or endangered plant or animal species, and lists most of the original "fully protected animals." Species of Special Concern are those not listed under the federal or the State endangered species acts, but warrant special consideration and protection.

A federal endangered species is in danger of extinction while a threatened species may become endangered in the near future, through all or most of its range. A federal species of concern is an informal term for a species that might need conservation, but receives no legal protection.

[4] Riparian means located along or near a watercourse or stream.

[5] Introduced species not native to California may be detrimental to native species.

TABLE 7-1: POTENTIAL WILDLIFE SPECIES OF CONCERN IN THE PLANNING AREA [a]

Invertebrates

Bay checkerspot butterfly [c]
Bridge's Coast Range shoulderband snail
California linderiella
Callippe silverspot butterfly [b]
Curved-foot hygrotus diving beetle
Fairmont (or Lum's) microblind harvestman
Longhorn fairy shrimp [b]
Opler's longhorn moth
Ricksecker's water scavenger beetle
Vernal pool fairy shrimp [c]
Vernal pool tadpole shrimp [b]

Reptiles

*Alameda whipsnake [c,f]
California horned lizard
San Joaquin coachwhip
*Silvery legless lizard
*Western pond turtle

Amphibians

*California tiger salamander [c]
*California red-legged frog [c]
*Foothill yellow-legged frog
Western spadefoot

Birds

Allen's hummingbird
American bittern [d]
American peregrine falcon [e]
Bald eagle [e]
Bank swallow
Bell's sage sparrow
Black swift
*Burrowing owl
California horned lark
California least tern [b]
*Cooper's Hawk
Ferruginous hawk
*Golden eagle
Lawrence's goldfinch
Lewis' woodpecker
Loggerhead shrike
Long-billed curlew
*Northern harrier
Prairie Falcon
Rufous hummingbird
Saltmarsh common yellowthroat
Sharp-shinned hawk
Tricolored blackbird
Vaux's swift
*White-tailed kite [g]

Fish

Central California coastal steelhead [c]
Pacific lamprey

Mammals

Alameda Island mole
Fringed myotis bat
Greater western mastiff bat
Long-eared myotis bat
Long-legged myotis bat
Pacific western big-eared bat
Pallid bat
Salt marsh harvest mouse [b,e]
Salt marsh vagrant shrew
San Francisco dusky-footed woodrat
San Joaquin kit fox [b,f]
San Joaquin pocket mouse
Small-footed myotis bat
Yuma myotis bat

* Observed in Pleasanton Planning Area.

[a] State designated "species of special concern" applies to at-risk animals not listed under the federal or State endangered species acts, but that warrant special consideration. May also be listed under federal "species of concern" unless given other federal designation.

[b] Federally listed as "endangered" is a species in danger of extinction in the near future through all or most of its range.

[c] Federally listed as "threatened" is a species that may become endangered in the near future though all or most of its range.

[d] Federal "species of concern" is an informal term for a species that might need conservation, but receives no legal protection This species is not listed by the State.

[e] State listed as "endangered."

[f] State listed as "threatened."

[g] State listed as "fully protected animal."

Sources: PBS&J Associates; Pleasanton Planning & Community Development Dept; US Fish and Wildlife Service; California State Dept. of Fish and Game; 2006.

snakes, Gilbert's skink, common kingsnake, ringneck snake, western rattlesnake) and lizards (western fence, southern alligator, silvery legless, western whiptail).

Open hillsides and level areas provide habitat[6] for the Alameda whipsnake (striped racer), a State and federal-listed threatened species. The US Department of Interior, Fish and Wildlife Service has proposed an area west of Foothill Road as "critical habitat," for the Alameda whipsnake. For proposed critical habitat, see Figure 7-1. If this land were ultimately designated as critical habitat, it would limit development that might harm the snake's habitat.

California Dept. of Fish and Game

Alameda Whipsnake

Photo: Jeffry Mitchell

Red-Legged Frog

Department of Fish and Game Species of Special Concern and federal-listed animal species that live in the Planning Area include the California Tiger Salamander, red-legged frog, foothill yellow-legged frog, and western pond turtle. The California tiger salamander is a winter breeder, migrating to the breeding site after rains. The salamanders utilize temporary ponds or fish-free permanent ponds. The red-legged frog lives in arroyos and creeks in the Planning Area and attains lengths in excess of 5 inches. Other amphibians in the Planning Area include California slender salamanders, arboreal salamanders, California newts, bullfrogs, western toads, Pacific chorus frogs, and Pacific treefrogs.

The Callippe silverspot butterfly has a wingspan of approximately 4.5 centimeters and is mainly orange, tan, and brown. Historically this butterfly inhabited grasslands ranging over much of the northern San Francisco Bay region. The Callippe Preserve Open Space includes a 30-acre habitat for this endangered butterfly.

Plant Life

Vegetation serves a number of important functions in the environment, including food for human and other animal life, erosion and climate control, surface water runoff reduction, soil enrichment, air quality improvement, wildlife shelter, and aesthetics. Figure 7-1 shows generalized land covers and Table 7-2 indicates the potential rare, threatened, or endangered plants found in the Planning Area.

Due to human activities and domesticated animals, little native vegetation remains within urbanized portions of the Planning Area. However, a mixture of native trees, shrubs, and herbaceous species occurs along ridges to the west and in the Southeast Hills. The eastern slopes of the Pleasanton, Main, and Sunol Ridges contain the greatest concentration of native plant life in the Planning Area.

Robert Potts @ California Academy of Science

Johnny Jump Up
(Viola pedunculata)

Grassland

Grasslands are the dominant vegetative community found in hilly areas. Due to livestock grazing, non-native annual species – barnyard

[6] Habitat provides the natural environment and conditions where a plant or animal normally lives.

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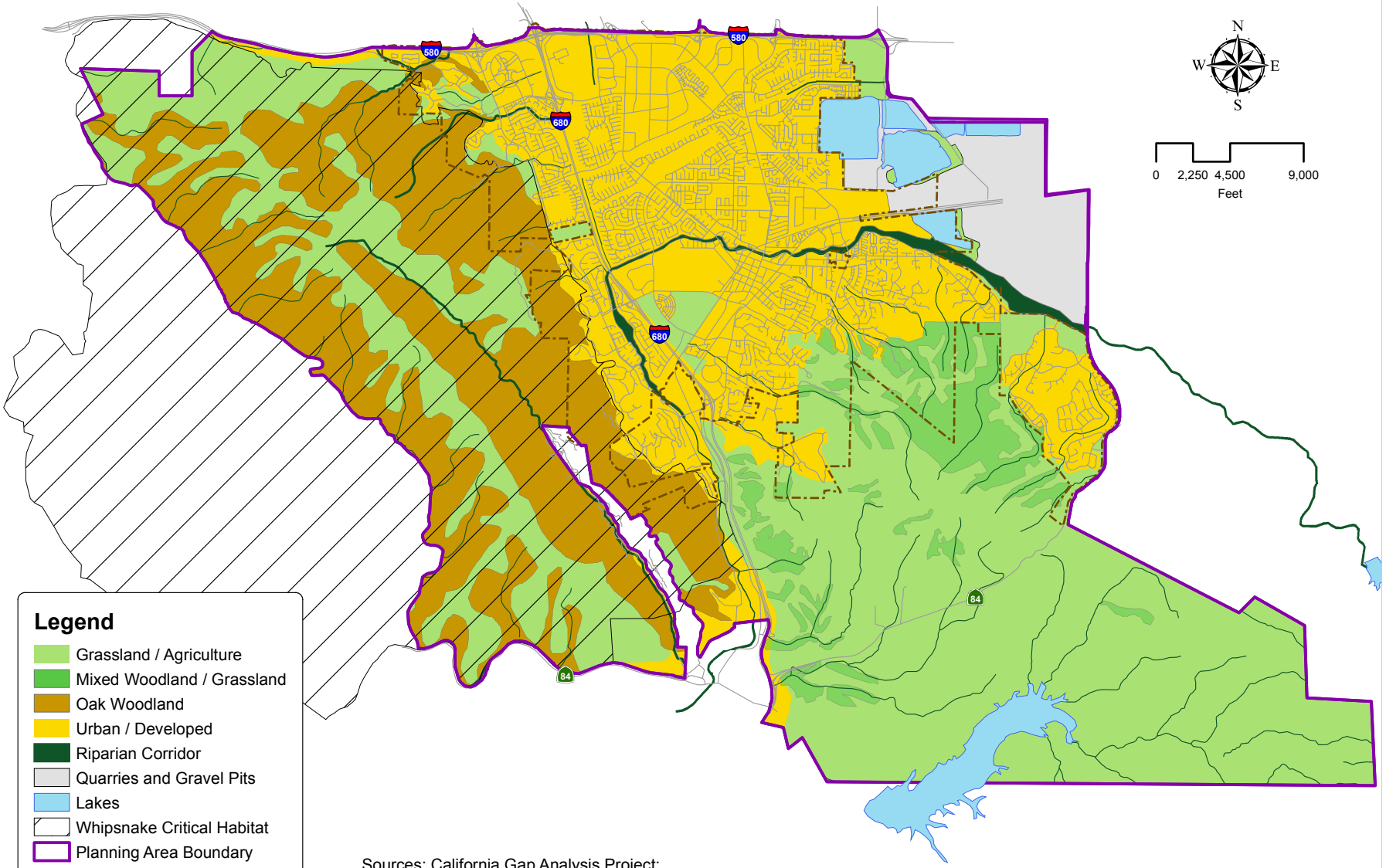

Sources: California Gap Analysis Project:
Land-Cover for California
University of California, Santa Barbara (1998):
Zone 7, Zone 7 Stream Management Master Plan
Draft and EIR, March 2006;
U.S. Fish and Wildlife Service, 2005.
City of Pleasanton GIS & Planning Departments, 2006.

THE CITY OF PLEASANTON

Figure 7 - 1
Generalized Land Cover, 2005

TABLE 7-2: POTENTIAL RARE, THREATENED, OR ENDANGERED PLANTS IN THE PLANNING AREA [a]

Common Name	Genus/Species
Bearded clover	*Trifolium barbigerum*
Congdon's tarplant	*Hemizonia parryi ssp. Congdonii*
Contra Costa goldfields	*Lasthenia conjugens*
Diablo helianthella (rock rose)	*Helianthella castanea*
Large-flowered fiddleneck [b]	*Amsinckia grandiflora*
Maiden or small-flowered blue-eyed Mary	*Collinsia parviflora*
Meager pygmydaisy or slender pentachaeta	*Pentachaeta exilis*
Most beautiful jewel-flower	*Streptanthus albidus ssp. Peramoenus*
Mudwort	*Limosella acaulis*
Northern California black walnut	*Juglans Californrica hindsii*
Northwestern mannagrass	*Glyceria occidentalis*
Pallid manzanita [c]	*Arctostaphylos pallida*
Palmate-bracted bird's-beak [b]	*Cordylanthus palmatus*
Presidio clarkia [b]	*Clarkia franciscana*
Purple needlegrass	*Naseella pulchra*
Rocky mountain clover	*Trifolium lilacinum*
Royal Jacob's-ladder, or great, salmon, or apricot polemonium	*Polemonium carneum*
San Joaquin saltbrush	*Atriplex joaquiniana*
Winecup clarkia or large godetia	*Clarkia purpurea ssp viminea*

[a] California Native Plant Society Ranking.

[b] Federally and State listed as "endangered." This species is in danger of extinction in the near future through all or most of its range.

[c] Federally listed as "threatened." This species may become endangered in the near future though all or most of its range. The State lists this species as endangered.

Sources: Dianne Lake, California Native Plant Society, East Bay Chapter, *Rare, Unusual and Significant Plants of Alameda and Contra Costa Counties,* Seventh Edition, March 1, 2004; California Department of Fish and Game Natural Diversity Database; PBS&J Associates; and Pleasanton Planning Department, 2006.

grass, bromes, goat grass, nit grass, Italian rye, wild rye, wild oats, ripgut grass, barley, soft chess, fescue, oatgrass, and Kentucky bluegrass – have mostly replaced native grasses. Native grasses still growing in the Planning Area are perennial native bunch-grasses, including purple needlegrass and nodding needlegrass. Common non-native herbaceous plants in grassland habitats include bur clover, fennel, filaree, a variety of thistles, prickly lettuce, mustards, and white clover. After winter rains, the blossoms of indigenous plants – wild violet, California buttercup, California poppy, common chickweed, lupine, miner's lettuce, clovers, and fuchsia – dot the grasslands. Cattle graze on many grasslands in the Planning Area.

California poppies and native grasses

The California Department of Fish and Game has identified purple needle grass, a native species found within the Planning Area, as a Plant Community. The Department also considers the following plant species, known to occur in or near the Planning Area as Sensitive Plant Species: San Joaquin saltbrush, Diablo helianthella, Congdon's tarplant, and a few others.

Brushland

These consist of chaparral and scrub vegetation growing in patches on the sides and crests of ridges and near the bottoms of ravines and creeks. Common shrubs found in these areas include coyote brush, California toyon, bush monkey flower, poison oak, California sagebrush, California buckwheat, silver bush lupine, and coffee berry. Lower profile plants – purple needlegrass, brome grasses, annual fescues, and hairy coyote mint – sprout among the shrubs. More brushland plants are indigenous to California than are grassland-area. The Planning Area does not contain any areas of predominant brushland that are not subsumed within another ecosystem such as woodland or grassland.

Woodland

Oak woodland covers nearly the entire upper half of the ridges and extends along stream channels and into the lower slope of grassland areas. These are visible from many parts of Pleasanton. Trees in woodland areas are predominantly oaks, including coast live oak, valley oak, black oak, and blue oak. Scattered among the oaks, California laurel, big-leaf maple, and California buckeye commonly grow. Other shrubs, herbs, and grasses also thrive in woodland areas. On steep, north-facing slopes herbaceous ground cover under tree canopies and never exposed to sunlight include miner's lettuce, common chickweed, a variety of ferns, and California polypody.

Transitions between the edges of woodlands and grasslands in the Planning Area contain highly variable climax woodlands[7] of blue oak, valley oak, coast live oak, and California buckeye intermixed with non-native and native annual grassland. These areas of mixed grasslands and woodlands contain important habitat for both woodland and grassland animals, including insect species. Most mixed ecosystems found in Pleasanton tend to be oak savannah. In contrast to a woodland, which has a closed canopy, a savanna canopy ranges from

[7] If an ecosystem is not disturbed, climax vegetation is the final stage of mature and stable vegetation that the ecosystem will achieve under prevailing environmental conditions over a long period of time.

about 10 to 50 percent. Sycamore trees also grow within some savannah areas in Pleasanton, although sycamores tend to be more abundant in riparian woodland areas.

Wetland

These are found in and along the edges of lakes (lacustrine),[8] arroyos and canals (riparian),[9] as well as springs and other ephemeral water sources. Wetlands are those areas that are inundated by water at a frequency and duration sufficient to support vegetation typically adapted for life in saturated soil conditions. Wetlands generally include swamps, marshes, bogs, and similar areas. Typical wetland vegetation in the Planning Area includes annual emergent species such as cattails, sedges, watercress, tules, and curly dock. Other species include rabbit's foot grass and water smartweed. Wetlands provide habitat for a number of wild creatures, including waterfowl and amphibians, such as salamanders. Figure 7-1, above, identifies lakes and lacustrine areas and also riparian corridors.

Riparian Corridor

Some, but not all, wetlands are also riparian areas. Riparian vegetation grows along streams, arroyos, and drainage ditches. Riparian woodlands dominate some watercourses and include willows, white alders, big-leaf maples, and sycamores, all tolerant of saturated soils. Valley oak, California bay laurel, black walnut, black cottonwood, and California buckeye trees also grow in Pleasanton's riparian areas. Below the riparian tree canopy are shrubs such as poison oak, California blackberry, poison hemlock, wild oats, ryegrass, mulefat, sedges, ferns, bromes, burr clover, stinging nettles, white sweetclover, wild radish, vetch, and mint. Other native species include California button-bush, coyote brush, mugwort, elderberry, snowberry, and California rose. Riparian woodland is one of the most valuable native habitat types in California because it supports a diversity of wildlife species, many of which are rare or uncommon.

Riparian area

Arroyo del Valle, Arroyo Mocho, Arroyo de la Laguna, and other riparian corridors in the Planning Area provide food, water, migration and dispersal corridors, breeding sites, and thermal cover for wildlife. A mixture of native and non-native plants grows in riparian, lacustrine (related to lakes), and other wetland areas.

Heritage Trees

The City of Pleasanton designates trees over 55 inches in circumference (measured 4½ feet above grade) or 35 feet in height as "heritage trees" subject to special regulations governing their

[8] Lacustrine means related to lakes. Lacustrine plants are those that grow or live on or at the edge of a lake.

[9] Riparian means related to watercourses such as streams, arroyos, and canals. Riparian plants are those that grow or live in or at the edge of a watercourse.

removal.[10] Many trees of this size grow on the Pleasanton, Main, and Sunol Ridges, on the Southeast Hills, in the Downtown area, along the western segment of Bernal Avenue, along Stanley Boulevard near Reflections Drive, and in the Mohr-Martin neighborhood. The most common of these trees include valley oak, Monterey pine, California black walnut, eucalyptus, sycamore, black locust, and California box elder. Of all of the tree species growing in Pleasanton only the Northern California black walnut is a federal Species of Concern.[11]

Monterey Pine (heritage tree) at Amador Valley High School

Soil Resources

Soils are a natural resource contributing to the viability of agriculture and grazing activities, groundwater recharge, plant and animal habitat productivity, and development suitability. Healthy soil contributes to productive crops and rangelands, vigorous woodlands, diverse wildlife, and building integrity. Soil does this by performing five essential functions:[12]

- Regulating water. Soil helps control the path of rain, snowmelt, and irrigation water including whether water flows over the land or into and through the soil.
- Sustaining plant and animal life. Soil is the foundation for the diversity and productivity of life.
- Filtering potential pollutants. Minerals and microbes in soil are responsible for filtering, buffering, degrading, immobilizing, and detoxifying organic and inorganic materials, including industrial and municipal by-products and atmospheric deposits.
- Cycling nutrients. Soil stores, transforms, and cycles carbon, nitrogen, phosphorus, and many other nutrients.
- Supporting structures. Stable soil provides support for buildings and for archaeological treasures associated with human habitation.

Farmland Soil

Congress established specific technical criteria to identify prime farmland soil. In general, the criteria reflect adequate natural moisture content; specific soil temperature range; a pH (measure of acidity or alkalinity) between 4.5 and 8.4 in the rooting zone; low susceptibility to flooding; low risk to wind and water erosion; minimum permeability rates; and low rock fragment content. The United States Department of Agriculture (USDA) Natural Resources Conservation Service (NRCS) determines whether soil meets the physical and chemical criteria for Prime Farmland or

Vineyard soil, after the grape harvest

[10] City of Pleasanton, *Pleasanton Municipal Code*, Section 17.16: Tree Preservation.

[11] Federal "species of concern" is an informal term for a species that might need conservation, but receives no legal protection

[12] United States Department of Agriculture, Natural Resources Conservation Service, http://soils.usda.gov/sqi/, Apr. 11, 2006.

Farmland of Statewide Importance. Farmlands are further discussed under Agriculture and Grazing, below.

Soil Types for Groundwater Recharge

The majority of groundwater recharge derives from stream recharge through gravelly streambeds across the valley floor. Zone 7 recharges groundwater by releasing water into streambeds with high percolation rates and in Lake I of the Chain of Lake with its gravelly western shore.

Soil Supports Structures

Buildings need stable soils for support. During seismic activity, some soil types are not as capable of supporting structures as other soil types.

Ground motions during earthquakes are related mainly to local soil conditions. Local soil conditions and subsurface geologic characteristics are two of the six major components – including magnitude and distance – related to structural damage from an earthquake. In addition, where loose granular sands are present, soils tend to compact resulting in soil liquefaction and settlement. [13]

Landslides and soil erosion are also related to surface and subsurface soil characteristics. Soil type is just one of numerous factors that contribute to landslides including slope steepness, aspect,[14] rainfall, rock type, land use, distance from fault, distance from water sources, and vegetative cover. See the Public Safety Element for a discussion of geologic hazards along with goals, policies and programs related to geologic safety.

[13] Seed, H. Bolton, Department of Civil Engineering, University of California, Berkeley and I.M. Idriss, Woodward-Clyde Consultants, *Ground Motions and Soil Liquefaction During Earthquakes,* Earthquake Engineering Institute, Berkeley, California, 1982.

[14] Aspect of a slope is exposure to a particular direction.

Sand and Gravel

The General Plan Map designates about 1,750 acres of regionally significant sand and gravel deposits in the eastern Planning Area for Sand and Gravel Harvesting. This land generally lies east of Martin Avenue, west of Isabel Avenue, and north of Vineyard Avenue. The Planning Area contains the largest single concentration of sand and gravel deposits in the entire Bay Area. Large sand and gravel harvesting companies own most of this land. Alameda County has granted Vulcan Materials Company and CEMEX permits entitling them to extract sand and gravel deposits. Over half of this land within the Planning Area has been or is in the process of being mined, with the remainder expected to last until about the year 2030.[15]

Bill Nale, ePleasanton.com

Sand and gravel quarry behind Shadow Cliffs

[15] Zone 7 Water Agency, *Stream Management Master Plan,* March 2006.

The California Division of Mines and Geology has designated the sand and gravel land in and adjacent to the Pleasanton Planning Area as an "Aggregate Resource Area of Regional Significance."[16] This designation notifies the City and adjacent entities to identify these areas, assist in their management, and promote the conservation and development of this construction grade aggregate in their General Plans. Figure 7-2 shows the location of these lands, which are mostly owned by sand and gravel companies and designated for Sand and Gravel Harvesting use on the General Plan Map. This land is used for the managed production of natural resources.

The Specific Plan for Livermore-Amador Valley Quarry Area Reclamation regulates and guides future sand-and-gravel harvesting and gravel quarry reclamation.[17] The Specific Plan contains quarry operation phasing plans, a map showing usable land remaining after quarry pits reclamation, and a plan identifying future reclaimed land uses (i.e., a chain of lakes, a recreational trail, and areas potentially supporting future development). The Specific Plan for these lands, together with the State regional significance designation and the Pleasanton General Plan Sand and Gravel Harvesting designation, effectively protect this valuable resource until quarry operators deplete construction-grade aggregate deposits within the Pleasanton Planning Area.

At the center of the County's reclamation efforts is the Chain of Lakes, a series of nine existing and future reclaimed gravel-mining pits. These lakes have the potential to provide storage for and recharge of potable water, and storage of stormwater and non-potable water. (See the Public Facilities Element for a Chain of Lakes water supply discussion under Water and for a flood control discussion under Stormwater Facilities, Flood Control.) These lakes can also provide recreational opportunities to the Tri-Valley area, as discussed under Recreational Open Space and under Water Management and Recreation, below.

Cultural Resources

Historic Structures

Historic buildings in Pleasanton constitute a significant human-made resource and symbolize the city's early development. Pleasanton's oldest structure is the Alviso Adobe, which dates from 1844 and is located on the west side of Foothill Road, just north of Bernal Avenue (3465 Old Foothill Road).[18]

Photo: Bill Nale, ePleasanton.com

Alviso Adobe before restoration

[16] Alameda County Board of Supervisors, *Specific Plan for Livermore-Amador Valley Quarry Area Reclamation,* adopted Nov. 5, 1981.

[17] *Ibid.*

[18] California State Historical Landmark No. 510.

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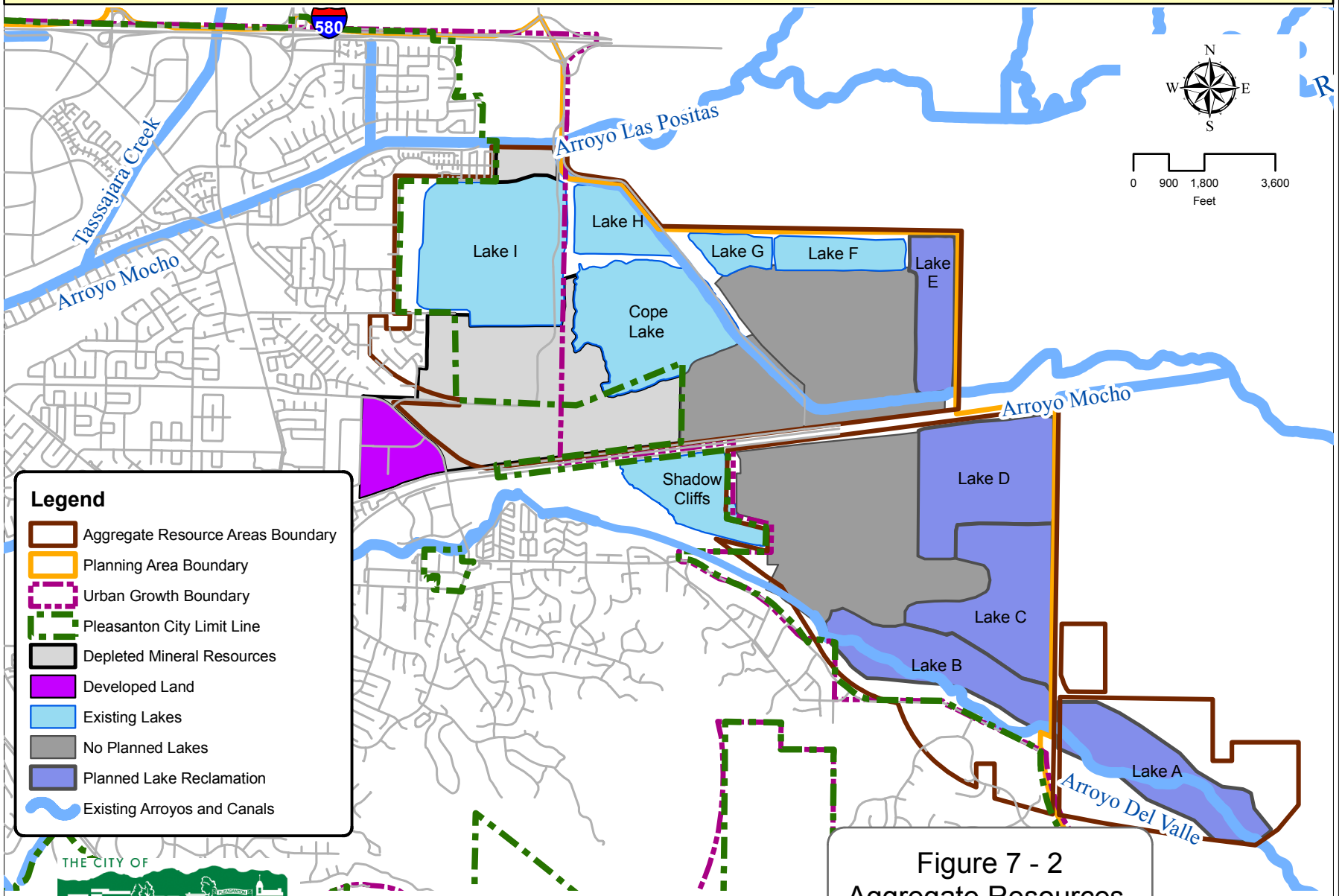

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Source: Zone 7 Water Agency,
Stream Management Master Plan, March 2006.
Dept. of Conservation, Division of Mines and Geology
Open File Report 96-03 1996

Figure 7 - 2
Aggregate Resources and Reclamation

Kottinger Barn on Ray Street

This is a rare and interesting example of early adobe architecture and represents mid-19th century development of the area. The City has designated a 5.7-acre parcel of land surrounding the adobe for use as an historical park and plans to restore the Adobe. Two historic buildings – the Heathcote-MacKenzie House at the Alameda County Fairgrounds and Kottinger Barn at 200 Ray Street – are listed on the National Register of Historic Places.

The Downtown area contains most of Pleasanton's historic buildings dating from the 19th and early 20th centuries. Table 7-3 lists historic structures and neighborhoods downtown and Figure 7-3 indicates their locations. Outside of the Downtown area is the Century House at 2401 Santa Rita Road which represents the architectural heritage of the Amador Valley. In 2002, the City adopted the Downtown Specific Plan which includes a section on Historic Preservation. It highlights five important structures on Main Street including the:

Century House on Santa Rita Road

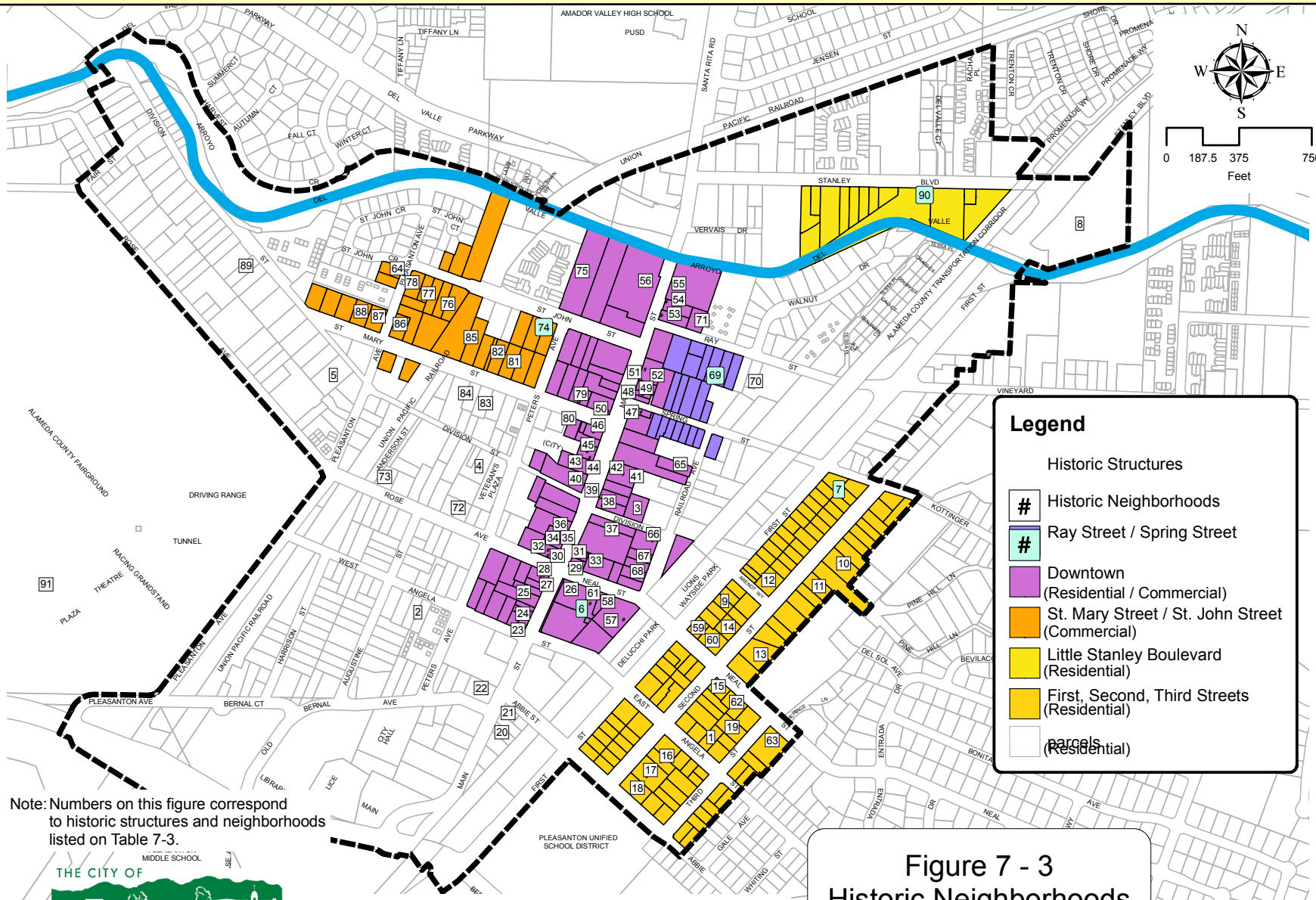
- Johnston Building at 465 Main Street,
- Original Kolln Hardware Store at 600 Main Street,
- Pleasanton Arch Sign above Main Street near the original Town Hall,
- Original Pleasanton Town Hall (now Livermore-Amador Valley Historical Museum) at 603 Main Street, and
- Pleasanton Hotel (formerly Farmer's Hotel) at 855 Main Street.

Pleasanton Hotel on Main Street

The Downtown Specific Plan also identifies the following five heritage neighborhoods which are shown on Figure 7-3:

- Downtown Commercial Center,
- First Street, Second Street, and Third Street (residential),
- "Little" Stanley Boulevard (south side, residential),
- Saint Mary Street and Saint John Street (residential), and
- Spring Street and Ray Street (commercial and residential).

2005 PLEASANTON PLAN 2025



Note: Numbers on this figure correspond to historic structures and neighborhoods listed on Table 7-3.

THE CITY OF PLEASANTON

Source: Downtown Specific Plan Technical Supplement, August 2001
City of Pleasanton Community Development Department

Figure 7 - 3
Historic Neighborhoods and Structures

TABLE 7-3: HISTORIC NEIGHBORHOODS AND STRUCTURES

Historic Site Number, Location and Name		Historic Site Number, Location and Name	
1	220 East Angela Street Home	25	443 Main Street, Restaurant Building
2	248-262 West Angela Street Building	26	450 Main Street, First Mercantile Store
3	219 Division Street, Pridemore Dentistry	27	459 Main Street, Pleasanton Antiques Building
4	386 Division Street Home	28	465 Main Street, Johnson Building
5	624 Division Street Home	29	500 Main Street, Arendt Building
6	Downtown Commercial Neighborhood	30	511 Main Street, Pastime Pool Building
7	First / Second / Third Streets Residential Neighborhood	31	514 Main Street, Dentistry Building
8	3988 First Street Home	32	515 Main Street, Pleasanton Jewelers Building
9	4432 First Street, Shamblin Home	33	520 Main Street, Garden Court Antiques Building
10	4362 Second Street, Original School Building	34	521 Main Street, Fenders Café Building
11	4376 Second Street, Original Train Station	35	525 Main Street, Bicycles! Pleasanton Building
12	4397 Second Street, Joseph Arendt Home	36	531 Main Street, Antiques Building
13	4466 Second St., Bessie Stover Wells Home & First City Telephone Pole	37	560 Main Street, Commercial Building
14	4467 Second Street Home	38	600 Main Street, Original Kolln Hardware Building
15	4512 Second Street, Donahue Home	39	601 Main Street, Pleasanton Arch Sign
16	4636 Second Street, Zwissler Home	40	603 Main St., Original Town Hall (Livermore-Amador Valley Historical Museum)
17	4672 Second Street, Charles Bruce Home	41	616 Main Street, Calipso's Building
18	4698 Second Street Home	42	620 Main Street, Dean's Café Building
19	4547 Third Street, A. Georgis Home	43	625 Main Street, Jerome Arendt Building
20	252 Main Street, Antiques Building	44	629 Main Street, Tack Room Building
21	288 Main Street, Gay 90's Pizza Parlor	45	633 Main Street, Christensen's Building
22	301 Main Street, Veterans Memorial Building	46	649 Main Street, Strizzi's Restaurant
23	401 Main Street, Coffee Beans and Bistro Building	47	690 Main Street, New York Pizza Building
24	405 Main Street, Pastas Café Building	48	700 Main Street, Former Pleasanton First National Bank

TABLE 7-3: HISTORIC NEIGHBORHOODS AND STRUCTURES (continued)

Historic Site Number, Location and Name		Historic Site Number, Location and Name	
49	706 Main Street, Amish Farm Furniture Building	70	200 Ray Street, Kottinger Barn
50	707 Main Street, Coast Gasoline Station Site	71	357 Ray Street Home
51	722 Main Street, Fusion 3 Salonspa Building	72	339 Rose Avenue, American Legion Hall
52	728 Main Street, Pleasanton Liquors Building	73	469 Rose Avenue, Western Pacific Café & Salon
53	800 Main Street, Gregory Frame Shoppe Building	74	St. Mary Street and St. John Street Residential Neighborhood
54	824 Main Street, India Gate Building	75	493 St. John Street Home
55	828 Main Street, The Cheese Factory Building	76	648 St. John Street Home
56	855 Main Street, Pleasanton Hotel Site	77	670 St. John Street Home
57	30 Neal Street, Southern Pacific Railroad Station	78	692 St. John Street Home
58	62 Neal Street, Old Justice Court Building	79	335 St. Mary Street, Retail Shop
59	100 Neal Street, Old Rectory	80	336 St. Mary Street, Oddfellows Hall
60	118 Neal Street, Amador Valley Baptist Church	81	431 St. Mary Street, Anton Peterson Home
61	122 Neal Street, Haps Restaurant	82	443 St. Mary Street, Charles Graham Home
62	215 Neal Street, Bulford Hall Home	83	444 St. Mary Street Apartment Building
63	303 Neal Street, Benedict Home	84	462 St. Mary Street, Nerton Home
64	4239 Pleasanton Ave. Home (misaddressed as 4329 in source report)	85	471 St. Mary Street Home
65	4329 Railroad Avenue, Tom Pico Office Building	86	565 St. Mary Street Home
66	4417 Railroad Avenue, Contractors Fastener Building	87	621 St. Mary Street, Magoffin Home
67	4441 Railroad Avenue, Les Layer Home	88	637 St. Mary Street, Hamilton Home
68	4473 Railroad Avenue Home	89	844 Division Street Home (misaddressed as St. Mary Street in source report)
69	Ray Street/Spring Street Neighborhood (Residential/Commercial)	90	Little Stanley Boulevard Residential Neighborhood
		91	Heathcote-MacKenzie House, Alameda County Fairgrounds

Note: See Figure 7-3 for locations of the sites listed above.

Source: Historic Resource Preservation Subcommittee of the "Downtown Specific Plan Committee Final Recommendations Report," 2000.

Livermore-Amador Historical Society, former Pleasanton Town Hall

Pleasanton has inventoried all significant structures in the Downtown area; adopted design guidelines which encourage sensitive improvements to Downtown commercial buildings; and adopted an historic preservation goal, objectives, polices, and programs. The City plans to develop an historic landmark preservation ordinance

Archaeological Resources

Ohlone (or Costanoan) habitation, Spanish settlers during the mission period, immigrants during the California Gold Rush, and people drawn to Pleasanton for agricultural and other resources weave into the rich tapestry of Pleasanton's cultural history. Each period of settlement in Pleasanton has added a new layer to its cultural fabric with burials, place names, streets and buildings, religions, and institutions. For example, people in Pleasanton still refer to its creeks as arroyos, follow the same street grid established by the Neals and Kottingers, hike along the arroyos once peopled by the Native Americans, and ranch in the Southeast Hills and along the Pleasanton Ridge like the early settlers.

Archaeological remains are scattered throughout the Pleasanton Planning Area, and concentrate mostly along arroyos and near former marshlands and springs. According to a review of available records by the Northwest Information Center of the California Archaeological Inventory, there are several recorded and reported prehistoric, and historic archaeological sites in the Pleasanton Planning Area. These sites include a prehistoric camp or temporary village; a prehistoric occupation site with mortars, pestles, and arrowheads; two sites that contain chert tools and cranial fragments; and an historic farmhouse.[19,20] A site commonly known as Santa Rita Village yielded numerous artifacts, burials, and plant and animal remains. Because archaeologists have surveyed so little of the Planning Area, it is likely that there are additional buried resources beyond those reported and/or recorded and inventoried.

The Ohlone people have resided in the East Bay for over 7,000 years, far longer than the European occupation, and they continue to have a presence in the Planning Area. During the mid-19th and early 20th centuries, Muwekma Ohlone tribal ancestors resided in Alisal Rancheria, Sunol Rancheria, and Arroyo Mocho Rancheria (Livermore). These families worked on the local ranches, vineyards and hopyards. Tribal men and women have and continue to serve in the United States Armed Forces; many were baptized and buried at St. Augustine's Church and Mission San Jose. Several direct ancestors of the Muwekma Ohlone Indian Tribe have been traced to Pleasanton and the larger Tri-Valley area and tribal members continue to live in this area.

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[19] City of Pleasanton, *Final Environmental Impact Report for Happy Valley Specific Plan and Related Planning and Development Actions,* certified 1998, State Clearinghouse No. 97032034, p. 139 of Draft EIR.

[20] City of Pleasanton, *Final Environmental Impact Report for Stoneridge Drive Specific Plan,* certified Oct. 3, 1989, State Clearinghouse No. 88082720, Draft EIR pp. 21 – 24.

OPEN SPACE LANDS

The General Plan designates five categories of Open Space in the Planning Area: These include Parks and Recreation, Water Management and Recreation, Agriculture and Grazing, Public Health and Safety, and Wildlands Overlay. Figure 7-4 shows the location of each of these open space categories along with specific designated and named recreational open spaces. Recreational Open Space, discussed below, is open space for outdoor recreation, which along with Pleasanton's parks, is shown in the Parks and Recreation category. Open space for Water Management and Recreation is for both outdoor recreation and the managed production of resources. Open space for Agriculture and Grazing is for the managed production of resources. The Public Health and Safety designation is open space for public health and safety. The Wildlands Overlay designation (over Public Health and Safety and also Parks and Recreation) is open space for the preservation of natural resources.

Callippe Preserve Open Space

In order to encourage creative and flexible projects in rural areas where the City permits limited development, the City uses its Planned Unit Development (PUD) zoning district. A good example of positive PUD zoning effects can be seen in The Preserve residential neighborhood where the developer deeded 38 highly scenic acres of land to the City as public open space, including public access trails and a staging area. Transfer of development rights can also be used to protect large open-space areas. Clustering development from a large area onto a smaller area, through a development credit system, protects environmentally sensitive lands and reduces surface water runoff. Conservation easements are another technique whereby development rights can be purchased or privately dedicated so that open space lands are protected and managed in perpetuity.

Recreational Open Space

City of Pleasanton Open Space

Besides numerous parks within Pleasanton, the City owns and has designated four areas as recreational open space lands: Callippe Preserve, Gold Creek, Bonde Ranch, and Mission Hills. The City also considers Augustin Bernal Park as open space use due to its large natural area and hiking trails. Figure 7-4 identifies these recreational open space areas.

Bonde Ranch Open Space

The 41-acre Bonde Ranch Open Space stretches across rolling grassy hills just east of Independence Drive and south of Bernal Avenue before it curves northeastward. Hopkins Way near Livingston Place, Independence Drive across the street from Mission Hills Park, Arlene Place, Livingston Place, Braxton Place, and Middleton Place all offer foot access. Once pastureland, annual grasses still blanket the undulating Bonde Ranch hillside and offer a visual reprieve to urban residents as they pass by. Mature oak and sycamore trees adorn the western portion of the open space while sweeping views of Pleasanton reward those who trek up the hillside.

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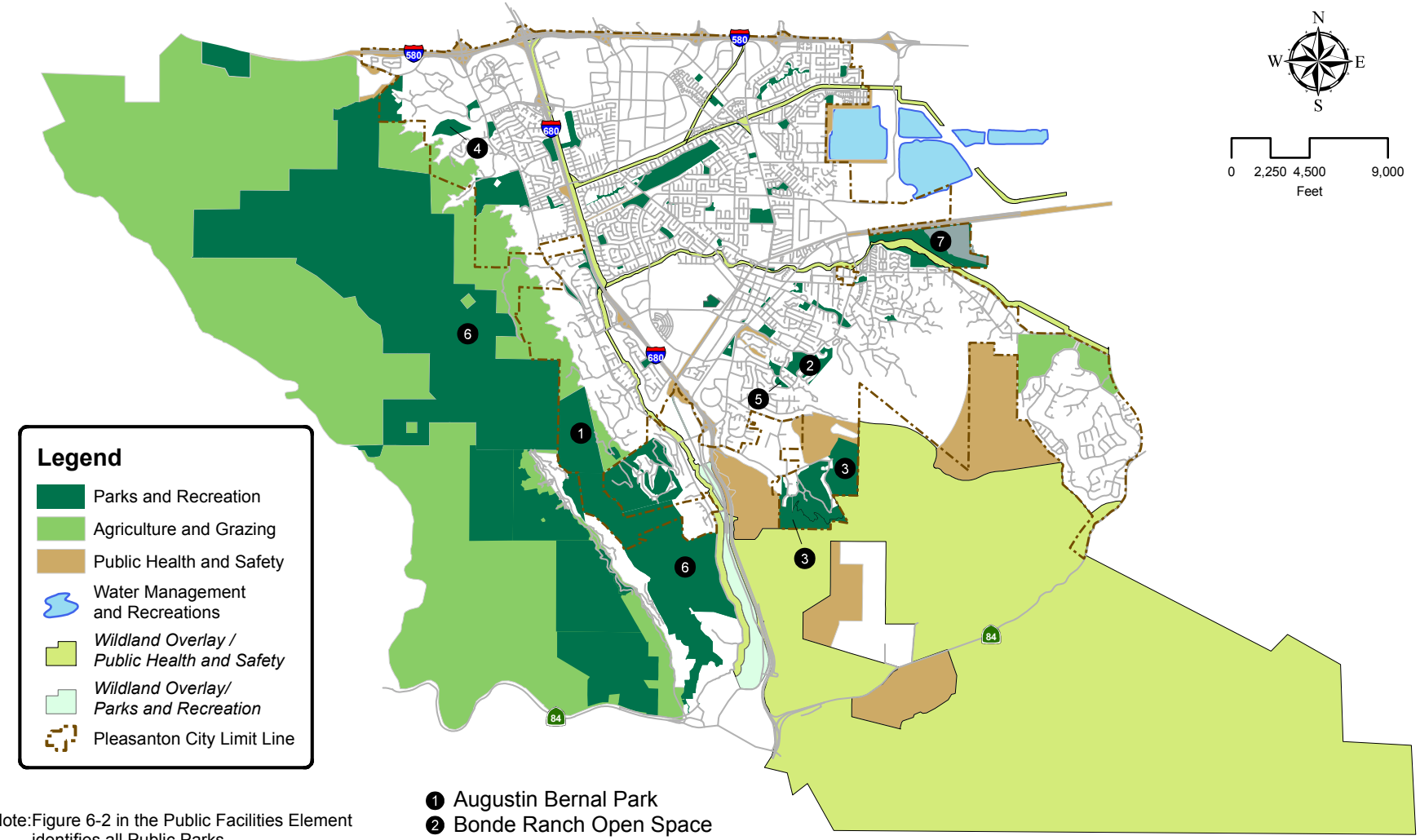

Note: Figure 6-2 in the Public Facilities Element identifies all Public Parks.

1. Augustin Bernal Park
2. Bonde Ranch Open Space
3. Callippe Preserve Open Space
4. Gold Creek Open Space
5. Mission Hills Open Space
6. Pleasanton Ridge Regional Park
7. Shadow Cliff Regional Recreation Area

Source: East Bay Regional Park District;
Pleasanton Parks & Community Services, 2006.

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Figure 7 - 4
Open Space Lands

Callippe Preserve Open Space

The City has established about 280 acres of land surrounding the Callippe Preserve Golf Course as permanent open space, including 173 acres to be retained under City ownership and 107 acres of the Koopmann Ranch to be protected by a permanent conservation easement. The open space is split into two unconnected parcels with 112 acres to the north and west, and 61 acres to the south. Cattle continue to graze throughout both the open-space areas and the Koopman Ranch property.

The open space encompasses picturesque flat land and rolling hills. People can enjoy exceptional views of Mount Diablo and the Pleasanton Ridge while enjoying stands of oak woodland, flourishing undergrowth, and valuable wildlife habitat. The preserve is an oasis of natural grasslands contrasting with the clipped-and-trimmed fairways of the adjacent golf course.

The Callippe Preserve Open Space includes a 30-acre habitat for the endangered Callippe silverspot butterfly within the fenced, 61-acre southern open-space area. During early summer wild violets (*Viola pedunculata)* adorn this habitat area.

The City plans to provide a hiking and equestrian trail that circles the Callippe Preserve Open Space and Golf Course, offering spectacular views of the open space and the outlying Tri-Valley area. Access to the northern open space is from the water tower and an opening on Clubhouse Drive. There is currently no public access to the southern open space which may only be enjoyed as a passive view from the adjacent trail.

Gold Creek Open Space

The 38-acre open space with staging area is a natural area located south of The Preserve housing subdivision on the west side of Foothill Road. This public open space is adjacent to additional private open space owned and operated by both The Preserve and Moller Ranch subdivisions. The Gold Creek staging area at The Preserve subdivision includes a paved parking lot, a public restroom, and trailheads. Public trails crisscrossing the open space and the restroom are open to the public year around. Gold Creek Open Space includes grassy hillsides, oak woodlands and related underbrush, seasonal creeks and springs, wooden bridges, and riparian vegetation.

Gold Creek public open space trail at The Preserve

Mission Hills Open Space

Mission Hills Open Space contains 4 acres of uncultivated grassland on the south side of Junipero Street and further south of the manicured 8.5-acre Mission Hills Park. The City clears this open space in the spring, maintaining it as a grassy open hillside dotted with mature oak trees. Pedestrian access is from both Junipero Street and Hopkins Way. A concrete drainage ditch cuts through the hillside near the eastern border of the open space. This open space offers a respite from both urban land uses and developed parks.

Augustin Bernal Park

The 237-acre Augustin Bernal Park is located in western Pleasanton on the Pleasanton Ridge. Access to this open space park is through the Golden Eagle Farm subdivision which contains a staging area with parking, restrooms, park interpretive displays, and a trail head. Hikers may also enter the open space from the Pleasanton Ridge Regional Park via the Ridgeland Trail (discussed below, under trails).

This open space contains a lush reserve of California native plant specimens and wildlife which offer a unique opportunity for interpretation and enjoyment. Oak woodlands grace steeper portions of the open space while dense chaparral-type vegetation dots the lower hillside. Annual grasses and wildflowers comprise the savannah (grassland), which wraps the ridgeline, and riparian vegetation peeks out from the drainage swales. Scattered throughout Augustin Bernal Park are remaining vestiges of native bunch grass.

BMX Park

The popular 3.65-acre City BMX facility, located near Shadow Cliffs Regional Recreation Area includes a bicycle riding area, a repair/work table, portable restrooms, parking, a viewing area, picnic tables, and pay phone. Two dirt mountain bike tracks comprise the park, one for beginners and young children and one – with its challenging jumps – for more experienced riders.

Regional Open Space

The Tri Valley contains approximately 56,000 acres of regional scale open space and watershed lands. The San Francisco Water Department owns watershed land, some of which overlaps with the Ohlone and Sunol wilderness areas south of Pleasanton. The East Bay Regional Parks District (EBRPD) owns and/or manages almost 35,000 acres of land in the Tri-Valley area, including the Ohlone and Sunol wilderness areas, Pleasanton Ridge Regional Park, and Shadow Cliffs Regional Recreation Area. Pleasanton Ridge Regional Park and Shadow Cliffs Regional Recreation Area, both located in Pleasanton, are an integral part of the East Bay park system designated in the East Bay Regional Park District Master Plan.

Pleasanton Ridge Regional Park

The 4,084-acre Pleasanton Ridge Regional Park is owned and operated by the East Bay Regional Park District and is the core of a larger area planned to be acquired over many years. The park provides canyon and ridge-top views and access to remote deep-canyon streams. The main staging area on Foothill Road provides primary access by way of a multi-purpose trail system, which accommodates hikers, equestrians, and bicyclists. This park is adjacent to, and similar in nature and use to, Augustin Bernal Park.

Shadow Cliffs Regional Recreation Area

The 249-acre Shadow Cliffs Regional Recreation Area provides aquatic, hiking, and cooking facilities and attracts people from all over

Photo: Bill Nale, ePleasanton.com

Shadow Cliffs Regional Recreation Area

the Tri Valley. The East Bay Regional Park District also owns and operates this facility, which in addition to active recreational opportunities such as water slides, also functions as open space with its open water and trails surrounding the former sand and gravel pit. This park offers a respite from urban living to people in the area.

Open Space Trails

Trails provide opportunities for recreation and enjoyment of nature and cultural treasures. Trail-related activities include walking, hiking, jogging, running, mountain biking, and horseback riding. Recreational trails may provide multiple benefits including access to vista points, fishing, and picnic areas, and enjoyment of the natural environment, wildlife, and solitude.

Although many are not fully improved, open-space trails hold the potential for walking – along with bicycling and/or horseback riding, where allowed – throughout the undeveloped portions of the Planning Area. The City provides trails in a number of open space lands, including within the Callippe Preserve Open Space, the Gold Creek Open Space, and in the Augustin Bernal Park, all described above. The City has easements for other open space trails not only on public land but also on private open space at The Preserve and the Moller Ranch developments.

The City and East Bay Regional Park District provide a system of interconnecting trails within the Pleasanton Ridge, south from Dublin Canyon Road to the East Bay Regional Park District staging area on Foothill Road. Trails crisscross within this area connecting to other open space trails including the Augustin Bernal Park public staging area. These trails provide public access to the developed and undeveloped areas of the Pleasanton Ridge.

The General Plan designates land adjacent to several watercourses – the Arroyo del Valle, Arroyo Mocho, Alamo Canal, and Arroyo de la Laguna – as Wildlands Overlay / Public Health and Safety.

Within these open space areas are trails as shown on Figure 7-5. The City plans to construct open space trails along other corridors designated as Wildlands Overlay / Public Health and Safety, including a connection from Arroyo del la Laguna west to and continuing along the Union Pacific Railroad open space corridor. New development in this area is expected to construct additional trails for the City's open-space trail network.

The East Bay Regional Park District plans on connecting its regional parks with several trails within the Pleasanton Planning Area. Two regional trails are proposed to connect the Pleasanton Ridge staging area on Foothill Road with Shadow Cliffs Regional Recreation Area on Stanley Boulevard. One trail would extend northeast through Pleasanton using existing and planned City trails. The District

Women walking along the Iron Horse Trail in Pleasanton

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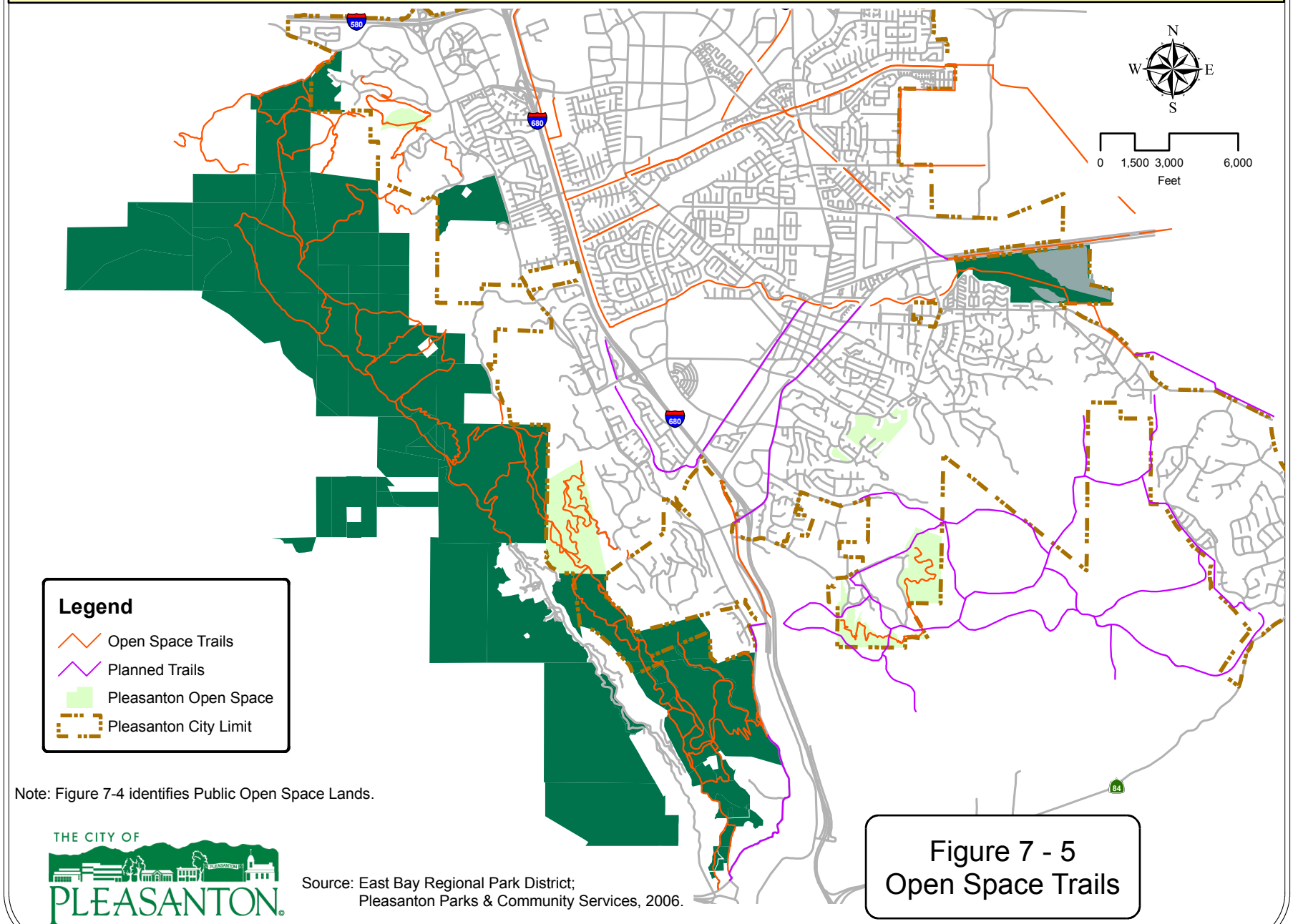

Note: Figure 7-4 identifies Public Open Space Lands.

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Source: East Bay Regional Park District;
Pleasanton Parks & Community Services, 2006.

Figure 7 - 5
Open Space Trails

has not yet defined the other route, but plans to extend it east near State Route 84 and connect with the proposed Shadow Cliffs Regional Recreation Area to Del Valle Park trail

Northwest of Shadow Cliffs Regional Recreation Area, the City of Pleasanton and East Bay Regional Park District are jointly constructing a portion of the Iron Horse Trail. The East Bay Regional Park District plans to eventually connect this segment of the Iron Horse Trail to the south with Shadow Cliffs Regional Recreation Area and to the north through Dublin. The existing Iron Horse Trail then continues further north through Concord to Highway 4.

The Livermore Area Recreation and Park District proposes additional connecting trails to complete the Tri-Valley trail system.

Besides the planned recreational trails discussed herein, future trail planning will also focus on creating pedestrian and bicycle links in developed areas that facilitate trips to work and school and for other daily needs. The General Plan provides for a major system of trails and bikeways throughout the Planning Area, including on existing streets and sidewalks. See the Circulation Element for further discussion of trails and bikeways including their use as an alternative transportation method and for a figure showing these trails and routes (Figure 3-13). The Circulation Element further defines trails as to whether they are paved, gravel, or dirt paths.

Scenic Highways

Interstate 680, traversing Pleasanton in a north-south direction, is an officially designated State Scenic Highway. Interstate 580, traversing Pleasanton in an east-west direction, and State Route 84, extending west of Interstate 680, are both Eligible State Scenic Highways – Not Officially Designated. These three highways feature wooded hillsides and valleys and other open space. A scenic highway designation protects the scenic values of an area and can enhance community identity and pride. Scenic highways provide a passive recreational opportunity to observe scenic vistas.

Water Management, Habitat, and Recreation

The Chain of Lakes provides a water resource with a rich assortment of uses for the City of Pleasanton and surrounding areas. The lakes provide a number of water-related functions including stormwater management, seasonal water storage, and groundwater recharge. As each lake is restored, it also has the potential to attract wildlife and provide recreational opportunities in the Planning Area. Given Pleasanton's location within the Pacific Flyway, such lakes and wetlands are expected to attract many winter migratory waterfowl with some local waterfowl species eventually becoming year-long residents. The General Plan Map currently designates about 700 acres as Water Management and Recreation, although this acreage should increase over time as Alameda County reclaims additional lakes.

Zone 7 Water Agency

Waterfowl on Cope Lake, Chain of Lakes

Agriculture and Grazing

Within the Planning Area are limited agricultural uses. The Ruby Hill area in Pleasanton has been re-planted with approximately 200 acres of grapes and there are vineyards along Vineyard Avenue. Many ranchettes with a limited number of livestock are currently located in the Vineyard Avenue Corridor and Happy Valley (South Pleasanton) areas. Most land in the Southeast Hills designated as Public Health and Safety and most land in the Pleasanton Ridge designated as Agriculture and Grazing, except for woodland areas, are used for livestock grazing. These areas are generally privately owned and public access is not allowed.

Most of the land designated for agricultural use in the Planning Area is located within the Pleasanton Ridge. The *1993 Measure F Initiative* designated approximately 9,500 acres as Agriculture. The base density of this agricultural area is 100 acres per building site.

Through the *Happy Valley Specific Plan,* the City preserves about 279 acres in the Greater Happy Valley Semi-Rural Density Residential Subarea generally with a two-acre minimum parcel-size restriction. The City also preserves small-lot agricultural uses in flatland portions of the Vineyard Avenue Corridor area while conservation easements permanently protect the 200-acre Ruby Hill Vineyard.

Mourning doves, ground squirrels, and tricolor and brewer's blackbirds live within or depend upon agricultural areas. Other species that forage in agricultural areas include the: common crow, yellow-billed magpie, scrub jay, starling, house sparrow, house finch, red-tailed hawk, northern harrier, barn owl, red-winged blackbird, meadow vole, deer mice, striped skunk, raccoon, opossum, coyote.

Farmlands

The United States Department of Agriculture (USDA), Natural Resources Conservation Service (NRCS) designates about two-thirds (29,270 acres) of the land within the Planning Area as agricultural, the majority as grazing lands. In 1900 Pleasanton farmers produced 198 tons of hops, 16,860 tons of hay, 2,391 tons of grain, and 29,925 tons of sugar beets.[21] At that time, Pleasanton farmed larger hop fields than any other California community.[22] Dairy farming began to emerge in the Amador-Livermore Valley in the early 1900s as hop growing declined, and by 1910 Pleasanton had over 600 dairy cows.[23,24] In 1953, Pleasanton farmers grew about 545 acres of tomatoes and about 1,000 acres of sugar beets (which produced about 22,000 tons of sugar beets), along with walnuts, hay and grains.

Sheep and cattle production operations are also found in the Planning Area. The Spotorno Ranch on the east side of Happy Valley was the head-quarters for the area's largest sheep production operation encompassing three counties – Alameda, San Joaquin and Contra Costa.

Cows grazing near the Main Ridge

[21] McGown, JE, "Progressive Pleasanton, 1902," the *Pleasanton Times*, 1902.

[22] Lane, Bob and Pat, *The Amador Livermore Valley, a Pictorial History,* 1988, p. 59.

[23] *Ibid,* p. 71.

[24] *The Pleasanton Times*, August 13, 1910.

During 1953 the Garattis Winery on Saint John Street was the largest business concern in Pleasanton with over 1.2 million gallons of wine storage and numerous affiliated vineyards.[25]

Grapes before the harvest at Mitchell Katz Winery

Over the past 50 years, the city has spread over former Prime Farmland and Farmland of Statewide Importance, replacing farmland with housing and businesses. See Figure 7-6 for a map of existing (year 2005) agricultural lands in Pleasanton. This figure shows Prime Farmland, Farmland of Statewide Importance, Unique Farmland, grazing land, developed land, and other land. Figure 7-6 also delineates lands under *Williamson Act* contract.

The *1965 California Land Conservation Act* – commonly referred to as the *Williamson Act* – enables local governments to contract with private landowners to restrict specific lands to agricultural or related open-space use. In return, landowners receive property tax assessments which are much lower than normal in that the taxes of *Williamson Act* lands are based upon farming and open space uses as opposed to full market value. Via the *1971 Open Space Subvention Act,* the State provides an annual payment of forgone property tax revenues to local governments.

A *Williamson Act* contract runs with the land, and will still be in effect if land ownership changes. The landowner may cancel a *Williamson Act* property through a nonrenewal process that takes at least nine years and is the method most landowners use. The landowner may also petition to cancel a contract in a complicated and expensive process.

The following are United States Department of Agriculture definitions:

Prime Farmland

Prime Farmland has the best combination of physical and chemical characteristics for producing food, feed, forage, fiber, and oilseed crops, and is also available for these uses. Prime Farmland has the soil quality, growing season, and moisture supply needed to produce sustained high yields of crops when treated and managed according to acceptable farming methods. Land must have been recently used for irrigated agricultural production to be considered Prime Farmland.

Farmland of Statewide Importance

Farmland of Statewide Importance is similar to Prime Farmland but with minor shortcomings, such as greater slopes or less ability to store soil moisture. Land must have been recently used for irrigated agricultural production to be considered Farmland of Statewide Importance.

Unique Farmland

Unique Farmland consists of lesser quality soils than those in either Prime Farmland or Farmland of Statewide Importance. This farm-

[25] *The Pleasanton Times*, September 24, 1954, page 1.

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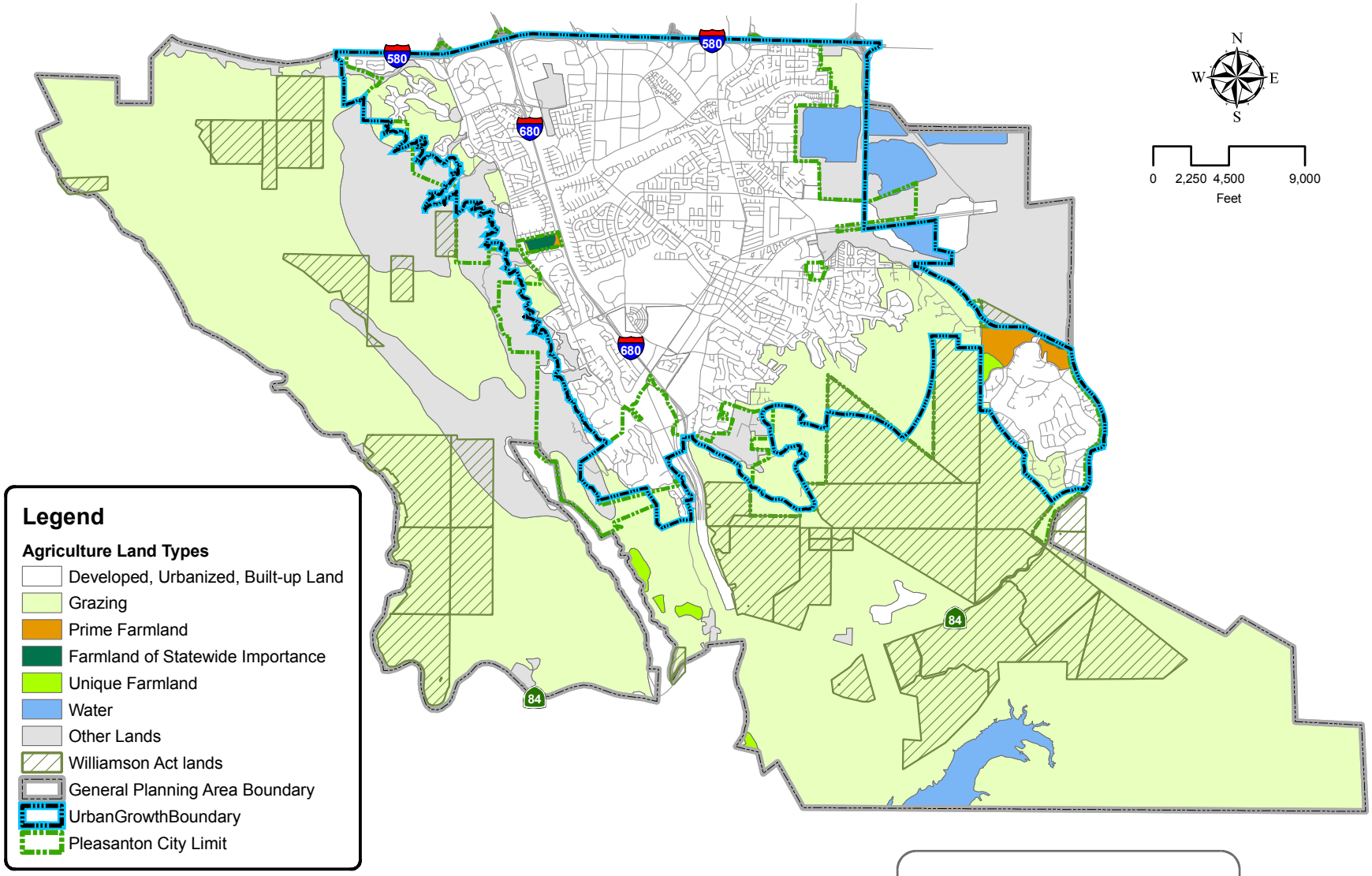

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Sources: California Department of Conservation:
Alameda County Farmland, 2004
City of Pleasanton Planning Department, 2006.

Figure 7 - 6
Farmland and
Williamson Act Lands

land has a special combination of unique characteristics needed to economically produce sustained high yields of a specific crop, such as grapes in vineyards. This land is usually irrigated, but may include non-irrigated lands.

Grazing Land

Grazing land is land on which existing vegetation is suited for livestock grazing and may be used for dry-land farming. The minimum mapping unit is 40 acres.

Developed Land

Developed land is occupied by structures with a building density of at least one unit to 1.5 acres. Examples include residential, industrial commercial, and institutional uses, and cemeteries, golf courses, and sewage and water structures.

Other Land

Other land is not included in any other mapping category. This could include low-density rural development, woodlands, riparian areas, gravel mining and pits, and water bodies smaller than 40 acres in size.

Farming in the Tri Valley

Cattle grazing, hay production, and wine grapes are the major agricultural products in the Tri-Valley area. Urban development has replaced much of the Tri-Valley area's productive croplands. An exception is wine grape production in South Livermore, which has been expanding in recent years. Considerable land remains in large-lot agricultural use, under *Williamson Act* preserves. Historically, owners of some parcels near existing urbanized areas have filed notices of non-renewal for their *Williamson Act* contracts.

Public Health and Safety

The General Plan Map designates nearly one-third of the Planning Area mostly in the Southeast Hills as Public Health and Safety. Due

Vineyards at Mitchell Katz Winery

to a variety of natural constraints, these lands are designated as open space to discourage development. As discussed in the Public Safety Element, landslide deposits which are prone to soil and seismic instability underlay some of this land. Most of these areas consist of hilly terrain with slopes exceeding 25 percent. This hilly land is unsuitable for development due to difficulties of providing fire protection and other City services. Protection of these areas also provides valley residents with a scenic resource which contributes to the community's visual identity. Most of this land is privately owned and is not accessible to the public.

The General Plan Map designates the flood plains along the arroyos as well as narrow land strips adjacent to I-680 and the railroad tracks, as Public Health and Safety. With these designations, the City intends to protect future development from flood, traffic noise, and railroad operation hazards. The City's Scenic Highway Plan describes the strips of land along I-680 as supplementing other open space areas

and providing a visual buffer from sound walls.[26] A similar strip separates the Mohr-Martin residential neighborhood from the depleted sand and gravel quarries to the east. A semi-circular strip on the slopes of Mission Hill, near the intersection of Bernal Avenue and Sunol Boulevard, is intended to preserve the steep slopes below the Pleasanton Hills neighborhood. Finally, the General Plan Map designates a circular-shaped piece of hilly land bisected by I-680 northeast of Castlewood Country Club, as Public Health and Safety. This designation is due to its steep terrain and location adjacent to the freeway.

By requiring thorough geologic and geotechnical engineering studies, the City restricts development of all lands within hazard areas (see Public Safety Element) including landslide and erosion areas, steep slopes, and areas of seismic and geologic hazards. The City also requires special treatment of buildings in fire and flood zones, and reviews proposed projects in terms of design impacts. To preserve open space areas surrounding the city that protect public health and safety, the General Plan Map focuses most future development in areas close-in to the city.

Wildlands Overlay

Wildlands cover much of the south and west portions of the Planning Area. These lands are located mostly around the San Antonio Reservoir, Southeast Hills, and the Pleasanton Ridge. Wildlands are also adjacent to the Arroyo Mocho, Arroyo de la Laguna, Arroyo del Valle, and Alamo Canal waterways. Other wildlands are located along the railroad tracks and near the Donlon Way and Dublin Canyon culverts. With the exception of the Pleasanton Ridgelands, which are subject to the *1993 Measure F Initiative* land use restrictions, the General Plan Map designates these lands as "Wildlands Overlay."

[26] City of Pleasanton, *Scenic Highway Plan for Interstate 680 in the City of Pleasanton, Jan.* 11, 1985.

Trees and grasses on Pleasanton Ridgelands

Wildlands Overlay areas contain valuable wildlife habitats and communities. They require special attention in order to protect biological diversity and to protect a number of federal- and State-listed special-status species. In most cases, wildlands also function as subregional corridors for wildlife movement between major open space areas including regional parks, wilderness areas, and watershed lands. These lands also enhance the human environment by providing scenic resources and educational opportunities. Land-use designations underlying Wildlife Overlay areas are Public Health and Safety, and Parks and Recreation.

The purpose of the Wildlands Overlay is to retain the biological diversity and variety of habitats that might otherwise be lost if the land were developed. To ensure long-term preservation of biological diversity, a variety of habitat types need protection in areas large enough to include viable populations of species which may be present

in low numbers. Therefore, wildlands include canyons, ridgetops, grasslands, woodlands, brushlands, riparian corridors, wetlands, arroyos, and streams.

Wildland areas are not isolated islands surrounded by development; rather they belong to a major linked system allowing wildlife movement through a regional open-space network. Thus the wildland areas connect the Pleasanton Ridge Regional Park on the west to the Ohlone Wilderness area, on the south to San Francisco Watershed lands, and on the southeast to Del Valle Regional Park. In this way, Pleasanton contributes an important subregional resource that is more valuable than isolated pockets of open space.

The primary use of the undeveloped area located along the Arroyo de la Laguna, south of Castlewood Country Club between Foothill Road and I-680, is as a railroad and flood-control corridor. The General Plan Map designates this area with a Wildlands Overlay because it contains a relatively undisturbed strand of riparian woodland dominated by heritage trees. Preservation of this habitat also provides a valuable wildlife corridor linking Pleasanton Ridge Regional Park to the Southeast Hills, a crucial step to maintaining subregional-scale wildlife habitat continuity.

The General Plan Map also designates as Wildlands Overlay substantial areas of grasslands and woodlands in the Southeast Hills, which form a bridge between the Pleasanton Ridge Regional Park and wildlands in the San Antonio Reservoir area. This biologically diverse area encompasses several watersheds, including canyons.

Around the east end of the lake, the San Antonio Reservoir area has a number of recorded Special Status Species sightings. This watershed land contributes domestic water to the San Antonio Reservoir and provides a regional wildlife corridor, which connects Del Valle Regional Park and the Ohlone Wilderness to Pleasanton's Southeast Hills.

The Arroyo Mocho, Arroyo de la Laguna, Arroyo del Valle, and Alamo Canal are the four major waterways traversing Pleasanton. Much riparian vegetation and wildlife exist along the arroyos. These and other arroyos provide the richest natural habitat in the Planning Area and also allow for stormwater drainage and groundwater recharge.

Heritage tree woodland near Canyon Way and Foothill Road

The northeast corner of Pleasanton Ridge provides a particularly striking, dense stand of heritage woodland visible from Foothill Road and Canyon Way. This woodland contains several species of relatively large trees, including California sycamore and some remarkably large California buckeyes. Steep terrain generally precludes this area from development. The areas designated as Wildlands Overlay constitute a resource that makes a variety of valuable community. The key to ensuring successful wildlands preservation lies in achieving a common community understanding that preservation is a worthwhile endeavor. Individual property owners, developers, and the general public must all benefit. To achieve a common goal for preservation, the City will

continue developing incentive programs that encourage property owners and developers to cooperate in wildland-area preservation and restoration.

The City needs more detailed information about existing wildlife species and communities in order to enhance and restore wildlife populations through habitat improvement. In addition, the City should continue preserving local and subregional wildlife corridors by minimizing wildlife-movement barriers created by roadways and development. To ensure that viable subregional wildlife corridors are maintained between Pleasanton Ridge, Del Valle Regional Park, and the Ohlone Wilderness, the City should consider guidelines to specifically address Foothill Road, I-680, and State Route 84 areas. Since the areas designated as Wildlands Overlay also contribute to subregional programs, the City should coordinate wildlands planning with other agencies to identify land fitting into a subregional wildlands mosaic.

California Burrowing Owl
Photo: Roger Jones, Wildlife Biologist

RELATIONSHIP TO OTHER ELEMENTS

Policies and programs established throughout the General Plan affect conservation and open space in Pleasanton.

Land Use Element

The Land Use Element designates open-space lands on the Pleasanton General Plan Map. The Conservation and Open Space Element discusses open space and includes goals, policies, and programs to preserve and enhance open-space areas.

Circulation Element

The Circulation Element strives to improve traffic and circulation systems throughout Pleasanton. The Conservation and Open Space Element discusses trails that link open space and recreational areas, and includes goals, policies and programs to preserve and enhance trails. These open-space trails relate to and are part of the pedestrian system discussed in the Circulation Element.

Public Safety Element

The Public Safety Element discusses flood hazards and geologic hazards including earthquakes and landslides. The Conservation and Open Space Element discusses hazards as they relate to natural resources, such as soil, and designates some land as Public Health and Safety. Public Health and Safety lands help mitigate effects of flood hazards, landslides, steep slopes, erosion, and areas of seismic and other geologic hazards.

Public Facilities and Community Services Element

The Public Facilities and Community Services Element defines public facilities and programs needed to service the community.

The Public Facilities and Community Programs Element discusses parks and recreation areas. The Conservation and Open Space Element discusses recreation as open-space uses. Although both elements discuss parks, the Public Facilities and Community Programs Element emphasizes active recreation and sports aspects of parks while the Conservation and Open Space Element emphasizes open-space uses and recreation in the context of natural areas.

Water Element

The Water Element discusses conservation of water natural resources, including stormwater runoff. The Conservation and Open Space Element discusses conservation of all other natural resources. Under

Plant Life this Element discusses wetlands and riparian corridors, while under Soil Resources it discuses soil types for groundwater recharge. Discussion of Sand and Gravel Resources also addresses the Chain of Lakes, which the Water Element discusses in greater detail. Finally, under Open Space Lands, this Element discusses Water Management and Recreation, a type of open space.

Air Quality and Climate Change Element

The Air Quality Element discusses how some criteria air pollutants could impact plants and animals. The Conservation and Open Space Element discusses plants and animals, including sensitive plant and animal species.

Noise Element

The Noise Element discusses existing and future noise levels in Pleasanton. Noise levels could impact the enjoyment of open space.

Community Character Element

The Community Character Element addresses many of the facilities and programs in Pleasanton that make up its community character, including sustainable development and open space. The Conservation and Open Space Element also addresses these issues.

CONSERVATION AND OPEN SPACE GOALS, POLICIES, AND PROGRAMS

The following goals, policies, and programs, in addition to those contained in other elements, constitute an action program to implement the objectives described in this Conservation and Open Space Element.

GOALS, POLICIES, AND PROGRAMS

Goal 1: **Practice sustainability to preserve and protect natural resources and open space.**[27]

Natural Resources

Goal 2: **Preserve and enhance the natural resources of the Planning Area, including plant and wildlife habitats, heritage trees, scenic resources, and watercourses.**

Policy 1: Preserve and enhance natural wildlife habitats and wildlife corridors.

Program 1.1: Complete a comprehensive study of the ecosystems and wildlife habitat areas within and around the Planning Area, and develop and implement ordinances and policies that will provide for their preservation and enhancement.[28]

Program 1.2: Identify land within the Planning Area which could be reclaimed as viable wildlife habitat. Study methods to re-establish viable plant and animal communities in these areas. Develop standards to accomplish habitat reclamation which: (1) specify the minimum acreage, topography, flora, fauna, and other characteristics necessary to ensure survival of wildlife habitat areas; (2) specify necessary length, breadth, flora, fauna, and other characteristics necessary to ensure the protection and use of wildlife corridors; and (3) prevent the creation of open space islands, unless they are connected through a series of viable wildlife corridors in accordance with specified standards.

Program 1.3: Preserve and enhance the resource value of wetlands through project development design measures. These measures should be based in part on jurisdictional wetlands delineation in accordance with current Army Corps of Engineers criteria, for projects which are known to have or that may have wetlands present within their boundaries.

Program 1.4: Develop and implement ordinances and policies that provide for the preservation of wildlife corridors and riparian vegetation, and establish mitigation requirements which minimize the barriers across wildlife corridors that roadways and developments can create.

Program 1.5: Investigate existing private, State, and federal incentive programs and develop City incentive programs that encourage property owners to cooperate in the preservation and restoration of wildlife habitat.

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[27] Open space is any public or private land or water that is unimproved and devoted to open-space use. As discussed in this Element, open-space lands include recreational open space, water management and recreation, agriculture and grazing, public health and safety, and wildlands overlay.

[28] Wildlife habitat areas are those that provide the natural environment and conditions for animals to live.

Program 1.6: Analyze potential impacts on wildlife populations and habitats before developing projects, using the *California Environmental Quality Act (CEQA)* process or other processes, as relevant.

Program 1.7: Minimize active recreation – sports, games, exercising, and fishing – within natural habitat areas.[29] Permit passive recreation such as hiking, bicycling, horseback riding, nature and cultural resource study, photography, and picnicking.

Program 1.8: Design site sensitive recreation or interpretive facilities to minimize intrusion within natural public open space.[30] Limit public access, including hiking trails, into sensitive habitat areas, when warranted.

Program 1.9: Plant native species wherever possible in public and private landscaping, and provide wildlife habitat in new landscaping, where appropriate.

Program 1.10: Design storm retention and drainage ponds, groundwater-recharge areas, and watercourses as wildlife habitats, when appropriate and environmentally sound.

Program 1.11 Support the efforts of the Alameda Creek Fisheries Restoration Workgroup to restore native steelhead populations in Alameda Creek.

Program 1.12: Support appropriate development intensity adjacent to areas designated as Wildlands Overlay.

Program 1.13: Provide activities and educational opportunities related to preserving and enhancing natural resources and the environment.

Policy 2: Preserve heritage trees throughout the Planning Area.

Program 2.1: Strongly encourage preservation of heritage trees; where preservation is not feasible, the City will require tree replacement or a contribution to the Urban Forestry Fund. Allow no net loss of trees.

Program 2.2: Follow the provisions of the City's *Heritage Tree Ordinance, Pleasanton Municipal Code* Chapter 17.16, Tree Preservation, when reviewing future development projects.

Policy 3: Preserve and enhance streambeds and channels in a natural state.

See also Policy 2 of the Water Element and its programs.

[29] Natural habitat areas are those that provide the natural environment and conditions for plants and/or animals to live.

[30] Natural open space is any public or private land or water that is unimproved and devoted to open-space use.

Sand and Gravel

Goal 3: Promote natural resource production in accordance with sensitive environmental management practices.

Policy 4: Reserve all areas designated on the General Plan Map as Sand and Gravel Harvesting exclusively for the production of sand and gravel until such time as quarry operators have depleted the resources.

Program 4.1: Ensure that Sand and Gravel Harvesting areas are reclaimed and reused following the *Specific Plan for the Livermore-Amador Valley Quarry Area Reclamation.*[31]

Program 4.2: Design natural open space areas adjacent to sand-and-gravel harvesting areas and Zone 7 water retention lakes to include a protective buffer zone, similar to that on the east side of Martin Avenue, particularly north of Mohr Avenue that are open to the public for recreational purposes.

Program 4.3: Incorporate waterfowl habitat into planning and reclaiming depleted sand and gravel quarry resources.

Cultural and Historic Resources

Goal 4: Designate, preserve, and protect the archaeological and historic resources within the Pleasanton Planning Area.

Policy 5: Preserve and rehabilitate those cultural and historic resources which are significant to Pleasanton because of their age, appearance, or history.

Program 5.1: When reviewing applications for development projects, use information regarding known archaeological finds in the Planning Area to determine if an archaeological study, construction monitoring or other mitigations are appropriate. Require that archaeological studies meet the requirements of the *California Environmental Quality Act Guidelines* Section 15064.5 in identifying mitigation measures if an archaeological site is encountered. Include provisions for the interpretation of cultural resources. Consult with the California Archaeological Inventory, Northwest Information Center, as necessary.

Program 5.2: Follow the recommendations contained within archaeological and historical architecture studies regarding rehabilitation or preservation of archaeologically or historically significant structures and sites.

Program 5.3: Continue to include a standard condition of project approval to require the cessation of all construction and grading activities within the vicinity of any discovered prehistoric or historic artifacts, or other

[31] Alameda County Board of Supervisors, *Specific Plan for Livermore-Amador Valley Quarry Area Reclamation,* adopted Nov. 5, 1981

indications of cultural resources, until any such find is evaluated by a qualified professional archaeologist, and appropriate mitigation is approved by the City.

Program 5.4: Adopt an historic landmark preservation ordinance to protect individual buildings and sites of historic significance to Pleasanton.

Program 5.5: Consider expanding the City's low interest Downtown commercial rehabilitation loan program.

Program 5.6: Encourage the use of educational workshops, exhibits, and teaching materials that celebrate the city's history, ancestral heritage, and Native American contributions, and encourage participation by Native American groups in developing such programs.

Open Space

Goal 5: Preserve and protect existing and proposed open space lands for public health and safety, recreational opportunities, natural resources (e.g., agriculture, sand and gravel mining), sensitive viewsheds, and biological resources.

Policy 6: Protect all large continuous areas of open space, as designated on the General Plan Map, from intrusion by urban development. *(Measure QQ, Nov. 2008)*

Program 6.1: Explore working with the Tri-Valley Conservancy or similar entities to use transfer of development rights and conservation easements to preserve open space.

Program 6.2: Establish appropriate levels for the development of land adjacent to areas designated as Wildlands Overlay through studies which indicate the types of development posing the least potential negative impact on wildlife habitat.

Program 6.3: Preserve large blocks of open space land by encouraging the clustering of development.

Program 6.4: Investigate methods and pursue opportunities to retain areas designated on the General Plan Map as Open Space for permanent open-space use through acquisition, conservation easements, establishment of land trusts, etc.

Program 6.5: Encourage developers to publicly dedicate fee title to open space lands: (1) that are determined to have considerable public recreational, scenic, or natural resource value; (2) where operational costs can be met; and (3) where significant potential health or safety hazards do not exist. Developers should offer public access to the fullest extent possible.

Program 6.5: Develop zoning districts with open space uses appropriate for the adopted Open Space categories listed on the General Plan Map and that implement the policies and programs of the General Plan.

Program 6.7: Continue to restrict private development in areas designated as Public Health and Safety and Wildlands Overlay to a single-family home on existing lots of record as of September 16, 1986.

Open Space Parks and Recreation

Goal 6: Achieve an extensive open-space system featuring a wide variety of opportunities to serve the diverse needs of the public.

Policy 7: Preserve and expand open-space opportunities, including open-space access to the public.

Program 7.1 Support expansion of the East Bay Regional Park District's Pleasanton Ridge Park in areas designated as Open Space.

Program 7.2: Work cooperatively with Alameda County, the City of Hayward, and the East Bay Regional Park District to retain Pleasanton Ridge as permanent open-space lands.

Program 7.3: Encourage public accessibility to appropriate public open-space land or in private open-space land that could accommodate public-access open-space trails.

Program 7.4: Provide adequate parking and staging areas for open space access and include facilities such as picnic areas, restrooms, and potable water

Policy 8: Preserve as permanent open space all areas of outstanding scenic qualities or areas which provide extraordinary views of natural and human-made objects.

Program 8.1: Implement the recommendations contained in the Scenic Highway Plan for I-680.[32]

Program 8.2: Retain the scenic attributes of existing (I-680) and proposed scenic highways (I-580 and State Route 84) including views of woodlands, hills and ridges, valleys, and grazing lands.

Program 8.3: Along freeway corridors, use setbacks, landscaping, and architecturally integrated screen walls to screen views of parking lots, loading docks, and service and storage areas.

[32] The City of Pleasanton, *Scenic Highway Plan for Interstate 680 in the City of Pleasanton,* January 11, 1985.

Program 8.4: Encourage developers to work with entities such as the Tri-Valley Conservancy to dedicate scenic/conservation easements for private open-space areas possessing exceptional natural, scenic, and/or vegetation or wildlife habitat qualities.

Program 8.5: Encourage developers to provide open-space buffers in areas where there are conflicting land uses.

Goal 7: Promote expansion and maintenance of a trail system that serves Pleasanton's diverse population while respecting and protecting the integrity of its natural and cultural resources.

Policy 9: Promote the development of a comprehensive system of pedestrian, bicycle, equestrian, and hiking trails throughout open-space lands, including arroyos and canals, in the Planning Area.

Program 9.1: Light only those trails in natural areas that provide a reasonable alternative to transportation, or important links, between residential areas, parks, and commercial centers, as long as such lighting does not intrude upon environmentally sensitive areas or impact nearby residents.

Program 9.2: Require developers to dedicate public-access easements for trails in private open-space areas, where feasible.

Program 9.3: Continue to coordinate with Livermore, Dublin, Sunol, and the East Bay Regional Park District to develop trails linking recreation and open-space areas.

Program 9.4: Implement the *2002 Community Trails Master Plan Update*.

Program 9.5: Retain all publicly-owned corridors – abandoned rail lines, utility corridors, water courses and canals, and other easements – for future (non-exclusive) open space and trail use.

Program 9.6: Continue to provide different trail types for a variety of users: hikers, walkers, joggers, cyclists, and equestrians.

Program 9.7: Protect, improve, develop, and maintain recreation and open-space trails and their related facilities.

Program 9.8: Encourage the East Bay Regional Park District to provide public access to its Pleasanton Ridge 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.

Program 9.9: Wherever feasible, require new development within or adjacent to the Pleasanton Ridgelands area to provide public access and/or public staging areas to connect with the Pleasanton Ridge Park.

Program 9.10: Support the East Bay Regional Park District's plan to connect the Niles Canyon Trail to other regional trails.

Program 9.11: Encourage separation of the East Bay Regional Park District's Iron Horse Trail from existing roadways and sidewalks, where feasible.

Program 9.12: Support Zone 7 in implementing its *Stream Management Master Plan* so as to provide public access trails and recreational opportunities.

Policy 10: Improve the public's knowledge of trails and its ability to use the trails in open space areas including those along the arroyos and canals.

Program 10.1: Increase public access signage that directs users to parks and open-space areas, including the arroyos and canals.

Program 10.2: In open space areas, provide information signs and/or kiosks that educate the public about healthy arroyos, and other water quality/conservation issues.

Program 10.3: Consider providing and maintaining public restrooms, drinking fountains, benches, trash receptacles, and other amenities at trailheads including those along the arroyos and canals.

Agriculture and Grazing

Goal 8: Promote agricultural production in accordance with sensitive environmental management practices and to preserve agricultural uses.

Policy 11: Reserve all areas designated on the General Plan Map as Agriculture and Grazing for the protection of this resource.

Program 11.1: Discourage the development of agricultural lands indicated on the General Plan Map through the use of *Williamson Act* Contracts (where applicable) and agricultural zoning.

Program 11.2: Discourage the conversion of existing viticulture areas to non-viticultural uses.

Program 11.3: Foster land management practices to discourage soil erosion on agricultural lands.

Program 11.4: Protect agricultural activities through the City *Right-to-Farm Ordinance, Pleasanton Municipal Code* Section 17.48, and by creating buffer areas between agricultural and urban land to reduce potential use conflict.

Program 11.5: Investigate existing incentive programs and develop new ones that encourage property owners to cooperate in the preservation and restoration of wildlife habitat on Agriculture and Grazing lands.

Program 11.6: Support viticulture in the Vineyard Avenue corridor.

Program 11.7: Support agri-tourism, agricultural land preservation, and agricultural-enterprise enhancement programs of the Tri-Valley Business Council's Working Landscape Plan.[33]

Program 11.8: Support the policies of Alameda County and the City of Livermore which promote preservation of agriculture in the region. Provide a buffer between areas designated for agricultural use and new non-agricultural uses within agricultural areas or adjacent parcels.

Program 11.9: Develop community gardens to encourage agriculture in the Planning Area.

Program 11.10: Continue to support an active farmer's market in Pleasanton by providing public services, such as open public restrooms, to encourage people to frequent the market.

Public Health and Safety Lands

Goal 911: Minimize health and safety hazards.

Policy 12: Protect the health and safety of the community by excluding development in hazardous or environmentally sensitive areas.

Program 12.1: Land containing no slope of less than 25 percent should be limited to one single-family home per existing lot of record.

Program 12.2: Restrict construction in earthquake fault zones according to criteria established in the Public Safety Element.

Program 12.3: Restrict construction in floodways and floodplains as described in the Public Safety Element.

[33] Tri-Valley Business Council, Agricultural Water Task Force, "Working Landscape Plan," January 2005.